

Core Strategy and Development Plan

Gypsy and Traveller Site Assessment Report

2017





Sunderland City Council Travelling Showpeople and Gypsy and Traveller accommodation needs and provision report

1.0 Introduction

1.1 Travelling Showpeople

Travelling Showpeople are members of a group organised for the purposes of holding fairs, circuses or shows. Within the city, in particular within the Houghton and Hetton area there is a well-established community of Travelling Showpeople.

1.2 For the purposes of planning the 'Planning Policy for Traveller sites' (DCLG, 2015), defines Travelling Showpeople as 'Members of a group or organisation for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers'.

1.3 Gypsy and Travellers

Gypsy and Travellers is the term used to refer to all Romany Gypsies and Irish Traveller, there are several Gypsy and Travellers communities, each with different histories and traditions.

1.4 For the purposes of planning the 'Planning Policy for Traveller sites' (DCLG, 2015), defines Gypsies and Travellers as 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.'

1.5 Sunderland does not currently have any pitch provision for gypsies and travellers, however within the city unauthorised encampments do arise, temporarily providing a place to stay for gypsies and travellers who are passing through the city, or are here visiting relatives or friends.

2.0 Purpose of report

2.1 The purpose of this report is to set out:-

- The accommodation requirements for Gypsy and Travellers and Travelling Showpeople over the plan period (2015/16-2032/33)
- The site selection methodology and criteria used to assess sites
- The proposed sites to be incorporated into the draft Core Strategy and Development Plan (CSDP)

3.0 National requirements

3.1 Local Planning Authorities are required, through the NPPF and Planning Policy for Traveller sites to set pitch¹ targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the permanent and transit accommodation needs in their area, working collaboratively with neighbouring local planning authorities. In addition to identifying actual plot/pitch requirements over the plan period the local plan process must also ensure that a supply of specific sites are identified to meet the plot/pitch requirements, in order for the plan to be considered deliverable and sound. Identified specific sites should be allocated in the Local Plan. In identifying specific sites, it must be demonstrated that the sites are deliverable, offer a suitable location for development and there is a realistic prospect that development will be delivered on the site within five years.

4.0 Accommodation requirements

4.1 Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2017

As part of the evidence base to inform the CSDP an update was taken to the 2014 Gypsy and Traveller and Travelling Showpeople accommodation assessment to identify the needs of these groups across the city. This updated assessment was finalised in June 2017.

4.2 The assessment used the following evidence sources:-

- A review of existing secondary data
- An online survey of key stakeholders and
- Face to face Interviews with Travelling Showpeople households and postal questionnaires from showpeople living on yards in the city
- Informal conversations with residents on both the Grasswell and Pearsons Travelling Showpeople's yards.

4.3 Assessment conclusions

Travelling Showpeople- With regards travelling showpeople, the assessment indicated that within the city there are currently 100 plots distributed amongst 5 yards, ranging from small individual/family yards in the Washington and Herrington Burn area, to larger yards accommodating a number of households within the Houghton-le-Spring and Hetton-le-Hole area.

4.4 In terms of needs over the plan period, the assessment specified a requirement for 33 plots over the plan period, broken down into the following time periods:-

¹ A 'pitch' means a pitch on a 'Gypsy and Traveller' site and a 'plot' means a pitch on a 'Travelling Showpeople' site (often called a yard). This terminology differentiates between residential pitches for 'Gypsy and Travellers' and mixed-use plots for 'Travelling Showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

Table 1	Total Need for Travelling Showpeople
Plot Shortfall year 1-3 (2015/16-2017/18)	6
Plot requirements years 4-9 (2018/19- 2022/23)	9
Plot requirements years 10-18 (2023/24- 2032/33)	18
Total requirement plan period (2015/16-2032/33)	33

- 4.5 This results in a short-term 5 year plan period requirement of 15 plots². The assessment indicates that new yards for travelling showpeople should consider the location of the existing travelling showpeople communities, mainly within the Coalfield area and Washington.
- 4.6 In terms of plot size, a number of residents with families living on yards within the city indicated that the plots they currently reside on are too small to accommodate a growing family and larger plots would be preferable.
- 4.7 **Gypsy and Travellers** - In terms of requirements for Gypsy and Travellers, the assessment indicated that within the city there have been a number of unauthorised encampments over the past four years.³ However, these have accommodated people stopping off within the city as part of a longer journey, or people visiting family/friends and are short-term in nature. (It should be noted that a number of these encampments have been by local families who reside in bricks and mortar within the city). As such the assessment indicates a need for stop-over provision within the city to accommodate 5 pitches.

² Which includes shortfall for years 15/16, 16/17 and 17/18 prior to plan adoption in 2018.

³ 2013 – 14 encampments, 2014 -16 encampments, 2015 -14 encampments, 2016- 17 encampments

5.0 Site requirements

- 5.1 In terms of plot sizes, yards and plots for travelling showpeople vary in size due to the make-up and needs of the households, with requirements for family plots as well as plots for couples required. The plots normally accommodate a static caravan/chalet, vehicles, possibly a touring caravan for travelling and an area to store and maintain show equipment. This storage space can sometimes be a communal area, however there is usually a preference for them to form part of individual plots for security reasons
- 5.2 In addition to this travelling showpeople tend to live in close proximity to other family members, albeit, who form their own household and as such a plot/yard size is difficult to specify and therefore yards which could accommodate a mix of plot sizes and allow for family yards to be created have been considered.
- 5.3 With regards the stop-over site for gypsy and travellers, the size of the pitches should be large enough to accommodate two caravans, two vehicles and outdoor space, with each pitch having an area for the provision of electricity, water, sewerage outlet and toilets. (These will be provided by the use of portaloos, bowzers and generators, which will be brought in each time the site is occupied). The site will be laid out to hardstanding, fenced and gated, with appropriate screening put in place.

6.0 Site selection methodology

- 6.1 In order to accommodate the need a city-wide search was undertaken to identify appropriate locations for both travelling showpeople and gypsy and travellers. Determining the suitability of each site has been based upon criteria set out within the National Planning Policy Framework and the Planning Policy for Travellers and Travelling Showpeople (DCLG 2015) to ensure any identified site is sustainable economically, socially and environmentally.
- 6.2 As such, the following site criteria were considered for each site⁴ :-
- Located in Green Belt
 - Located so have access to health facilities and schools
 - Located so as to avoid adverse effects on the wellbeing of site occupiers
 - Reasonably located where they will not be detrimental to the city's regeneration aims
 - Located away from any known high flood risk areas
 - Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)
 - Located on sites that are appropriate for a live/work lifestyle

⁴ The full schedule of sites set out against the criteria is included at appendix 1

- Located so as not to have any detrimental impact on residential amenities and highway safety
- Located so as not to create a significant intrusion into the landscape
- Located in areas which are compatible with or/are acceptable against other policies of the LDF

- 6.3 As sites need to be deliverable (available/suitable and achievable within the next five-years), in the main council owned sites were considered. A number of sites in private ownership were considered, but then discounted due to availability issues.
- 6.4 A desk-top assessment was undertaken initially, with each site assessed against the criteria points with existing UDP policies and green space audit work also considered. A conclusion was then reached as to whether the site was considered acceptable and then categorised into either red, (unsuitable sites), amber (site could go ahead but not the most suitable location/costly/other land use), or green (suitable site). Site visits were undertaken on all of the green and amber sites and a number of the red sites (red sites for clarification purposes).
- 6.5 Overall 117 city-wide sites were assessed (22 in Sunderland North, 21 in Washington, 31 in Sunderland South and 43 within the Coalfield area). Of these 117 sites, 74 were discounted and categorised as red following the initial assessment, due to being unsuitable or undeliverable (as land not in council ownership). A further 38 were then discounted, due to reasons such as, location not being very accessible, being visually intrusive or highway safety issues.
- 6.6 As the site search for both Travelling Showpeople and Gypsies and Travellers has been constrained to council owned land to ensure deliverability, a wider call for sites for these land uses will also be undertaken as part of the Local Plan consultation exercise to ensure any further private sites which may be available can also be considered.

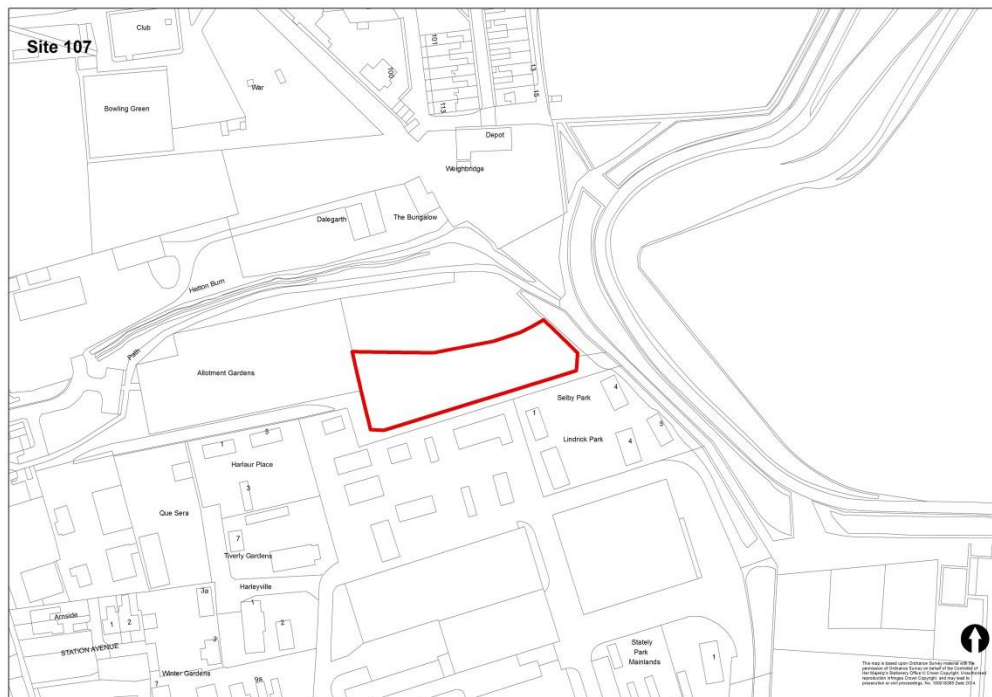
7.0 Conclusion of site selection

7.1 Travelling Showpeople

The site selection process identified two sites which could be allocated for travelling showpeople within the Coalfield area, of which both would be required to accommodate short-term needs. Longer term, broad locations have been identified around the wider Pearson's and Market Place Industrial Estate areas.

- 7.2 The sites proposed to accommodate the travelling showpeople yards are:-

7.3 Open space to the rear of Pearson's Industrial estate, Hetton-le-Hole (site 107)



7.4 Site description

The site which is an area of open space, is located to the north of Pearson's Industrial Estate. It has no vehicular access to the site and pedestrian access is via a footpath to the northern edge of the site. The site is adjoined to the north by a tree belt and the Hetton Burn, with industrial units to the far north. To the east lies Hetton Lyons Country Park and allotments adjoin the site to the west. To the south of the site are existing travelling showpeople's yards which are located within Pearson's Industrial Estate. It is at this point that vehicular access to the site would need to be taken, due to it being land locked (for vehicles) from all other directions.

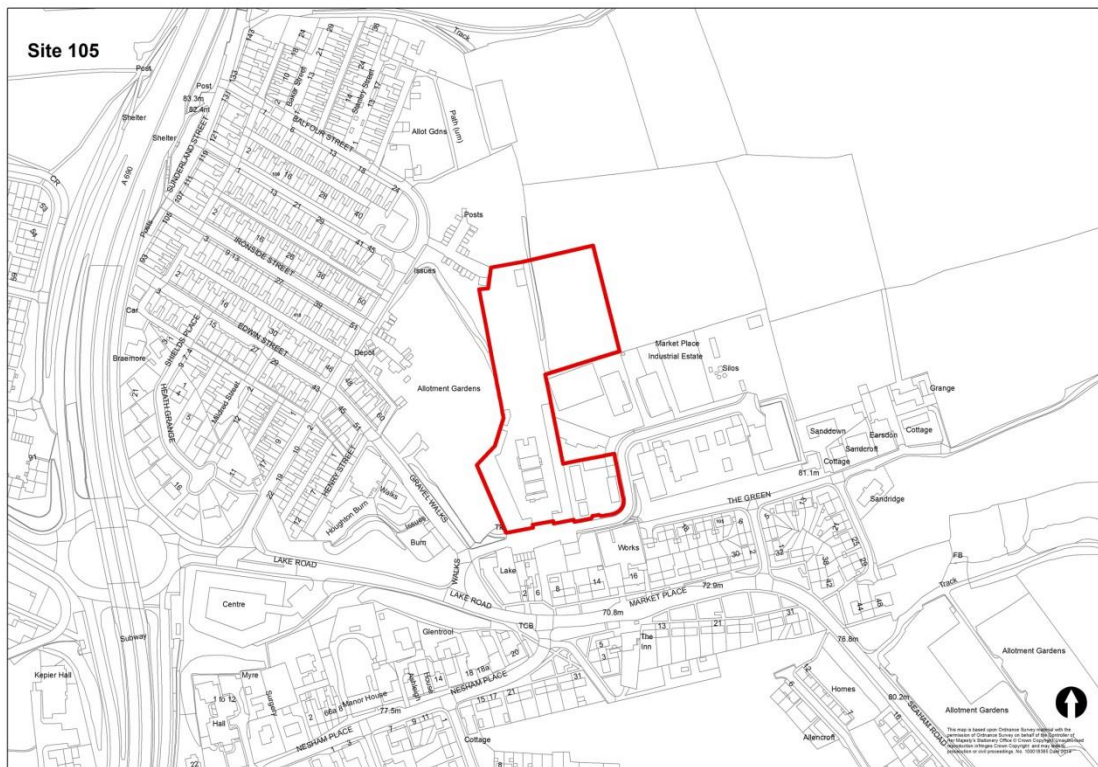
7.5 Accessibility

The site is within close proximity of local shops, schools and health facilities and transport links at Hetton-le-Hole centre.

7.6 Site conclusion

This area of open space is used infrequently due to the close proximity of Hetton Lyons Country Park, which is adjacent. The area itself has an abundance of open space and is above city levels in terms of green space quantity. However, the northern part of the site will remain as open space due to flooding issues from the Hetton Burn, restricting the area of land that can be used for caravan/chalet type accommodation. In terms of noise and disturbance from working on machinery, as the site is not adjoined by general residential properties it is not considered that the use of the site will be detrimental to existing residents. As the site is in council ownership it is considered deliverable, subject to agreement over access.

7.7 Council depot at Market Place Industrial Estate, Houghton-le-Spring (site105)



7.8 Site description

The site, which is located on the edge of Market Place Industrial Estate is currently in operation as a council depot and is allocated as employment land. It is adjoined to the north by open space, to the west by both open space and industrial uses (vehicle repair unit adjoin the site). To the south, separated by an access road, lie a mix of industrial uses and the rear of residential properties which front Lake Road. Allotments adjoin the site to the west. Both vehicular and pedestrian access to the site is taken from Lake Road/Gravel Walks.

7.9 Accessibility

The site is within close proximity to facilities at Houghton-le-spring Town Centre and has schools nearby. Local facilities are also available nearby.

7.10 Site conclusion

Due to the peripheral location of this site in relation to the industrial estate, it is not considered that the existing uses on the estate will be detrimental to the amenity of proposed residents of the site. Screening could also be put in place between the existing industrial estate and the proposed site. It is also considered that any noise impact on existing residential properties to the south at Lake Road and to the west will be limited as fairground equipment could be stored and maintained to the eastern most part of the site. The depot is programmed for closure within the next 2 years and as such is considered available. The loss of employment land for a site of this size and in this location is not considered to be detrimental to the overall employment portfolio in this area.

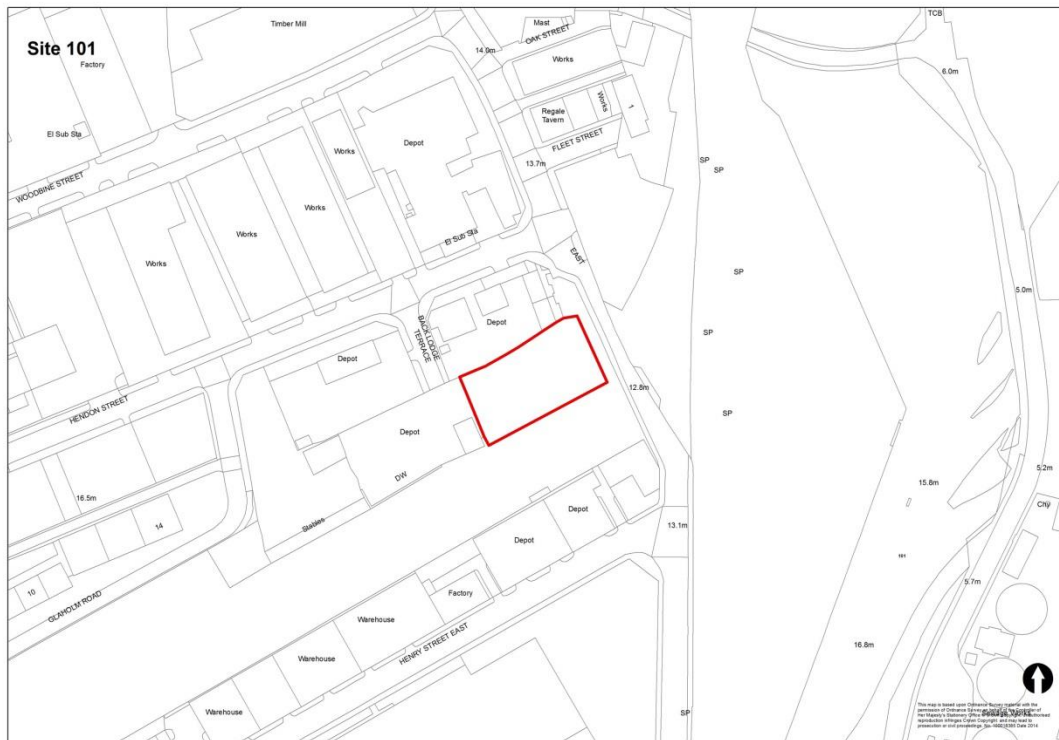
7.11 **Gypsy and Travellers**

The site selection process identified three options for the stop-over site for gypsy and travellers, two within Sunderland South and one within the Coalfield.

Three site options have been put forward to accommodate the stop-over site for gypsy and travellers, however due to the low numbers of need only one site will be required. It should be noted that residents of the stop-over site will be restricted to a maximum stay of 7 days with the possibility of extensions should circumstances warrant an extended stay. Residents will be prohibited from returning to the site within a three month period. The site will be gated and a nightly tariff will be in place for those wanting to stay on the site. As the site requirement is for stop-over provision and not permanent, the criteria in relation to access to schools was not seen as crucial.

7.12 The options are as follows:

7.13 Hendon Road East, on the perimeter of the industrial estate (site 101)



7.14 Site description

This site is located within an industrial estate and takes the form of open space, which is used for horse grazing from nearby stables. The site is part of a wider stretch of open space which adjoins the site to the south and is required for the proposed future port access road. (The proposed location of this site does not affect this future road proposal). To the north, east and further south are employment uses, mainly in the form of reclamation yards. The site has vehicular access in place to the north east corner of the site and is fenced off to Hendon Road East.

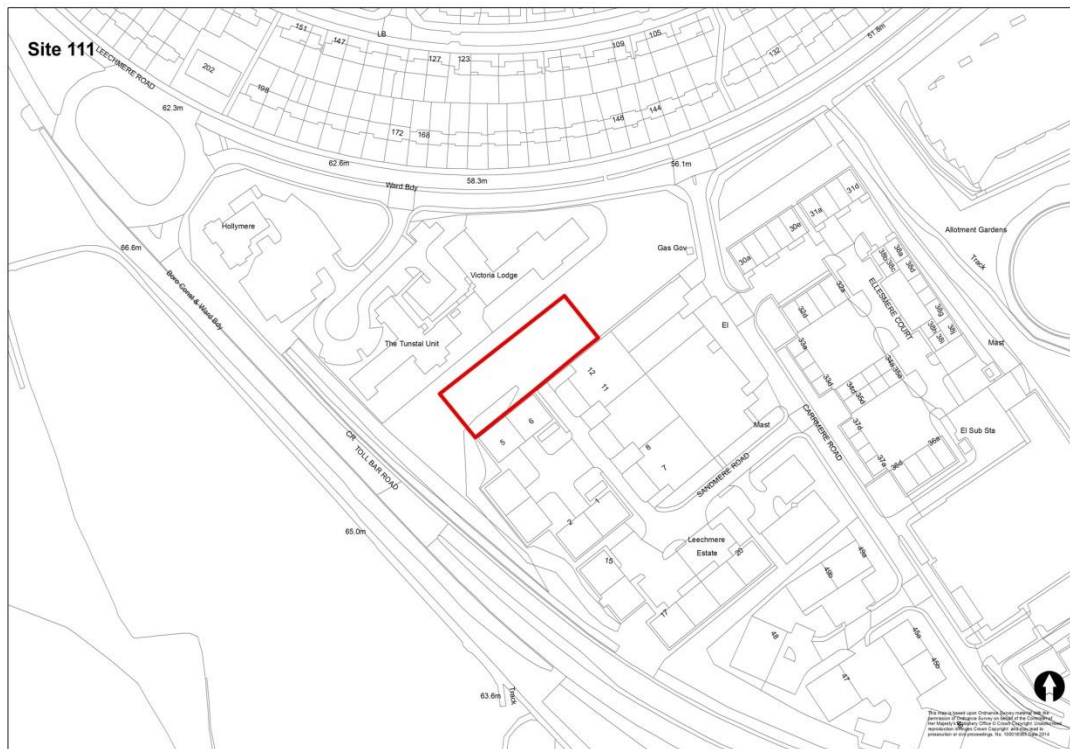
7.15 Accessibility

The site is located within walking distance to nearby facilities at Hendon and the wider City Centre facilities and can be easily accessed for vehicles north bound from the A19 via the Southern Radial Route.

7.16 Site Conclusion

The use of this site for a stop-over gypsy and traveller site is considered to be acceptable in principle. The loss of open space in this location is not considered to be detrimental to overall amount of open space available in this area. As the site is not intended to be used as a permanent facility, the impact from users of the site from neighbouring industrial uses is not considered to be unreasonable.

7.17 Sandmere Road, Leechmere Industrial estate (site 111)



7.18 Site description

This site, which is laid out to hardstand is located within Leechmere Industrial estate on a vacant plot of land, which has not been in use for some time. It is positioned at the head of a cul-de-sac within the industrial estate and is adjoined to the north by a care home. The landscaping in place between the site and the care home is at such a level that it forms a very good natural screen and the site is not visible from the care home or the nearby roads. To the south of the site the employment uses are a mix of storage and distribution uses with trade counters.

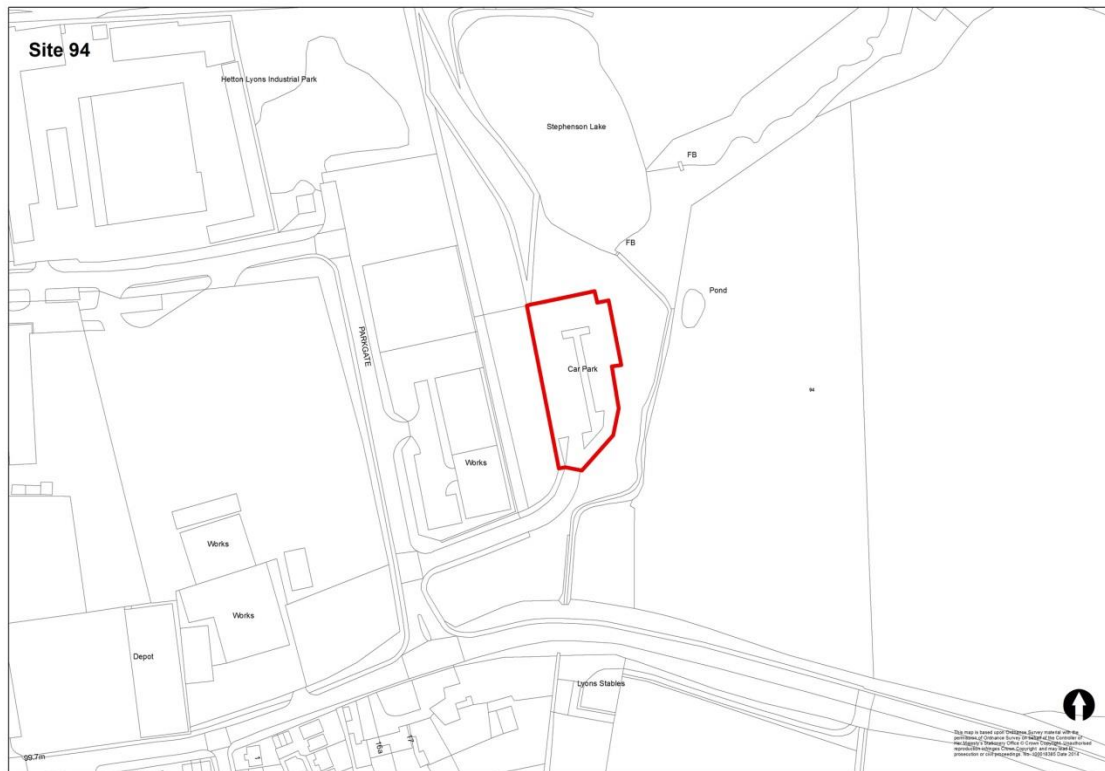
7.19 Accessibility

The site is within close proximity to local facilities. The site is easily accessible via Toll Bar Road or Leechmere road, which can both be accessed easily via the southern radial route when travelling north bound on the A19.

7.20 Site conclusion

The use of this site for a stop-over gypsy and traveller site is considered acceptable in principle due to the location being on the edge of the industrial estate and very well screened with existing landscaping. The site also has very good vehicular access already in place and is currently laid out to hardstand, making the site deliverable. Local health, shops and school facilities are located within the immediate area of this site.

7.21 Car park at Hetton Lyons ponds (Stephenson Lake – site 94)



7.22 Site description

This site is located on an existing car park which serves Stephenson Lake at Hetton-Le-Hole. The site is surrounded by woodland to all boundaries, with the nearest industrial unit to the west being a wholesale distribution warehouse, albeit it is separated from the site by a tree belt. Stephenson Lake lies to the north of the site and is accessed by footpath from the car park. (Other pedestrian footpaths accessing the pond are in place from the north). Vehicular access to the site is from Colliery Lane/Parkgate. Being a car park vehicular access and hardstand is already in place.

7.23 Accessibility

Local facilities at Hetton-le-hole and Easington Lane can be easily accessed from the site. For vehicles wanting to make use of the site, it is easily accessible from the A19 via the B1285 through Murton.

7.24 Site conclusion

The site is considered acceptable in principle due to its location being away from the main built up area, yet easily accessible to local facilities. The existing screening in place reduces any amenity issues in relation to the nearby industrial estate. The site is currently in use, however should this be the preferred location for the Gypsy and Traveller stop-over site alternative arrangements will have to be put in place for car parking. Consideration could be given to only utilising part of the site to allow a smaller area of car parking to remain.

Appendix 1 – Site Assessment Schedule

Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
Sunderland North																
1. Playing fields, Seaburn, North of Seafields	N	Y	Potential flood risk	Longer term plans for Seafrost Regeneration in this area. Not a suitable location as council's aims are to attract more visitors to the sea front.	Incidents of localised flooding	No -Playing fields and amenity open space (Sport England consultation required). Need to determine what Playing Pitch strategy sets out for this site.	Yes, provided work area located away from existing residential properties	Residential amenity- separation between existing residential and site to north, however close proximity to properties at Seafields and to the proposed redevelopment site which will include housing. Highway safety:-No current vehicular access to land. Access would need to be provided via residential street, and also conflicts with footpath link to Morrisons.	With careful siting of site, closest to the existing built up area (avoiding amenity issues for existing residents) shouldn't cause significant intrusion into landscape.	Greenfield site. Policy issues would need to be investigated further in relation to the playing pitch element and open space issues.	Trees and Woodlands (NA31.4) Seafrost and Coast (EC9-tourist facilities and L12-coast and riverside) Open space (L17/9, B3) Wildlife corridor (CN23) Great North Forest (CN15)	Y- Outdoor sports facilities amenity green space and green corridor.	Fulwell	Council	SANG (Suitable Alternative Green Space)	No as site in close proximity to City Council's regeneration area which is to encourage more tourism and leisure uses at the sea front, as well as executive residential properties. Site required as SANG to mitigate for Siglon development.
2. Playing fields, Seaburn, South of Cleveland View	N	Y	Potential flood risk	Longer term plans for Seafrost Regeneration in this area. Not a suitable location as council's aims are to attract more visitors to the sea front. Site also used regularly by Caravan and camping club as such would not want to remove this facility from this sea front location.	Incidents of localised flooding	No -Playing fields and amenity open space (Sport England consultation required). Need to determine what Playing Pitch strategy sets out for this site.	Yes, provided work area located away from existing residential properties	Residential amenity- Site adjoins residential properties to the north and potentially to the south (former bus terminus) as such provided the siting of any G+T site takes this into consideration. Highway Safety- Existing access to field available via Whitburn Road.	Careful siting within existing building lines would avoid significant intrusion.	Greenfield site. Policy issues would need to be investigated further in relation to the playing fields and open space issues. Proposed use does not satisfy tourism policies and in this location would take away a facility which currently does.	Trees and Woodlands (NA31.4) Seafrost and Coast (EC9-tourist facilities and L12-coast and riverside) Wildlife corridor (CN23) Open space (L17/9, B3) Great North Forest (CN15)	Y- Outdoor sports facilities amenity green space and green corridor.	Fulwell	Council	SANG (Suitable Alternative Green Space)	No as site in close proximity to City Council's regeneration area, which is to encourage more tourism and leisure uses at the sea front, as well as executive residential properties. Site required as seasonal site and SANG for Siglon development.
3. Former Seaburn fairground site, Whitburn Road	N	Y	Y	Not a suitable location as land transferred to Siglon as part of the LABV to regenerate this site and the wider sea front area to encourage more tourism, leisure and housing.	Y	Y	Y	Residential amenity - no issues Highway safety- Access to rear of site via Lowry Road, which also serves Morrisons and surrounding car parks.	Y	Does not comply with tourism policy.	Wildlife Corridor (CN23) Great North Forest (CN15) Seafrost and Coast (EC9-tourist facilities and L12-coast and riverside)	N/A	Fulwell	Council	Site used temporarily throughout the year for travelling fairground. Planning application submitted 16/02056/HY4	No as site forms part of the regeneration area for the sea front and is currently under consideration via a planning application for residential and leisure uses, with start on site expected within the next 6 years.
4. Fulwell Quarry East	N	N- Not within close proximity of the site.	N- Methane Gas issues	This area of Sunderland North is to be the subject of a master plan which is currently being developed to assist in the comprehensive delivery of a number of sites within the wider area. As such the proposed use in this location would be detrimental to this plan and the regeneration aims.	Y	N. Very close proximity to Fulwell Quarries SSSI	N -Not sustainable for accessing facilities	Residential amenity - No issue. Highway Safety- No current vehicular access to the site. Access would need to be provided via Emsworth Rd.	Y- provided southern part of site considered.	Greenfield site, however long standing UDP housing allocation.	NA7.6 (Housing) B14 (Potential archaeological site) CN15 (Great North Forest) CN23 (Wildlife Corridor)	Part of the wider Fulwell Quarries Nature Reserve. Provides a range of open space. Scores very highly on assessment.	Southwick	Council	Large site, not all site would need to be utilised.	No- Methane gas issues would need to be looked into further and currently no access the site. Site is in close proximity to an area which is being comprehensively master planned to assist in regeneration.
5. Land to the North of Maple Lodge, Witherwack	Y	Primary school nearby, but not very accessible to secondary school, nor health facilities	Y	Y	Y	N. Encroachment into rural area and Green Infrastructure corridor.	N -Not sustainable for accessing facilities	Residential Amenity - No issues due to location of site being separated from main built up area. Highway safety - No vehicular access to the site. Access would need to be provided via Woolwich Rd.	Y- provided southern part of site considered.	No- Unacceptable as located within the Green Belt	NA29.1 (Green Belt) CN23 (Wildlife Corridor) CN15 (Great North Forest) Possibly NA35.1 (Multi user route)	N/A	Redhill	Council	Access difficulties.	No- Green Belt
6. Land to the rear of Maplewood Ave, Marley Potts	N	Y	Y	This area of Sunderland North is to be the subject of a master plan which is currently being developed to assist in the comprehensive delivery of a number of sites within the wider area. As such the proposed use in this location would be detrimental to this plan and the regeneration aims.	Y	N- Active Allotment site	Y- Provided work areas located away from existing residential properties.	Residential amenity- May cause issues due to close proximity of existing residential properties. Highway safety -No separate access/access shared with adjoining cemetery via Wembley Rd.	Y	No- Active allotment site	NA24.1 (Allotments and Leisure Gardens) New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) B3 (Urban Green Space)	Y- Large active allotment site	Redhill	Council		No- Active allotments and regeneration/area to be master planned.
7. Land west of Hylton Lane, Downhill	Y	Primary school nearby, but not very accessible to secondary school, nor health facilities	N-Pylons	Y	Y	N-Green Belt/Amenity Open Space	Y- Provided work areas located away from existing residential properties.	Residential amenity - Any site proposal should be located away from existing residential properties to protect amenity. Highway safety -Access to field available via existing access to north of Northumbrian Water works on Hylton Lane. Access to land then via track. Motorist visibility / vehicle speed issues .	No - Site steep sloping so site possibly very visible.	No- Green Belt site, Highway safety issues, open space issues	NA29.1 (Green Belt) NA22.2 (Amenity Open Space) NA31.2 (Trees and Woodlands) NA35.1 (Multi user routes) CN23 (Wildlife Corridor) CN15 (Great North Forest) New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) M5 (Eastern limit of shallow coalfield area)	Y- Greenspace area	Redhill	Council		No- Green Belt site.
8. Land north of Bradford Ave, Downhill	N	Primary school nearby, but not very accessible to secondary school, nor health facilities	Y	Y	Y	Y	No- Very close proximity to residential properties and primary school.	Residential amenity - Potential conflict due to close proximity with existing residential properties. Highway safety -Access would be required through residential streets -Bradford Avenue/Bradman St. Potential affects on the	Yes- careful siting required, due to topography of site.	Further work would be required in relation to the site being designated as school playing fields.	L7 (School playing fields) M5 (Eastern limit of shallow coalfield area)	Y- School playing fields	Redhill	Council		No- Active school playing field

Site	Criteria														Site comments:	Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership		
9.Land west of Castle View, Castletown	N	Y	Boggy land - not suitable for caravans	Y	N	N - Site of nature conservation importance/open space	No- Close proximity to residential properties.	Residential amenity - Potential conflict due to close proximity with existing residential properties. Highway safety - Access via residential streets. Conflicts with footpath network. Public rights of way across site.	No - Site within area of open space	No- Site of Nature Conservation importance/amenity open space.	NA22.4 (Amenity open space) CN21 (Site of nature conservation importance) L2/3/4/5/7/8/9, B3 (new and upgraded open space/leisure use) NA35.3 (Multi-user route)	Y- Part of the wider Hylton Dene Park. Very high quality.	Castletown	Council		No - Part of park land.
10.Land at junction of Ferryboat Lane, North Hylton	Y	N- Not within close proximity of the site.	Very close proximity to Wessington Way 'A1231'. Adverse effects to site occupiers when accessing local facilities as have to cross rd.	Y	Y		Not appropriate for residential.	Residential amenity - no issues with existing residents, however will cause issues for potential site occupiers due to nearby A1231. Highway Safety- No vehicular access. May cause conflict with Grange road bus network.	Y	No- Green Belt	NA29.2, CN2/3/4/5(Greenbelt) T9 (Cycle Routes) NA35.2 (Multi-user routes)	Y- Amenity Green space and green corridor	Castletown	Council		Not suitable as adopted Green Belt.
11.Land at Ferryboat Lane (opp no. 163), Castletown	N	Y	N - Potential noise issues from A19	Y	Y	N Tree Belt as such require removal of large areas of trees	Yes, provided work area located away from existing residential properties	Residential amenity - Potential issues, due to close proximity of site to existing properties opposite. Highway Safety - Access vi Baltimore Avenue/Boston Street. Motorist visibility / vehicle speed issues with Washington Rd	Not a significant intrusion, but an intrusion into this strip of land which acts as a buffer between houses and A19.	Greenfield site, but no major policy issues.	NA31.1, CN16, B1 (Trees and Woodlands)	Y- Green space and green corridor	Castletown	Council		The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from Washington Road and the A19. The site is also very visible and would not lend itself to being fenced off without being visually intrusive. Possible highway safety issues with accessing the site for both vehicles and pedestrians as currently no access point. Residential properties in very close proximity, potential amenity issues. Potential noise issues for users of site from nearby A19.
12.Land at Ferryboat Lane (opp no.11), Castletown	N	Y	N - Potential noise issues from A19	Y	Y	N. Part tree belt as such would require removal of large area of trees	Yes, provided work area located away from existing residential properties	Residential amenity- Potential issue due to residential opposite. Highway safety -No current vehicular access. Accident history associated with residential junctions. Motorist visibility / vehicle speed issues.	No -industrial units nearby already set precedent in this strip of land.	Greenfield site, highway safety policy issues.	NA31.1, CN16, B1 (Trees and Woodlands)	Y- Green space and green corridor	Castletown	Council		The site forms part of a larger woodland buffer, providing noise attenuation to the nearby residential properties from the A19. The site is also very visible and would not lend itself to being fenced off without being visually intrusive. Possible highway safety issues with accessing the site for both vehicles and pedestrians, as no vehicular access to the site and visibility and speed issues. Residential properties in very close proximity, potential amenity issues. Potential noise issues for users of site from nearby A19.
12a. Land adjacent to golf range, Fulwell Quarry	Y	N- Not within close proximity of the site.	Previous Industrial use on site and as such would need further investigation.	Y	Y	N - Green belt and amenity open space. Within Fulwell Quarry SSSI	Y	Residential amenity - No issues. Highway Safety - No issues in principle as existing access available via roundabout at junction of A1018/A184	This would depend on where the site was located within the wider area, as wider site quite prominent due to topography.	No- Greenbelt and open space	CN2/3/4/5 (Greenbelt) L2/3/4/5/7/8/9, B3 (New and upgraded open space) CN15 (Great North Forest) CN23 (Wildlife Corridors) NA20 Regional recreational and Cultural Facilities NA34 (Park and Ride) NA36 (Strategic footpath link)	Y- Part of the wider Fulwell Quarries Nature Reserve. Provides a range of open space.	Southwick	Council		Not suitable as Green Belt land
52. Downhill Centre, Downhill	N	Y	Y	Y	Y	Y	No, too close to existing residential properties.	Residential amenity - Highly populated residential area, impacts upon residential amenity	Y	Potentially, however would need to demonstrate no other community uses can occupy site.	L7 School Playing Fields, CN23 Wildlife Corridor	Y- School playing fields and grounds	Redhill	Council	Buildings still on site.	Highly populated residential area, unsuitable location. Buildings still in operation, as such site not available.
53. Land to the north of Clovelly Rd, Castletown	N	Y	Y	Y	Y	Y	No, too close to existing residential properties.	Residential amenity - very close to existing properties, may cause amenity issues and access would need to be taken from Clovelly road due to difference in topography, which would impact on existing residential amenity.	May cause an intrusion into the landscape as this an area of open space which is exposed and fronting a main thoroughfare (Washington Rd)	May be acceptable, however this would depend on further work on the open space issue.	The site has no site specific policies, however it is an area of open space and as such would be subject to open space policies	Y- Amenity green space	Castletown	Gentoo	Large open space site separating residential properties.	Too large and inappropriate for proposed use. Developing this site would be visual intrusive into the area. Not in Council ownership.
54. Land at Fulwell Quarries	N	N- Not within close proximity of the site.	Y	Y- Potentially as the site is being considered for executive housing, which the city has a shortfall of. This area of Sunderland North is to be the subject of a master plan which is currently being developed to assist in the comprehensive delivery of a number of sites within the wider area. As such the proposed use in this location would be detrimental to this plan and the regeneration aims.	Y	N- Part of the site is a SSSI and Local Nature Reserve.	Y	Residential amenity - No issues.	N	Any development would need to be sensitively located so as to avoid the SSI and Local Nature Reserve. Open space issues would need to be overcome.	L2/3/4/5/7/8/9, B3 (New and upgraded open space) CN15 (Great North Forest) CN23 (Wildlife Corridors) CN21 (Local nature reserve) CN20 (SSSI) NA32.1 (Nature Conservation)	Yes- Amenity green space	Southwick	Council		No site being brought forward as executive dwellings. This site and the wider area subject to a master plan for assisting in bringing forward residential development in Sunderland North.
55.Land to the east of Kingsway Rd, Downhill	N	Y	Y	Y	Y	Y	No, too close to existing residential properties.	Residential amenity - very close to existing properties, may cause amenity issues.	Y	Potential amenity issues with regards close proximity to existing residential properties. Open space issues would need to be overcome.	The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood. Part of site subject to open space policies.	Y- Part amenity green space.	Redhill	Private	Possibly a former pub/club cleared a number of years ago	Very dense residential area. Unsuitable for proposed use. Not in Council ownership.

Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
56.Land at Rockingham Square, Red House	N	Y	Y	Y	Y	Y	No, too close to existing residential properties.	Residential amenity - very close to existing properties, may cause amenity issues.	Y	Y	The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood.	Y- Amenity Green Space	Redhill	Gentoo	The site is now unavailable as a new housing development is underway. 11/03109/FUL	No, site unavailable. Not in Council ownership.
58.Land at Witherwack House, Witherwack	N	N- Not within close proximity of the site.	Y	Y	Y	N - An area with views of the city, which should be protected and enhanced, as such any proposal would need to ensure not detrimental to these views.	Yes, provided work area located away from existing residential properties	Residential Amenity- Potential issues with Care Home in close proximity.	Y	Y- Provided open space policies can be complied with and views of the city not compromised.	Part of site - L2/3/4/5/7/8/9, B3 (new and upgraded open space/leisure use), EN10 - No specific policies, as such proposed use to be compatible with the principle us of the neighbourhood. NA30 Views of the city	Y- Amenity Green Space	Redhill	Private	Part of the site which lies to the west of the Care Home is laid out to hardstandage (possibly former car park). Edge of urban area.	Not suitable, site is accessed through a dense urban area, private ownership and potential amenity issues with existing care home.
89. Land at Pottery Road/Inkerman Street,	N	No. Closest facilities are at Southwick, however pedestrian access to this area from the site is not ideal.	N. Site within an industrial estate and in adjoined by vehicle repair workshop.	Y	Y	Y	Y	No impact on residential amenity due to location.	Y	N. Site to be retained for commercial and industrial uses.	NA4.2 - Offices, research and development, light and general industry, storage and distribution, retailing.	N	Southwick	Council		Site too small and to be retained fro employment use.
90.Land to the rear of The Buffs, Southwick	N	Y	N. Potential amenity issues/overlooking, with being in such close proximity to residential properties.	Y	Y	Y	N. Very close proximity to existing residential properties.	Residential Amenity - very close to existing residential properties, as such amenity issues with coming and goings.	Y	Y- white land, possibly suitable for residential	EN10 The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood		Southwick	Council		Not suitable. The site is a small area of land that previously housed garages for residential area as such site is bounded by residential properties on all sides, which may cause amenity issues for both existing residents and users of the site. Access to the site is limited and very concealed.
96. Car park at Fulwell Quarries	Y	N- Not within close proximity of the site.	Y	Y	Y	N- Green belt (however site is on car park and as such impact on openness of Green Belt minimal.	Yes	Residential amenity - Yes Highway safety - Possible issues with playing pitches and car parking (engineers would need to provide further comment)	Y- Site quite screened with landscaping.	N- Greenbelt site/ exceptional circumstances would need to be demonstrated.	CN2/3/4/5- Green belt CN15 - Great North Forest T23/NA34 -Park and Ride		Southwick	Council	Issues with car parking when football pitches are in use, as spaces required and known to be well used. Also used as a park and ride site when events on in the city.	Not suitable due to site currently used for car parking related to playing pitches and site quite remote from local facilities. Sensitive Green Belt site and also a SSSI.
Washington																
13.Land east of Glover Industrial estate -site 1	N	N- Not within close proximity of the site.	No- Previous Industrial Use on site, further investigations would need to be undertaken.	No- This site forms part of the City's Enterprise Zone.	Y	Y	Yes as located quite a distance from residential properties.	Residential amenity - potential impact on site occupiers due to nature of area, Highway Safety - Access to Hillthorn Farm, but there are road safety issues in relation to bend on A1290 at Severn Houses.	Y	No- Site is allocated for employment uses	WA1.5, EC2/4/9/15, S13, B1 (Employment land-Nissan) CN15 (Great North Forest) CN23 (Wildlife Corridors)	No	Washington North	Council	Site forms part of the Enterprise Zone, which is planned for employment uses.	Site to be developed for employment uses. Not suitable.
14.Land east of Glover Industrial estate - Site 2	N	N- Not within close proximity of the site.	No- Previous Industrial Use on site, further investigations would need to be undertaken.	No- This site forms part of the City's Enterprise Zone.	Y	Y	Yes as located quite a distance from residential properties.	Residential amenity - potential impact on site occupiers due to nature of area, Highway Safety - No vehicular access to land	Y	No - Site is allocated for employment uses	WA1.5, EC2/4/9/15, S13, B1 (Employment land-Nissan) CN15 (Great North Forest)	No	Washington North	Council	Site forms part of the Enterprise Zone, which is planned for employment uses.	Site to be developed for employment uses. Not suitable.
16.Land at Stephenson Road	N	Yes	Y	Y	Y	Y	Y	Residential amenity - No Issues. Highway Safety - Access via industrial estate on Stephenson Road. Vehicular access point would need to be created. Visibility issues on Rutherford Road due to plantation.	Y	Open space issues would need to be considered .	UDP Allocation WA14.1 (improvements in level and provision of new open space) L2/L3/L5/L7/L8/L9 (includes protection of recreational and amenity land) B3: urban green space protection	Y- Natural green space	Washington North	Council	Access would need to be created and significant ground works would be required to re-grade the site. These costings would most likely make the site undevelopable	The site is on a former pit site and shale surface. The topography of the site is such that it has the appearance of a mound with a plateau within the middle of the site. Very prominent site. The site has no vehicular access and is limited in where this could be taken from due to visibility. Unsuitable due to the works required to make the site deliverable.
17.Former Usworth High School	N	Y	N	Site is to be brought forward for general housing.	Y	Y	No, too close to existing residential properties.	Residential amenity- Close proximity to existing residential properties. Highway safety - Access only from northern end of Wellbank Road only due to bus only link. Access road constructed for school and associated car parks. Proximity of school and associated parking an issue.	Y	School playing fields issues would need to be overcome, however, this would not be insurmountable on the basis the site has had planning approval for residential development previously.	L7 (School Playing Fields)	Y- Natural and semi-natural green space	Washington West	Council		Site unavailable for this particular use as programmed to be brought forward for general housing in 2017/18.
18.Land to the west of Donvale Rd, Donwell.	N	N- Not within close proximity of the site.	N- Potential noise issues from adjacent A194(M)	Y	Y -Possible high water table.	N. Tree belt acts as a noise buffer to the A194(M) for residential properties.	Yes, provided work area located away from existing residential properties	Residential amenity - Close proximity to existing residential properties. Highway Safety - Access via Donvale Road, but likely to be visibility / junction issues.	Not a significant intrusion, but land is woodland and as such would require clearing part.	Open space issues would need to be considered .	Existing open space (L1/7/9, B3) WA27 (strategic footpath)	Y- Natural green space	Washington West	Council		Unsuitable due to incursion into woodland area not being suitable and impact on existing residential amenity. Woodland acts as a noise attenuation buffer between residential properties and A1(M). Potential noise issues for users of site from adjacent A194 (M).
19.Land west of Craggyknowe, Blackfell	N	Y	N- Potential noise issues from adjacent A194(M)	Y	Y	N. Tree belt acts as a noise buffer to the A194(M) for residential properties.	Yes, provided work area located away from existing residential properties	Residential amenity- Close proximity to existing residential properties. Highway Safety -Access via Blackfell Road, but likely to be visibility / junction issues.	Not a significant intrusion, but land is woodland and as such would require clearing part.	Open space issues would need to be considered .	Existing open space (L1/7/9, B3)	Y-Natural green space	Washington West	Council		Unsuitable due to incursion into woodland area not being suitable and impact on existing residential amenity. Woodland acts as a noise attenuation buffer between residential properties and A1(M). Potential noise issues for users of site from adjacent A194 (M).
20.Land west of St Robert of Newminster School	N	Y	Y	Y	Y	Y	Yes, provided work area located away from school buildings	Residential amenity - No issues Highway safety - Access to fields via track with entrance off Biddock Lane.	Y	Playing fields issues would need to be investigated and Sport England consulted.	CN23 (Wildlife Corridor) L7 (School playing fields)	Y-School Playing Fields	Washington East	Council	Not available	Unsuitable as active school playing fields

Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
21. Land east of St Robert of Newminster School	N	Y	Y	Y	Y	Y	Yes, provided work area located away from school buildings	Residential amenity - No issues. Highway Safety - Visibility issues at field access	Y	Playing fields issues would need to be investigated and Sport England consulted.	CN23 (Wildlife Corridor) L7 (School playing fields)	Y- School Playing Fields	Washington East	Council	Not available	Unsuitable as active school playing fields
21a Land at Pattinson Rd	Y	N	Previous Industrial use on site and as such would need further investigation.	Y	Y	Green Belt land	Y- Provided work areas located away from existing residential properties.	Residential Amenity - No issues. Highway Safety - Access via Staithes Road only. Possible conflict with footpath / brideway.	Y	No greenbelt land,	CN2/3/4/5 (Greenbelt) CN23 (Wildlife Corridor) CN15 (Great North Forest)	Y- Amenity green space	Washington East	Private	Site now has planning permission for residential development and is under construction	Site is unavailable
22.Land at Bonemill Lane	N	Y	Previous Industrial use on site and as such would need further investigation.	Y	Y	Y	Yes-provided work areas located away from existing residential properties.	Residential amenity - Close proximity to residential properties. Highway Safety - Access onto Bonemill Lane would conflict with safe operation of roundabout. Public footpaths located on the site.	Y	Open space issues would need to be considered .	Existing open space (L1/7/9, B3)	Y- Amenity green space- Rickelton Park	Washington South	Council		Unsuitable as forms part of park area/large area of open space.Potential conflict with access onto Bonemill lane and roundabout. Land to the south at Southern area playing fields being considered for executive housing site.
23. Former Ayton Village Primary School	N	Y	Y	Site is to be brought forward for general housing.	Y	Y	No- Very close proximity to residential properties.	Residential amenity - Potential issues as very close to existing residential properties Highway Safety - Access via residential area - Goldcrest Road. Footpath / brideway to rear of site.	Y	School playing fields issues would need to be overcome, however, this is not considered to be insurmountable on the basis the site has been vacant for a number of years now.	L7 (School playing fields)		Washington South	Council	The site is now unavailable as in the process of being sold to a housing developer	Site unavailable and unsuitable due to the close proximity of existing residential properties.
23a.Land at Crowther Industrial Estate	N	N - On the outskirts of residential area.	N- Potential noise issues from adjacent A194(M)	Y	Y	No- The area of land is a densely wooded area, which would need part clearing for the proposed site.	Y	No current vehicular access. Location and extent of site required with access from Crowther Road. Footpath to south linking with footbridge over A1.	Y	Open space issues would need to be considered and potential concerns over removing trees which are protected.	Existing open space (L1/7/9, B3) TPO's		Washington South	Council		Site is currently unsuitable due to the presence of dense wooded area. Limited access, footpath runs through site. Woodland acts as a noise attenuation buffer from A1(M) to residential properties. Potential noise issues from A194(M).
60. Land to the west of Waterloo Walk, Sulgrave	N	Y	N- Potential amenity issues with existing properties overlooking site	Y	Y	N- Area of open space which is exposed to its surroundings.	No - too close to existing residential properties.	Residential amenity- possible issues with close proximity to nearby properties.	N- Exposed area of open space, fronting main road. Unsuitable to be fenced off.	Open space issues would need to be considered and potential amenity issues with overlooking.	Existing open space (L1/7/9, B3).	Y - Amenity green space	Washington North	Gentoo		Unsuitable due to location and inappropriate surroundings. Highly residential area, privacy issues for proposed users of site due to overlooking from existing residential properties. Site unsuitable to be fenced off as visually intrusive.
91.Northumbria Centre	N (provided Tree Belt to the north is excluded).	N	Y -Site is located within an industrial estate, but only adjoined by industrial use to the south.	Y	Y	Y	Y	Residential amenity - Residential properties located to the east of the site, however do not adjoin site, not considered to be detrimental to amenity. Highway Safety - The site is relatively remote from local amenities.	Y	Community use policy will need to be overcome, however former sports hall has now been demolished. Open space policy will also need to be justified.	CF2 –Community use buildings/land M5 - Eastern limit of shallow coalfield area L2/3/4/5/6/7/8/9 -B3 - Open Space/Leisure	N	Washington North	Council	Site to be brought forward for economic development	Site unavailable as sale pending.
92.Land at Northern Area Playing Fields	Y	N- Not within close proximity of the site.	Y	Y	Y	Y	Y	Residential Amenity - No issues. Highway Safety - Existing access to field available via Stephenson Road. Accident history at roundabout on Northumberland Way but not related to this site.	Y	No- Greenbelt and recreation and amenity land	Greenbelt (CN2/CN3/CN4/CN5) CN15: Great North Forest B3: urban green space protection L1/L7/L9: protection of recreational and amenity land	Yes- Outdoor sports facilities	Washington North	Council	Site required as parking area for nearby football pitches.	Green Belt site- Site unavailable as required for parking.
97.Car Park at James Steel Park	Y	N. Not within close proximity of the site.	Y. Site quite remote and woodland/parkland setting.	Site is quite close to large areas of new residential development at Teal Farm.	Critical drainage area	Y	Y	Residential amenity no issues. Highway safety - site is an existing car park, therefore further work would need undertaking on the car park usage and possibly alternative provision.	Y	No- Greenbelt	Greenbelt (CN2/CN3/CN4/CN5)	Woodland site +2ha Green corridor -strategic amenity green space. Regional wildlife corridor.	Washington East	Council	Would require using part of car park which is used to access the park.	Green Belt site. Small site, unsuitable as car park quite well used and due to the nature of the use, may stop people accessing this area.
98.Land at Herburn Industrial Estate	N	N. Not within close proximity of the site.	Y. Site is located near to industrial estate, but separated by roads and open space. Potential amenity issues with proximity of busy road and noise.	Y	Y	Y	Y	Residential amenity okay as Sunderland Highway and tree buffers separate the site from nearest residential properties. Highway safety may be an issue due to access and as such further comments on this would be required.	Y	Based on UDP policy, site would be more suitable for employment use.	EN10 - The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood	Green corridor	Washington North	Council		Very visible due to topography, which would also make access difficult. Amenity issues as adjacent to busy road (Northumberland Way). Exposed site, no privacy for residents.
99.Land at Stephenson Industrial Estate	N	Y. However pedestrian access may be unsuitable as dependent on location of road crossings	Y. Site is located within an industrial estate, but to the perimeter of site and reasonable separation distance from existing industrial uses	Y	Y	Y	Y	Residential amenity no issues	Y	Existing open space policies would need to be overcome	L1/7/9 B3 - Existing open space	Y	Washington North	Council		Access road to site is over private land.
116. Land north west of St.Paul's Drive, Mount Pleasant	Y	Y	Y	N. Very close proximity to executive housing areas	N- Surface water flooding - high	N- Area of open space, very visible site from slip road	N- Too close to existing residential properties.	Residential amenity- potential issues with site adjoining residential properties. Highways safety- vehicular access to the site potentially difficult as would need to be taken from existing slip road.	N- Site very visible from slip road	No- Geen Belt	Greenbelt CN2/2/4/5 Wildlife Corridor CN23	Green corridor, amenity greenspace, wildlife corridor	Washington East	Council		Green Belt site- unsuitable
117.Car park to the east of Garrigall, Fatfield	Y.	Y	Y	Y	Y	Y	Y	Highway safety - site is an existing car park, therefore further work would need undertaking on the car park usage and possibly alternative provision.	Y	No- Geen Belt	Greenbelt (CN2/3/4/5) Wildlife Corridor (CN23)	Woodland site +2ha Green corridor -strategic amenity green space. Regional wildlife corridor.	Washington East	Council		Green Belt Site- Unsuitable
118. Car park to the east of Shepherd Way, Fatfield	Y	Y	Y	Y	Y	Y	Y	Highway safety - site is an existing car park, therefore further work would need undertaking on the car park usage and possibly alternative provision.	Y	No- Greenbelt	Greenbelt (CN2/3/4/5)	Woodland site +2ha amenity green space. Regional wildlife corridor.	Washington East	Council		Green Belt Site- Unsuitable

Site	Criteria										Site comments:				Site suitable	
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership		Additional Info
Sunderland South																
24.Land to the rear of Penistone Rd, Pennywell	N	Y	N- Potential amenity issues with existing properties overlooking site	Y	Y	Y	Y- Provided work areas located away from existing residential properties.	Residential amenity - Possible issues with close proximity to existing residential properties. Highway Safety- Access would be via former bus turning circle to north of Hylton Road. Close proximity to bend near Pennywell Industrial Estate.	Y	Open space policies would need to be overcome.	Existing open space (L1/7/9, B3) CN15 (Great North Forest) M5 (Eastern limit of shallow coalfield area)	Y - Greenspace	St.Annes	Council		Unsuitable due to close proximity to existing residential properties. Part of children's forest.
25.Rear of South Hylton House, Hylton Bank	N	Y	Y	Y	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - Possible issues with being a highly populated residential area. Highway Safety - Parking associated with Quarry View School. South Hylton Access Road scheme. No vehicular access to land. Accident history with sections of St Lukes Road.	Large area of open space, may create an intrusion, but not considered to be significant, provided adequate screening in place.	Open space issues would need to be overcome.	SA27.1, L2/3/4/5/7/8/9, B3 (Amenity open space) SA50.1 (Road proposal) SA9.3 (housing)	Y	St.Annes	Council		Unsuitable due to highway safety issues and topography.
26.Land at Pallion Trading Estate, Pallion	N	N	N- Active allotment site and adjoining industrial estate	Y	Y	Y	Y	Residential amenity - Potential impact on amenity of site occupiers due to surroundings. Highway Safety - Existing access via roundabout on European Way. Footpath / cycleway to north of site. Future access to Groves site.	N	Open space allocation possibly an issue with site still being an active allotment use.	Existing open space (L1/7/9, B3)	Y	Pallion	Council		Site unavailable as active allotment site.
27.Land at Deptford Terrace	N	N	N - Potential flood risk	Y	N	Y	Y	Residential amenity - No impact on existing residential amenities. Highway Safety - Potential for conflict with other users. Future schemes affected include SSTC and Deptford Master plan.	Y	Open space issues would need to be overcome. Flood risk issue problematic.	Existing open space (L1/7/9, B3) CN23 (Wildlife Corridor) SA48.1 (multi user route) Flood risk		Millfield	Council	Site required for SSTC	Flood risk issue and the location makes this site unsuitable.
28.Land at Farrington Row	N	Y	Y	N- site is planned for regeneration	Y	Y	Y	Residential amenity - No impact on existing residential amenities. Highway Safety - Access via Farrington Row not acceptable on highway grounds and impact with access to surrounding business uses. Future schemes affected include SSTC and Vaux site.	Y	No, doesn't comply with the site specific uses for the site and the regeneration aims of Alteration No.2.	SA55A.2, EC5A (Comprehensive Development Site - Vaux/Galleys Gill/ Farrington Row) T1A.5 (multi user route)		Millfield	Council		Site unavailable as to be brought forward for other uses.
29.Land at Burleigh Garth	N	Y	Y	Y	Y	Y	N- Dense residential area	Residential amenity - potential impact due to residential nature of area	Y	Housing improvement area	Housing Improvement H12/13, B1		Hendon	Council	Site has now been developed for extra care accommodation.	Site now unavailable as developed for extra care scheme.
30.Land east of Black Rd, Ryhope	N	Y	Y	Y	Y	N- Open space, trees and woodland	Y- Provided work area located away from existing residential properties.	Residential amenity - detrimental impact as site would need to be located to the edge of open space, which is in very close proximity to residential properties. Highway Safety - No current vehicle access from Black Road. Accident history and visibility issues associated with alignment of	N- The area is a large open space, which separates two residential areas and a site in this location would create a significant intrusion.	N- Open space allocation, due to its size and how the area is used it would be difficult to justify its release.	Existing open space (L1/7/9, B3) CN23 (Wildlife Corridor) SA48.8 (multi user route) CN16/B1 (Trees and Woodlands) B13 (other specific sites and monuments)	Y	Ryhope	Council		Site unsuitable due to its current open space use. Highway safety concerns also associated with this site.
30a.Land North of Barton Park, Ryhope	N	Y	Y	Y	Y	N- Open space, trees and woodland	Y- Provided work area located away from existing residential properties.	Residential amenity - detrimental impact as site would need to be located to the edge of open space, which is in very close proximity to residential properties. Highway Safety - Access only from residential area via Hollycarrside Road. There are public footpaths and other multi -user routes, which would be affected.	N- The area is a large open space, which separates two residential areas and a site in this location would create a significant intrusion	N- Open space allocation, due to its size and how the area is used it would be difficult to justify its release.	New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) SA39 (Trees and woodland) CN23 (Wildlife Corridor) SA48.9 (Multi-user route)	Y	Ryhope	Council	Site being considered for F.A Park Life programme	Site unsuitable due to its current open space use. Highway safety concerns also associated with this site in relation to access.
31.Land east of Burdon Rd, Tunstall	N	Y	Y	N- Site forms part of the South Sunderland Growth area	Y	N- Site is located within the settlement break.	Y- Provided work area located away from existing residential properties.	Residential amenity - No issues currently, provided located away from existing residential properties. Highway Safety - Access via gated entrance / track from Burdon Lane not acceptable on highway grounds. Accident history and visibility issues associated with alignment of Burdon Road.	Y- provided site located next to existing residential properties, however this then introduces amenity issues.	N- Settlement break release would need to be justified.	SA39.3 (Trees and Woodlands) CN6 (Important open breaks and wedges) SA47.5 (Provision for cyclists) CN15 (Great North Forest) T13/15, SA52.2 part of site - (Corridor safeguard for new rd)	Y	Doxford	Council		Site unsuitable as forms part of the South Sunderland Growth Area.
32.Land north of Shalcombe Close, Mill Hill	N	Y	Y	Y	Y	No- active allotment site and open space	Yes, provided work area located away from existing properties.	Residential amenity - possible issue with existing residential properties, depending on exact location of site. Highway Safety -The only vehicular access to the site is via the road serving the area housing office from Silksworth Road.	Careful siting would avoid significant intrusion.	No- Open space/allotment site which would be difficult to overcome.	Existing open space (L1/7/9, B3) B14 (potential archaeological site) SA49.5 (Strategic footpath) Trees and Woodland (CN6/ B1)	Y	Doxford	Council		Site unavailable as currently in use.

Site	Criteria														Site comments:	Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership		
33. Land north of Silksworth Rd, Farringdon	N	Y	Y	Y	Y	No- large area of open space, with trees throughout.	No, too close to existing residential properties.	Residential amenity - Possible impact on nearby residential properties. Highway Safety - No vehicular access to land. Access from roundabout located at junction of Silksworth Road / Silksworth Way would conflict with safe operation of roundabout. Future scheme affected is Farringdon bypass.	No- A site in this location would create an intrusion into the landscape.	No- Open space policies and potential urban park, policies could not be overcome in this location.	SA29 (New urban country park) CN23 (Wildlife Corridor) New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) SA39.2- Trees and Woodland (CN6/ B1)	Y	St.Chads	Council		Unsuitable, site is a large area of actively used open space.
34. Land west of Silksworth Way, Silksworth	N	Y	N- Site is very prominent and as such residents would have little privacy.	Y	Y	Y	Y-Provided work area located away from existing and proposed residential properties.	Residential amenity - no major issues provided site located away from existing residential properties. Highway Safety - No vehicular access to land. Access onto Doxford Park Way / Silksworth Way would conflict with safe operation of link road / close proximity of junctions. Public footpaths	Y	Mixed use policy would need to be overcome	SA6.2 (new mixed use site) CN23 (Wildlife Corridor)	Y	St.Chads	Council	Topography of site may be problematic and costly as steep sloping site.	Unsuitable due to site having no vehicular access. This would be costly to put in place. Ground works may also be costly. Very prominent site.
35. Land east of Clinton Place	N	Y	N- Site is very prominent and as such residents would have little privacy.	N- Site is to be brought forward for housing in longer term. Short term it is being considered for use as a car park to serve nearby Doxford Park.	Y	Y	Provided site is located away from existing residential	Residential amenity - no major issues provided site located away from existing residential, Highway Safety - No vehicular access to land. Access onto Silksworth Road would be via a residential area, Clinton Place. The junction of Silksworth Road / Allendale Road has an accident history / visibility issues. Public footpaths	Y	The majority of the site is allocated for housing in the UDP, as such complies with policy. However, if larger site is to be considered open space issues would need to be overcome, due to UDP land allocation of open space on east of site.	SA9.21 (Housing) CN23 (Wildlife Corridor) Trees and Woodland (CN6/ B1) L1/7/9, B3 (Existing open space)	Y	St.Chads	Council	Topography of site may be problematic and costly as steep sloping site. Ground works may be costly.	Unsuitable due to site having no vehicular access. This would be costly to put in place. Ground works may also be costly. Very prominent site. Site being considered as overflow car park for Doxford International Business Park.
36. Land east of Silksworth Lane, High Newport	N	Y	Y	Y	Y	Part of site is within the settlement break and allocated as open space.	No- Too close to existing residential properties.	Residential amenity - potential amenity issues with existing residential properties. Highway Safety - No vehicular access to land. Access onto Silksworth Lane would conflict with safe operation of link road / close proximity of junctions. Accident history on adjacent roundabouts.	Potentially create an intrusion, due to the topography of the land. Careful siting would be required	If sited on the allocated housing site, then no major policy issues. However, if located within settlement break and open space, these issues would need to be overcome.	SA9.19 (Housing site) Trees and Woodland (CN6/ B1) CN23 (Wildlife Corridor) CN6 (important open breaks and wedges) SA49.4 (strategic footpath) L2/3/4/5/7/8/9, B3 (Open space/leisure)	Y	Silksworth	Council		Part of site is now unavailable as developed for extra care scheme (allocated housing site). Remainder of site unsuitable as agricultural land within an important settlement break. No vehicular access to the site and very close to existing residential properties. Prominent site.
36a. Car park within Leechmere Centre, Leechmere	N	Y	Y	Y	Y	Y	Y	Residential amenity - No issues. Highway Safety -	Y	N- Site identified for employment purposes	SA1.4, EC2/4/9/15 - Employment areas to be retained and improved.	N	Ryhope	Council		Site unsuitable due to the employment land allocation, which should be retained.
62. Former Groves Crane site	N	N	Y	N - site forms part of a larger regeneration scheme planned for development within next 5-10 years.	Y	Flood risk issues on river frontage, as such any site would need to be located away from this area. Surface water flooding- high. Floodzone 2 and 3 cross small area of site.	Y	Residential amenity - No issues due to being a large vacant site.	Y- provided the site was adequately located.	N- Site is allocated for general housing, local centre/school and B1 business use.	SA6A.1- mixed-use residential community		Pallion	Private		Site unsuitable as detrimental to city's regeneration aims. Consideration for a temporary permission until the site is required for master plan development. However, site is too large and to fence small portion off would be piecemeal and not appropriate. The site is in private ownership and may be problematic and timely to lease. Planning application expected 2017 for development of site. Private site - due to regeneration plans of developer site would not come forward for proposed use. Site unavailable.
63. Former Eagle Public House, Pennywell	N	Y	Y	Y	Y	Y	N- Highly residential area	Residential amenity - Potential issues due to the site being within a dense residential area	Y	Y	EN10 - The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood.		St.Annes	Private		Site unsuitable due to being located in densely populated area. Site may also be problematic and time consuming to acquire due to being in private ownership.
64. Grangetown Fields, Commercial Rd, Grangetown	N	Y	Y	Y	Y	Y	Y, provided work area away from existing residential properties.	Residential amenity- may cause issues with existing residential properties located to the west.	Due to exposed nature of the site, this may cause an intrusion into the landscape, but not a significant intrusion.	Open space issues will need to be overcome.	The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood. Part of site subject to open space policies.	Y	Hendon	Council		Unsuitable - Large exposed site. Not suitable for proposed use. Active football pitches. Very prominent site as such cause privacy issues for residents of site. Site has limited access.

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65. Land adjacent to Littlewoods Home shopping group, Commercial Rd, Hendon	N	Y	N- within Port's middle HSE Blast Zone.	Y	Y	Y	Y	Residential amenity - No issues.	Y	No- Employment policies would need to be justified.	SA1.3 - Employment uses. CN23- Wildlife Corridor	N	Hendon	Council		Unsuitable due to proximity to Port and blast zones. Site forms part of larger site which is to be utilised by those employment uses decanted from Depford area as a consequence of the SSTC. Also to be used for port related uses.
66. Former Leechmere Rd allotments	N	Y	Y	Y	Y	Y	Y	Residential amenity - No issues. Highway Safety - Access improvements would be required in order to accommodate the turning movements of larger / towing vehicles.	Y	Allotment policy will need to be justified (cleared allotment site not in use)	EN10 - The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood. L9 Allotments.	Y- Natural and semi-natural green space	Ryhope	Private		Site unavailable. Site may be problematic and time consuming to acquire due to private ownership, as such unsuitable.
67. Land at North Moor Lane	N	Y	Y	Y	Y	Y	Y	Residential amenity - No major issues. Highway safety - There are existing highways issues relating to North Moor Lane and North Moor Road, associated with queuing vehicles for McDonald's. Any proposal to take access from North Moor Road has the potential to exacerbate these issues, with remediation works unlikely to be proportionate to the end use of the site. Access instead should be taken from Primate Road or Perth Court	N	Y	EN10 - The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood. SA11.3, H12/13, B1	Y	Silksworth	Council		Unsuitable as part of larger site which forms part of a master plan exercise for residential and commercial development.
68. Ivor Street, Grangetown	N	Y	Possible amenity issues due to close proximity of existing residential properties .	Y	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - Issues may arise for both existing residents and occupiers of the site. Highway safety -	Y	Open space issues would need to be overcome.	L2/3/4/5/7/8/9, B3 (Amenity open space)	Y	Ryhope	Council	Triangular shape site, sloping up from north to south, possibly unable to accommodate caravans.	Site unsuitable due to proximity to existing residential properties. Elevated prominent site. Poor access.
69. Land to the rear of former Sportsmans Arms P.H. Silksworth	N	Y	Possible amenity issues due to close proximity of existing residential properties .	Y	Y	Y	NO- Too close to existing residential properties.	Residential amenity - Issues may arise for both existing residents and occupiers of the site. Highway safety -	Y	Y	The site has no site specific policies and as such proposals would need to be compatible with the principal use of the neighbourhood	N	Silksworth	Council	Large area of open space that is fenced off.	Unsuitable due to close proximity to existing residential properties. Site forms part of land sale for residential property.
84. Land to the east of the Sandcastle P.H. Grangetown	N	Y	Y	N- Located on a mixed -use employment site, which should be retained for such uses, particularly due to the new rd links through the opening of the Southern Radial Route.	Y	Y	Yes, provided work areas located away from existing residential properties.	Residential amenity - Potential issues for new existing executive dwellings which adjoin the site to the north. Highway Safety - Potential issues with the access road and ownership . Consideration will need to be given to the vehicle numbers and frequency of access at the junction of Ryhope Rd.	Y	N- Identified for mixed-use development, to be retained for commercial and leisure uses.	CN23 Wildlife Corridor EC5/9 Mixed use site SA5.3 Existing mixed use site to be retained and improved for a mixture of commercial and industrial uses	N	Ryhope	Council		Site has now been sold to Lidl and as such unavailable. Unsuitable due to close proximity to existing residential properties.
88. Land at Victory Street, Pallion Industrial Estate	N	Y	Y- Located on an industrial estate, however adjoining industrial unit is derelict.	Y	Y	Y	Y	N- Potential residential amenity issue with nearby residential properties.	Y	Employment allocation	SA1.6- Existing employment area. B1,B2,B8	N	Pallion	Council		Close proximity to existing residential properties and as such may cause amenity issues. However, is within an industrial estate and as such commercial traffic expected on this route. Land is not currently available as on long lease. Site is visible from new SSTC 3 and bridge crossing.

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87. Land at Keelmans Lane	N	Y	Y	Y	Y	Y	Y	Residential amenity - site is accessed via residential area, however it is on the outer estate road (St Luke's Rd).	N	Open space issues would need to be overcome	EN10 where principle use of the neighbourhood should remain.	Wildlife corridor	St.Annes	Council	Check land lease as seems to be used by horses, as such may be associated with nearby farm.	Land leased to children's farm as such site unavailable. The site also has poor access.
100.Land to the South of Salterfern Rd, Grangetown	N	Y	Y	N- site is allocated and to be brought forward for mixed use purposes. The site is also located on a main gateway into and out of the city .	Y	Y	Residential amenity - No issues. Highway Safety - No major comments on access issues, however further details will be required on the layout and management of the site. It should also be noted that the access rd into the site is an adopted highway and as such should be retained as this. If part of the adopted highway was required as part of the layout for caravans, etc then a stopping up of the highway may be required, which would entail a 6 month delay into the process after the granting of any planning permission. (If this is required, an interim measure could be to ensure the highway is not used for caravans until any stopping up application is approved).	Y	N- Located on a mixed -use high profile employment site at one of the gateways to the city.	CN23 Wildlife Corridor EC5/9 Mixed use site SA5.3 Existing mixed use site to be retained and improved for a mixture of commercial and industrial uses- food and drink, light industry, offices, research and development, storage and distribution, hotels, bulky goods retailing and transport related businesses.	N	Ryhope	Council	Site is now cleared and a Development Brief has been prepared for Mixed use.	Site unsuitable due to its gateway location. Site sold subject to the grant of planning permission, so unavailable. Site also adjoins site which has planning application under consideration for residential properties.	
101. Land at Hendon Road East	N	Y	N- Site is located on an industrial estate and has a number of bad neighbourhood uses in close proximity.	Y	Y	Y	Residential amenity no concerns.	Y	N -employment area. Multi-user route may run down the southern side of site, as such future access may be required. However, part of site for multi-user routes could be sectioned off at in future when required. Proposed future port access road runs adjacent to the site (green space strip).	SA48.6 - Multi-user Route. EC2/4/9/15 SA1.3 - site to be retained and improved for B1,B2,B8 uses.	N	Hendon	Council	Site is within an traditional heavy use industrial area, however the actual site is part of a wider area of open space used by horses.(part of the old railway line). Site is on the edge of the industrial estate and as such can be screened. Site not required for employment purposes as recent employment land study indicates Sunderland South having surplus	The use of this site for a stop-over gypsy and traveller site is considered to be acceptable in principle. The loss of open space in this location is not considered to be detrimental to overall amount of open space available in this area. As the site is not intended to be used as a permanent facility, the impact from users of the site from neighbouring industrial uses is not considered to be unreasonable.	

Site	Criteria														Site comments:	Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership		
103. Land at Pennywell Industrial Estate	N	Y	Y	Y	Y	Y	Yes, provided work areas located away from existing residential properties.	Residential amenity - potential issues with close proximity to residential properties.	Y	Open space policies need to be overcome	Existing open space (L1/7/9, B3) CN15 (Great North Forest) M5 (Eastern limit of shallow coalfield area)	Y	St.Annes	Council		Unsuitable due to close proximity of existing residential properties.
111. Land at Sandmere Rd, Leechmere Industrial Estate	N	Y	Y	Y		Y	Y. Site is located between residential and industry. So equipment/work area should be located next to the industrial estate.	Residential amenity - In very close proximity to care home, however it is screened well with mature trees. Highways safety -access would be taken from an existing industrial estate road.	N. The site is very well screened with mature trees from all directions.	N. The site is located within an industrial estate and as such further investigations would be needed to see if this land is required for employment purposes.	Employment land to be retained and improved EC2/4/9/15, S13, B1	N	Ryhope	Council	Site has previously been unavailable due to investigations around employment uses. However, this has been unsuccessful. Part of site is laid out to hardstanding and site is well screened with mature trees.	The use of this site for a stop-over gypsy and traveller site is considered acceptable in principle due to the location being on the edge of the industrial estate and very well screened with existing landscaping. The site also has very good vehicular access already in place and is currently laid out to hardstand, making the site deliverable. Local health, shops and school facilities are located within the immediate area of this site.
112. Land to the rear of allotments at Hollycarrside Road	N	Y	Y	Y	Surface water flooding -high	Y	Y. Site is in close proximity to allotments and open space.	Y. Site will be accessed via residential properties, however do not adjoin site. A vehicular access would need to be created into the site from adjacent residential area.	It would not create a significant intrusion, however it is in close proximity to large open space areas and footpaths.	Mitigation would be required	Wildlife Corridors CN23 Other Specific Sites and Monuments B13	Green corridor, Local nature reserve, local wildlife corridor	Ryhope		Site topography is sloping as such may be costly to make suitable, with also having to create a vehicular access.	N. Greenspace site forming edge of Tunstall Hills Local Nature Reserve. Site too small and topography may make site too costly to develop. Access would also need to be created.
Coalfield																
37.Herrington Miners Welfare Ground, Herrington	Y	Y	Y	Y	Y	N- Greenbelt and open space	Y	Residential amenity- potential issues with access road being through residential area. Highway Safety -Access to site via residential area, B1286 St Aidens Terrace or Langley Street.	N	No- Adopted Green Belt land	CN2/3/4/5 (Greenbelt) L1/7/9, B3 (Open space)	Y	Shiney Row	Council		Site unsuitable - Green Belt land and unsuitable vehicular access. Active playing field.
38.Land north of Shiney Row Centre, Shiney Row	N	Facilities not too far away, however unsure of condition of footpath links from site.	Y	Y	N- Part flood risk area	Y	Y	Residential amenity - No issues. Highway Safety - Land accessible via emergency vehicle access road adjacent Trinity Park. Public footpaths / multi user route through site.	An intrusion may occur, depending on exact location of site, however this would not be significant.	Open space policies would need to be overcome.	HA12.3 (amenity open space) New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) CN15 (Great North Forest) HA25.2 (multi user routes)	Y	Copt Hill	Council	Stopping up of footpaths across site would be required to be undertaken.	Site unsuitable - large, exposed area of natural greenspace within the settlement break, without vehicular access and remote from primary road network.

Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
39.Land west of Trinity Park, Shiney Row	N	Facilities not too far away, however unsure of condition of footpath links from site.	Y	Y	N- Part flood risk area	Y	Y	Residential Amenity- No issues provided site is located away from existing residential properties. Highway Safety - Access to site via football clubhouse located off emergency link road.	N -provided site located to edge of open space.	Open space issues would need to be overcome- difficult as active football pitches.	HA12.3 (amenity open space) New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) CN15 (Great North Forest) HA25.2 (multi user routes)	Y- Football pitches	Copt Hill	Council		Active football pitches, as such site unavailable- poor access. Site unsuitable.
40.Land west of West View, Philadelphia	N	Y	Further investigation required as previous industrial use.	Y	Y	Y	Y	Residential amenity - No issues, provided site not located too close to existing properties. Highway Safety - Access to site via lane to rear of West View.	Y	Site is allocated for new outdoor sports facilities, so further investigation required a to whether these are still planned. Open space issues would need to be overcome.	HA11.1 (new outdoor sports facilities) New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) CN15 (Great North Forest) HA25.2 (multi user routes)	N	Houghton	Private		Site unsuitable as possible acquisition issues due to being in private ownership
41.Land east of Harle Close, Sunnyside	N	Y	Y	Y	Y	Y	Y- Provided work areas located away from existing residential properties.	Residential amenity - Potentially as in close proximity to existing residential properties to the west. Highway Safety - Access to site available from unnamed road off Blind Lane.	Y	Open space issues would need to be overcome. Potential football pitch implications.	Existing open space (L1/7/9/B3)	Y	Houghton	Council		Site unsuitable, due to close proximity to existing Showman's Guild site immediately to the south. Village Green status being explored by local community.
42.Land at former Houghton Colliery, Newbottle	N	Y	N- Former Colliery site, potential poor ground conditions	N- The site is to be utilised to assist in the regeneration of Houghton Town Centre.	Y	Y	Y	Residential Amenity - No major concerns. Highway Safety - Access to site via unnamed lane off Newbottle Street, currently restricted by boulders.	Y	No- Identified through policy as a site to assist in the regeneration of Houghton Town Centre.	Existing open space (L1/7/9, B3) CN15 (Great North Forest) HA31.1 (regeneration of Houghton town centre)	Y- Amenity green space	Houghton	Council		Site unavailable as sold subject to grant of planning permission (retail use), which will assist in the regeneration of Houghton Town Centre.
43.Houghton Colliery Welfare, Burnside	N	Y	Y	Y	Y	Y	Y	Residential Amenity - potential issues as vehicular access point will need to be taken via existing residential area. Highway Safety - Access via residential areas - Leyburn Grove / Seaburn	Y	N- well used open space area/recreation ground and playing fields in active use.	Existing open space (L1/7/9, B3) CN15 (Great North Forest)	Y- Outdoor sports facilities.	Houghton	Council		Site unsuitable, large open space area/recreation ground, actively used.
44. Land at Rainton Bridge South	N	N	Y	N- Site is within a fairly recent employment area, to be brought forward for employment purposes.	Y	Y	Y	Residential amenity - No issues	Y	N- allocated for employment purposes on an employment site which would be detrimental to the city if it was lost.	HA1.6, EC2/4/9/15 (Employment land) CN15 (Great North Forest) CN16/B1 (Trees and Woodlands)	N	Hetton	Council		Site unsuitable as unavailable for uses which are not employment related.
45.Land at Lyons Ave, Easington Lane	N	Y	Y	N - Site identified as general market housing site.	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - No Issues. Highway Safety - No vehicular access to land. Access would be via Lyons Lane.	N	Y- Allocated housing site.	HA4.10 - Housing	N	Hetton	Council	Using part of the land may sterilise remainder of site.	Site unsuitable as to be brought forward for general housing longer term.
46.Land at Hetton Lyons Industrial Estate	N	Y	Y- Previous industrial use.	Y	Y	Y	Y	Residential amenity - no issues. Highway safety - Land accessible via Parkgate on industrial estate.	Y	N- Employment land, however this site has never been occupied, as such further work required to see if land still required for employment purposes.	HA1.7 (Employment land) CN15 (Great North Forest)	N	Hetton	Private	Land recently been sold and used as caravan storage facility.	Site no longer available.
47.Land north of Moorsley Rd, High Moorsley -Site 1	N	N	Y	Y	N - Previous flooding issues- further investigation required.	N.Open countryside and high landscape value.	Y	Residential amenity - no issues. Highway Safety - Land accessed via unnamed single lane track off Hazard Lane. Footpaths cross the site but status need to be determined.	Y- provided well screened as into the open countryside	No major policy issues	CN15 (Great North Forest) Wildlife corridor (CN23)	Y- Greenspace	Hetton	Council		Site unsuitable - Prominent site within the open countryside. Remote and unsustainable location. Within an area of high landscape. Planting on site also makes site unsuitable.
48. Land north of Moorsley Rd, High Moorsley -Site 2	N	N	N- Previous Industrial use, further investigation required.	Y	N- Previous flooding issues, further investigation required.	N.Open countryside and high landscape value.	Y	Residential amenity - No issues. Highway Safety - Land accessed via unnamed single lane track off Hazard Lane.	Y- provided well screened as into the open countryside	No major policy issues	CN15 (Great North Forest) Wildlife corridor (CN23)	N	Hetton	Council		Site unsuitable due to grazing agreements. Prominent site within the open countryside. Unsustainable location. Within an area of high landscape value.
49.Land South Valley View, Moorsley Rd, High Moorsley	N	N	Y	Y	Y	N. Open countryside and high landscape value. Plantation area.	Y	Residential amenity - No issues. Highway Safety - Land accessed off Moorsley Road via track.	Y	N- Loss of woodland	CN15 - Great North Forest. EN10 - No site specific policies, as such proposed use needs to be compatible with principle use of neighbourhood.	Y- Greenspace	Hetton	Council	Part of plantation would need to be cleared.	Site unsuitable prominent remote site within the open countryside and area of high landscape value. Forms part of woodland, which would be detrimental to area if removed.
50.Site of former Easington lane Primary School.	N	Y	Y	N- Site to be brought forward for housing to assist in the regeneration of the area.	Y	Y	N- Very close to residential properties	Residential amenity - potential issues with close proximity to residential properties. Highway safety - Access to site via main school entrance on A182 High Street / South Hetton Road. Alternative access via School View in residential area.	N	N- School playing fields policy will have to be overcome. However site has ceased to be a school and playing fields for some years now.	L7 - School Playing Fields	N	Hetton	Council		Site unsuitable as could sterilise wider residential development.
51.Land east of North View,(former Forest Estate) Easington Lane	N	Y	Y	N- site would be accessed from roundabout which was put in place to serve new large housing development to assist in regenerating the area.	Potential surface water issues require further investigation.	N	Y- Provided work area located away from existing residential properties.	Residential amenity - potential issues. Highway Safety - Land accessed via East View off Murton Lane. Alternative access via Willow Crescent from South Hetton Road. Possibility that access would need to be taken from Murton lane roundabout, which would prove costly.	Y	No major policy issues. Outdated policy in relation to housing improvement area.	HA5.2, H12/13, B1 (Housing Improvements) CN15 (Great North Forest)	N	Hetton	Council	A number of informal footpaths run across the site, but these do not present any obvious right of way or connection issues.	Unsuitable due to impact on regeneration of immediate area and cost of providing additional arm to roundabout.

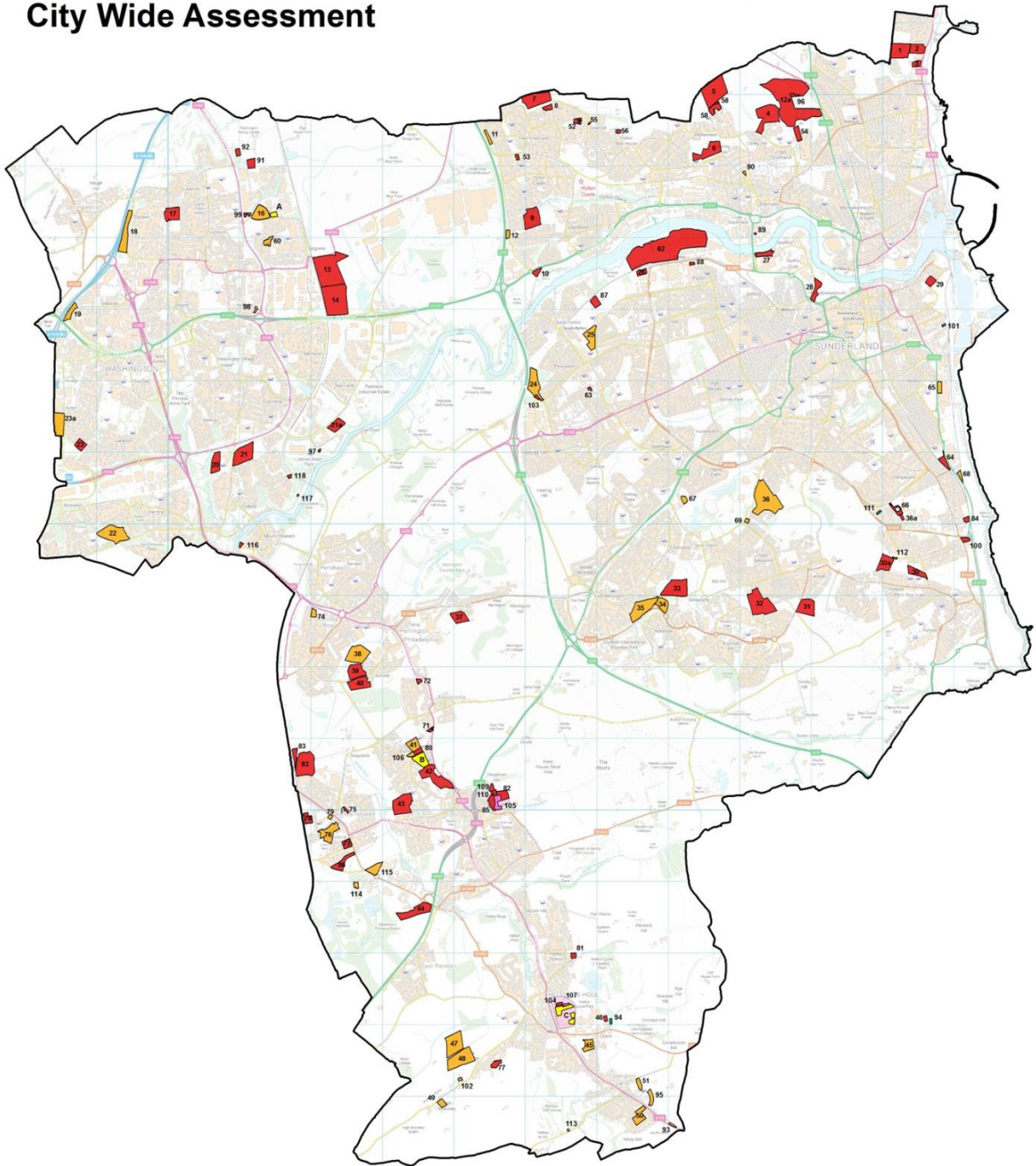
Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
71. Land at Houghton Rd, North of Newbottle Primary School.	N	Y	Y- Site can not be screened off easily.	Y	Y	Y	N- Too close to existing residential properties.	Residential amenity - issues with close proximity to residential properties.	N- not a significant intrusion, but due to prominent location fronting main road, would cause an intrusion.	Open space issues would need to be overcome.	EN10- no site specific policies, as such proposed uses need to be compatible with principle use of neighbourhood.	Y- Amenity green space	Houghton	Private	Housing development under construction	Site has been sold and now under construction as a housing site, as such unavailable.
72. Allotment Gardens, land at Fletcher Terrace, Houghton	N	Y	Y	Y	Y	Y	N-Too close to existing residential properties.	Residential amenity - potential issues with road access and close proximity to residential properties.	Y	Open space- allotment policy, however the site has planning permission for 15 dwellings, as such the policy implications for housing have been overcome.	Allotment policy and EN10- no site specific policies, as such proposed uses need to be compatible with principle use of neighbourhood.	N	Houghton	Private	Site cleared	Site unavailable as to be developed for general housing. Planning permission in place.
73. Former Chilton Moor Cricket Ground, Fence Houses	N	Y	Y	Y	Y	Y	Potentially, dependent on what part of site is utilised.	Residential amenity - this would be dependent on what part of the site is utilised.	N	The site is a former cricket ground and as such open space issues would need to be overcome.	L1/7/9, B3- Existing open space	Y- Greenspace	Houghton	Private	Large site and to section part off would sterilise remainder of site. Planning application under consideration for residential	Site unavailable as in private ownership may be problematic to acquire. Unsuited due to its positioning on main street.
74. Land north of Collingwood Drive, Shiny Row	N	Y	Y	Y	Y	Y	No- Dense residential area.	Residential amenity - Potential issues due to site being in close proximity to existing residential properties. Also issues with being accessed via highly populated housing estate.	N- provided site positioned to the edge of open space area.	Open space policies would need to be overcome.	L1/7/9, B3- Existing open space CN15 Great North Forest.	Y- Amenity open space	Shiny Row	Council		unsuitable due to being a large exposed area of open space, adjoining residential properties. Access to the site is limited and is via unsuitable, very narrow residential streets.
75. Rear of Dubmire Court, Fence Houses	N	Y	Y	Y	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - possible issues with existing residential properties.	Y	Y- No site specific policies, however site is laid out to Greenspace, as such the loss of this space would need to be justified.	EN10 - where principle use of the neighbourhood should remain.	Y- Greenspace	Houghton	Gentoo		Site unsuitable as backland open space. Not being in Council ownership may also be problematic.
76. Britannia Terrace Allotments, Fence Houses	N	Y	Y	Y	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - potential issues with existing residential properties.	Y	Open space/allotment policies would need to be overcome.	L1/7/9, B3- Existing open space	Y- Allotments and amenity open space	Houghton	Council	Very large site	Site in use as allotments, so currently unavailable.
77. Land at Ennerdale st. Low Moorsley	N	Y	Y- provided topography of land made suitable for caravans.	Y	Y	Y	Y	Residential amenity - No major issues	Y	Y- Housing allocation on site	HA4.9 - New housing site.	N	Hetton	Private		Site is unsuitable for proposed use due to topography. Site has agricultural vehicles stored on it currently and is unavailable. Potential acquisition issues as in private ownership.
78. Land at Ewe Hill, Fence Houses	N	Y	Dependent on what part of the larger area of land is utilised, as currently parts used for allotments/horse grazing.	Y	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - possible issues with existing residential properties.	Y	Y	EN10 - where principle use of the neighbourhood should remain.	N	Houghton	Private		Site unsuitable due to private ownership and potential timescales involved in progressing.
79. Site of former Fence houses Primary School	N	Y	Y	Y	Y	Y	N- Small site close to existing residential properties.	Residential amenity - potential issues with existing residential properties.	Prominent site on main street, not a significant intrusion, but not appropriate use at this location.	No- The site is allocated for community uses and justification would be required to consider alternative uses.	HA8.3/CF1 - Community facilities	Y- Amenity green space	Houghton	Council	Cleared site	Site not suitable due to prominent central location on main road.
80. Land to the north of Blind Lane, Houghton	N	Y	Y	Y	Y	Y	Y- Provided work area located away from existing residential properties.	Residential amenity - no great issues, as does not adjoin residential properties.	Y	Y- Provided open space policies can be complied with.	The northern part of the site is allocated as existing open space. Policies L1/7/9/B3) and the southern part of the site is subject to policy EN10, where principle use of the neighbourhood should remain.	N	Houghton	Private	Site is in very close proximity to Showman's Guild site and the two groups do not mix.	Site unavailable as in private ownership. Unsuited due to proximity of site to the Showman's Guild site opposite.
81. Land to the north of Downs Pit Lane, Hetton	N	Y	Y	N- Falls within boundary of Hetton Downs Area Action Plan	Y	Y	Y	Residential amenity - Potential issues within existing properties, however site layout may be able to overcome this. Highway Safety - Vehicular access for large / towing vehicles could potentially be problematic in the vicinity of Eppleton Row and Downs Pit Lane, particularly with regard to Eppleton Terrace East and Eppleton Terrace West, with potential for conflict during the busier times of Hetton Lyons Country Park. (Preventing vehicle access from Eppleton Terrace East (pedestrian access should remain) and the widening of/provision of passing places along Downs Pit Lane may	Y	Y	EN10- no site specific policies, as such proposed uses need to be compatible with principle use of neighbourhood.	N	Copt Hill	Council	Possible consideration could be given to temporary use, whilst awaiting redevelopment as part of Action Plan.	Site now unavailable. Forms part of Hetton Downs Area Action Plan and developer identified.
82. Land to the rear of Market Place Industrial Estate, Copt Hill	N	Facilities not too far away from site, however currently access would be via the industrial estate, which is not suitable for children.	N- Industrial estate to the south, which would also provide vehicular and pedestrian access route into and out of site.	Y	Y	Y	Y	Residential amenity - to site occupiers, as set out. Highway Safety - Whilst it is understood that the proposal would only relate to the southern part of the site it is apparent that no part of the site abuts the adopted highway, clarification would be sought as to how access is intended to be achieved.	Y	The site is allocated as a new employment site within the UDP, however, it has been identified as a site which can be considered for alternative uses through the city's employment land review due to low vacancy rates on the existing adjoining industrial estate.	HA2.2 -New employment site (B1,B2,B8) CN15 -Great North Forest	N	Copt Hill	Private	Access point would need to be taken from existing vacant plot on adjoining industrial estate.	Site unsuitable due to possible detrimental impact and safety of site occupiers in relation to access point. Site being in private ownership may prove difficult to acquire.

Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
83. Land at Lambton Lane, Fence Houses	N	Y	Scrap yard to north however small landscape buffer in place.	Y	Y	Y	Y	Residential amenity - no major issues. Highway Safety. It is apparent that there is an existing east / west footpath within the southern half of the site, any development should acknowledge the existence of this path and ensure that good natural surveillance is maintained. The site itself is relatively narrow, it is therefore difficult to see how 15 pitches, accessed from a single access point, could be accommodated whilst maintaining adequate manoeuvring space for vehicles to arrive and leave in a forward gear.	Y	Open space issues would need to be overcome	CN15- Great North Forest M5 - Eastern limit of shallow coalfield area L2/3/4/5/6/7/8/9 -B3 - Open Space/Leisure	Y- Site is incorporated within the larger Elba Park Green space site, however advice has been given that this small area of land is surplus to requirements due to the larger expanse of useable land within the main Elba Park site	Houghton	Council	Planning application pending for residential development.	Site forms part of a larger site area to be brought forward for housing. City Council in contract with private developer, site to be sold subject to granting of planning permission.
85. Allotments Land at Gravel Walks, Elizabeth Street.	N	Y	Y	Y	Critical drainage area. Surface water flooding -less	Allotment site would need to be removed.	Y - Provided work area located away from existing residential properties	Residential amenities - potential impact due to close proximity of residential properties. Access would need to be from south of site to ensure disturbance to existing residential properties is at a minimum.	Y	Loss of allotments would need to be overcome. No concerns with loss of future employment as recent study recommends de-allocation of this land.	HA2.2 -New employment site (B1,B2,B8)		Copt Hill	Council		Allotments still in use. Part of site utilised for commercial use on longer term lease as such unavailable. Possible amenity issues due to close proximity of residential properties.
86.Land to the north of Redburn Row, Houghton	N	Y	Potential flood risk	Y	N- Part flood risk area	N- located within the settlement break	Y- Provided work area located away from existing residential properties.	Residential amenity - potential issues with existing residential properties.	Y	Settlement break issues would need to be overcome	CN6- Important settlement breaks and green wedges.	N	Houghton	Private	The site is now the subject to a planning application for residential properties. Large site, if used for proposed use may sterilise remainder of	The site is to be brought forward for general housing. Also being in private ownership may make it difficult to acquire site.
93.Land at South Hetton Road, Easington Lane	N	Y	Y	N- Fronting a main route into and out of the city	Source protection zone. Critical drainage area.	N- Prominent area of open space	N	N- Location too prominent (facing onto south Hetton Road)		Open space issue would need to be overcome	EN10- no site specific policies, as such proposed uses need to be compatible with principle use of neighbourhood.	Green corridor, Local amenity greenspace.	Hetton	Council		Small site, shape of site unable to accommodate many pitches due to being long and narrow. Site unsuitable due to location. Too prominent and would create intrusion into area if fenced off and hardstanding created. Site has the appearance of highway verge
94. Car Park at Hetton Lyons Ponds	N	Y	Y	Y	Source protection zone.	N- Within car park to Hetton Lyons lake	Y	Highway safety would need to be considered as this location would require the removal of a number of public car parking spaces.	Y - Site is well screened, however would be very visible when accessing car parking facilities.	Subject to open space policies, however, site would not actually be located on open space, it is proposed to be within car parking area.	Existing open space- L1/7/9, B3. CN23 - Wildlife corridor.	Woodland site +2 ha, amenity greenspace, greenflag park, outdoor sports field, regional wildlife corridor, Local wildlife site.	Hetton	Council	Site may not be big enough as part should remain as public car parking area. Potential informal stopping place, in conjunction with other stopping places.	The site is considered acceptable in principle due to its location being away from the main built up area, yet easily accessible to local facilities. The existing screening in place reduces any amenity issues in relation to the nearby industrial estate. The site is currently in use, however should this be the preferred location for the Gypsy and Traveller stop-over site alternative arrangements will have to be put in place for car parking. Consideration could be given to only utilising part of the site to allow a smaller
95.Land at Forest Estate, Easington Lane	N	Y	Y	N- future use of larger site for residential	Critical drainage area, source protection zone	Y	Y- Provided work area located away from existing residential properties.	Site is quite large, so could locate G+T away from residential properties.	Y	Housing improvement area	EN10- no site specific policies, as such proposed uses need to be compatible with principle use of neighbourhood. Housing Improvement area- HA5.2	Allotments	Hetton	Council	Site is to be brought forward for housing.	Unsuitable as proposed regeneration site in recent bid to Homes and Communities Agency.
102. Low Moorsley Road, Low Moorsley	N	N	Y	Y	Critical drainage area, source protection zone	N- Open countryside and high landscape value.	Y	Residential amenities- located away from existing residential properties.	N. Visually open site, which would create intrusion into the landscape if fenced off.	Open space issues would need to be overcome.	New and upgraded open space/ Leisure use (L2/3/4/5/7/8/9) CN15- Great North Forest	Green corridor - local amenity greenspace	Hetton	Council	The site has vehicular access from Moorsley Road, however it is quite uneven due to surface. Further comments will be required from Transportation on this.	Site unsuitable. Prominent site within open countryside, within area of high landscape value. Visible site if fenced off. Site access for caravans unsuitable.
104. allotments to the north of Pearson's industrial estate	N	Y	Y	Y	N Floodzone 2 and 3. Surface water flooding. Critical drainage area	Loss of active allotments	Y	Residential amenities - located away from traditional residential properties, but site adjoins travelling show people site.	Y	Loss of allotments would need to be overcome.	Existing open space- L1/7/9. CN23 Wildlife Corridor	Y	Hetton	Council	Site adjoining Travelling Show people yard which may be problematic as the G+T's don't mix with TS.	Unsuitable for Gypsy and Travellers, due to close proximity of Travelling Show people site. Very good allotment site which is well used as such should be retained.
105. Council Depot, Gravel Walks, Market Place Industrial Estate	N	Y	Site is within an active industrial estate, but located to the edge as such could easily be screened from existing industrial estate.	Y	Critical drainage area, surface water flooding -high	Y	Y	Residential amenities no major concerns.	Y	Employment allocation - Recent study indicates existing sites to be retained. However, due to the nature of the land in this location evidence could be brought forward to justify its release.	HA1.4 Site to be retained for employment use.	Regional wildlife corridor	Copt Hill	Council		Yes. Depot is currently still in operation, however due for closure within the next 2 years. As such site is considered suitable for Travelling Show people.

Site	Criteria											Site comments:				Site suitable
	Located in Green Belt	Located so have access to health facilities and schools	Located so as to avoid adverse effects on the wellbeing of site occupiers	Reasonably located where they will not be detrimental to the city's regeneration aims	Located away from any known high flood risk areas	Located so as to avoid sensitive areas (both natural and local environment - noise and air quality)	Located on sites that are appropriate for a live/work lifestyle	Located so as not to have any detrimental impact on residential amenities and highway safety	Located so as not to create a significant intrusion into the landscape	Located in areas which are compatible with or/are acceptable against other policies of the LDF	UDP Policies	Green Space Audit	Ward	Site ownership	Additional Info	
106. Gilpin House, Blind Land, Houghton-le-Spring	N	Y	Y	Y	Critical drainage area, surface water flooding - low	Y	Y- Provided work area is located away from existing residential properties.	Residential amenity, Existing housing is at a higher level than the site as such overlooking may be an issue. The layout of the site may assist in minimising overlooking.	Y	Amenity policies will need to be overcome.	EN10 - where principle use of the neighbourhood should remain.	Green corridor- amenity greenspace	Houghton	Council	Site is in close proximity to existing travelling show people yard and as such may be problematic due to the two groups not mixing	Unsuitable for Gypsy and travellers, due to close proximity of Travelling Show people site. Prominent site. Amenity/over looking issues for proposed residents of site due to existing residential properties being at a considerable higher level than the site.
107. Land to the north of Pearson's Industrial estate	N	Y	Y	Y	Part of site is within flood zone (Hetton Burn)	Y	Y	Residential amenities - located away from traditional residential properties, but site adjoins travelling show people site. Site has no vehicular access, would need to come via Pearson's industrial estate.	Y	Loss of open space would need to be overcome.	Existing open space - L1/7/9, CN23 Wildlife Corridor	Y- site could be considered for development as area has abundance of open space. Main hetton Lyons park adjoins the site to the east.	Hetton	Council	Site adjoining Travelling Show people yard which may make this site unsuitable as a gypsy and traveller site, due to being two different groups.	Unsuitable for Gypsy and Travellers, due to close proximity of Travelling Show people site. No vehicular access to site. Possible Travelling Show people site with access taken from existing show people site at Pearson's yard. Only part of site could be utilised due to flood zone to the northern part of site.
109. Allotments at Balfour Street, Houghton-le-Spring	Y	Y	Y	Y	Y	Y	Y-Provided work area located away from existing residential properties.	Residential amenity - potential issues in relation to traffic travelling to site as highly populated area. Highway safety - no major concerns with the site, however vehicular access would have to be taken from the Gravel Walks point, rather than Elizabeth Street.	Y	Open space policies would need to be overcome.	L2/3/4/5/7/8/9, B3 - New and upgraded open space/leisure use. HA14.5 - Allotments and Leisure gardens	Y- Amenity green space	Copt Hill	Private		Site is considered unsuitable due to built up nature of area.
110. Open space to east of Balfour Street, Houghton-le-Spring	Y	Y	Y	Y	Y	Y	Y-Provided work area located away from existing residential properties.	Residential amenity - potential issues in relation to traffic travelling to site as highly populated area	Y	Open space policies would need to be overcome.	L2/3/4/5/7/8/9, B3 - New and upgraded open space/leisure use. HA14.5 - Allotments and Leisure gardens	Y- Amenity green space	Copt Hill	Council		Site is considered unsuitable due to built up nature of area.
113. Land at Lorne St/Elemore Lane	N	N	Y	Y	Critical drainage area. Source protection zone	N. Site is at the entrance to Elemore golf Club	N. Too close to residential properties.	Residential amenity - site adjoins residential properties as such detrimental to amenities. Highway safety - further work will be required as to where a vehicular access point could be taken	N. Prominent site at entrance to Elemore Golf Course.	Open countryside issues would need to be overcome	Great North Forest CN15, Eastern limit of Shallow coalfield area M5, Open countryside	N	Hetton	Council		Site unsuitable. Remote site within an area of high landscape value. Very close to existing residential properties and very prominent site. Potential issues with creating a vehicular access point.
114. Land at Gadwall Road, Rainton Bridge Industrial Estate	N	N	Y. Within an industrial estate but not heavy industry uses.	N. Prime industrial estate	Critical drainage area. Surface water flooding -less	Y	Y.	Residential amenity no issues. Highway safety -site has vehicular access.	Y	Employment site as such loss of employment land will need to be justified.	Great North Forest CN15, Eastern limit of Shallow coalfield area M5, Employment land to be retained and improved (EC2/4/9/15, S13, B1	N	Hetton	Council		Unsuitable. Site forms Part of Rainton Bridge prime employment site and vacant employment land is to be retained for such uses.
115. Land at Mercantile Road, Rainton Bridge Industrial Estate	N	N	Y. Within an industrial estate but not heavy industry uses.	N. Prime industrial estate	Critical drainage area. Surface water flooding - high	Y	Y	Residential amenity no issues. Highway safety - vehicular access to the site will need to be created.	Y	Employment site as such loss of employment land will need to be justified.	Great North Forest CN15, Eastern limit of Shallow coalfield area M5, Employment land to be retained and improved (EC2/4/9/15, S13, B1	N	Hetton	Council		Unsuitable. Site forms Part of Rainton Bridge prime employment site and vacant employment land is to be retained for such uses.

Appendix 2- City wide map

Gypsy and Traveller and Travelling Show People City Wide Assessment



Legend

- Discounted Sites - Gypsies and Travellers
- Discounted Sites - Gypsies and Travellers
- Potential sites - Gypsy and Travellers
- Existing sites - Travelling Show People
- Potential sites - Travelling Show People
- Broad locations For Travelling Show People



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