

Core Strategy and Development Plan

Indicative Layout and Capacity Study of Proposed Housing Release Sites



HRS1: North of Mount Lane, Springwell Village

Location

- Located on the western edge of the existing residential area of Springwell Village
- Lies immediately to the rear of Wordsworth Crescent and Beech Grove
- Lies on elevated farmland to the north of Mount Lane
- Existing residential communities to the north and east
- Arable land to the south and west
- Close proximity to the centre of Springwell Village (which includes shops and a primary school)
- Good access to the main bus route

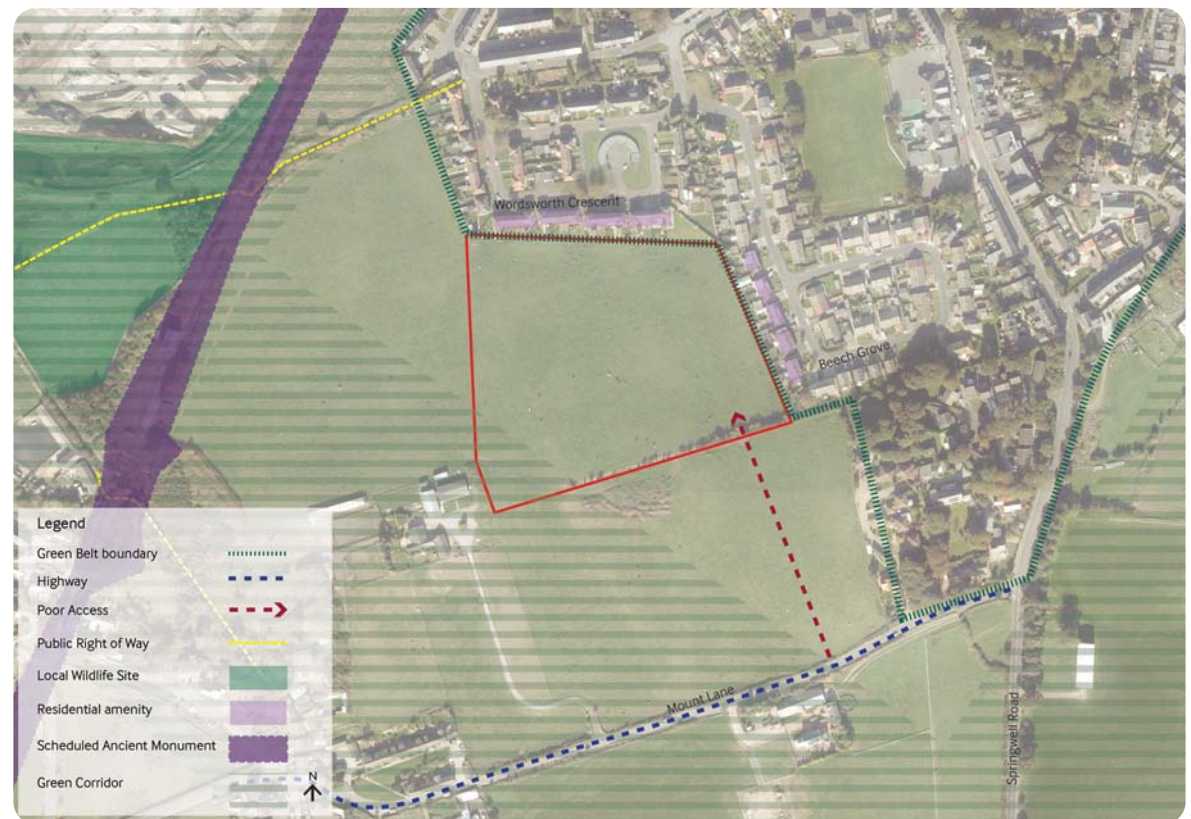
Key constraints

- Bowes Railway is a Scheduled Ancient Monument (SAM) and is located to the west of the site
- Springwell Ponds Local Wildlife Site (LWS) is situated to the west of the site which includes protected species. Wildlife will move through the site
- The site is relatively level however the land beyond slopes southward toward Mount Lane
- Development on the southern edge of the site will be subject to long distant views
- Vehicle and pedestrian access to the site is restricted to one access point
- Highway junction improvements will be required at Mount Lane
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	407C
Housing release policy:	HRS1
Owner/developer:	Hellens
Site size:	3.20 ha

Impact on the Green Belt:

There is a moderate impact on the Green Belt if this site is to be removed. The site is on the urban fringe of the village and would have limited impact on urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- The impacts to Green Belt are kept to an acceptable minimum and new durable Green Belt boundaries are created
- The impact to existing businesses (such as the Quarry) is kept to an acceptable minimum
- The open aspect to Bowes Railway Scheduled Ancient Monument should be retained
- Vehicle access is from the south and connect with Mount Lane
- Pedestrian connections are provided from the western edge of the site and connect to the existing public right of way
- Layout should take into consideration the existing residential development directly which backs onto the development site on the northern and eastern edges
- Wildlife corridors and green corridors are maintained. Development will ensure that the impact on priority species to the south western corner of the site is minimised by retaining and enhancing the land as greenspace for wildlife habitats. Requiring properties to be of high architectural quality to protect long distant views to the southern edge of the development from the south
- It is designed to respect and enhance the existing village character and limit any impact to the landscape character
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	48 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	20dwp
Anticipated build-out rate:	2025-26 10 units, 2026-27 25 units and 2027-28 13 units



HRS2: Peareth Hall Farm and Gospel Hall Trust Meeting House, Springwell Village

Location

- Lies immediately to the north of Peareth Hall Road and west of the A194(M)
- Incorporates the grounds of Grade II listed Usworth Hall as well as the Gospel Hall Trust Meeting House
- In close proximity to the centre of Springwell Village (which includes shops and a primary school)
- Good access to the main bus route

Key constraints

- Several Tree Preservation Orders (TPOs) are within the site and would require retention
- Noise implications from the A194 directly bordering the eastern edge of the site would need to be mitigated
- Two Listed Buildings are within the site and development will need to respect their setting
- Public right of way located on the eastern edge
- The need to limit the impact on the wildlife corridor running north-south through the site
- Gospel Hall Trust Meeting House is currently on site
- Vehicle access is currently restricted due to width of junction
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	299/300
Housing release policy:	HRS2
Owner/developer:	Consortium of landowners
Site size:	3.70 ha

Impact on the Green Belt:

There will be minor impact as the site is contained within an existing enclosed area.



Opportunities and layout

Development of the site will ensure that:

- The impacts to Green Belt are kept to an acceptable minimum and is designed around Tress (TPOs)
- Impact on the wildlife corridor is kept to a minimum through retaining areas of greenspace
- Vehicular and pedestrian access to the site would be from Peareth Hall Road and be to adoptable standards
- It is designed to respect and enhance the Grade II listed Usworth Hall and it's setting
- Properties are of a high architectural quality to protect long distant views from the south
- Existing tree belt on eastern edge offers some acoustic dampening from the A194(M), but further buffering may be required
- Designed to respect and enhance the existing village character and limit any impact to the landscape character
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	40 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	22dwph
Anticipated build-out rate:	2031-32 20 units, 2032-33 20 units



HRS3: Land at Stoney lane, Springwell Village

Location

- Bordered to the east by a woodland shelter belt and the A194(M), to the north and west by Peareth Hall Road and to the south by farmland
- Land gradually slopes from the north east to south west
- In close proximity to the centre of Springwell Village (which includes shops and a primary school)
- Has good access to the main bus route

Key constraints

- There are a number of public sewers affecting the site which would require an easement through development
- Noise implications from the A194(M) directly bordering the eastern edge of the site
- A natural swale and associated surface water flooding is located along the southern edge
- A narrow wildlife corridor running north-south through the area and to local views
- Need to ensure appropriate access for vehicles and pedestrians
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided
- Residential properties directly border the site

SHLAA site:	424
Housing release policy:	HRS3
Owner/developer:	Story Homes
Site size:	6.07 ha

Impact on the Green Belt:

There is a moderate impact to the Green Belt as the site is on greenfield land on the urban fringe, with limited urban sprawl and countryside encroachment. The impact to the Green Belt gap between Springwell and Washington is already compromised to an extent by the Gospel Hall Trust Meeting House on Peareth Hall Road.



Opportunities and layout

Development of the site will ensure that:

- The impacts to Green Belt are kept to an acceptable minimum, and a new durable boundary created to south
- Vehicular and pedestrian access would be potentially from Peareth Hall Road between the existing properties
- The existing tree belt on eastern edge offers some acoustic dampening from the A194(M), however further mitigation may be required
- Southern edge of the site would be retained to provide amenity space
- Designed to respect and enhance the existing village character and limit any impact to the landscape character
- Designed to front or side onto Peareth Hall Road to create an active street scene
- Residential amenity of existing properties will be retained through retention of natural features of land and meeting spacing standards
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	54 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	22dwph
Anticipated build-out rate:	2023-24 14 units, 2024-25 20 units, 2025-26 20 units



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Alternatively you can send an email to us at: planningpolicy@sunderland.gov.uk

HRS4: Land at George Washington Hotel Golf Course (Pitch & Putt), Usworth

Location

- Located within the pitch and putt area of George Washington Golf Course
- Situated immediately to the north of Stone Cellar Road and south of the main golf course
- Mature woodland plantations/shelter belts surround the site on all sides separating the area from the car park, golf course and A194(M)
- Accessible to facilities via public transport

Key constraints

- Limit impact to the wildlife corridor to the north
- Noise implications from the A194(M) directly bordering the western edge of the site
- Need to ensure appropriate access for vehicles and pedestrians through the existing car park
- The mature tree belt on the eastern edge and the hedgerow running through the centre of the site are of a historic nature
- Development of the site would require the retention of all natural features
- Buffer zones will be applied to the tree belts and the hedgerow within the site for ecological protection
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	567
Housing release policy:	HRS4
Owner/developer:	Barratt David Wilson Homes
Site size:	3.6 ha

Impact on the Green Belt:

There is a moderate impact as the site forms urban fringe and has a moderate impact to the merging of settlements, urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- It is well screened and will limit impacts on the Green Belt
- It includes buffer zones to support wildlife corridor and ecological improvement. Development should front onto these zones with the exception of the northern edge (due to the golf course) and western edge (due to A194(M))
- Vehicular and pedestrian access will likely be through the current car park of the hotel and golf course and should utilise existing gaps in the tree belt
- Existing tree belt on western edge are retained to offer some acoustic dampening from the A194(M). Further mitigation may be required and buffers should be applied
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	40 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	22dwph
Anticipated build-out rate:	2025-26 10 units, 2026-27 20 units and 2027-28 10 units



HRS5: Farmland to the west of Waterloo Road, Usworth

Location

- South of the site lies Usworth Hall and the surrounding residential estate
- To the east lies the former Leamside railway line and to the west Northern Area Playing Fields
- To the north open farmland extends towards the River Don
- Accessible to facilities via public transport

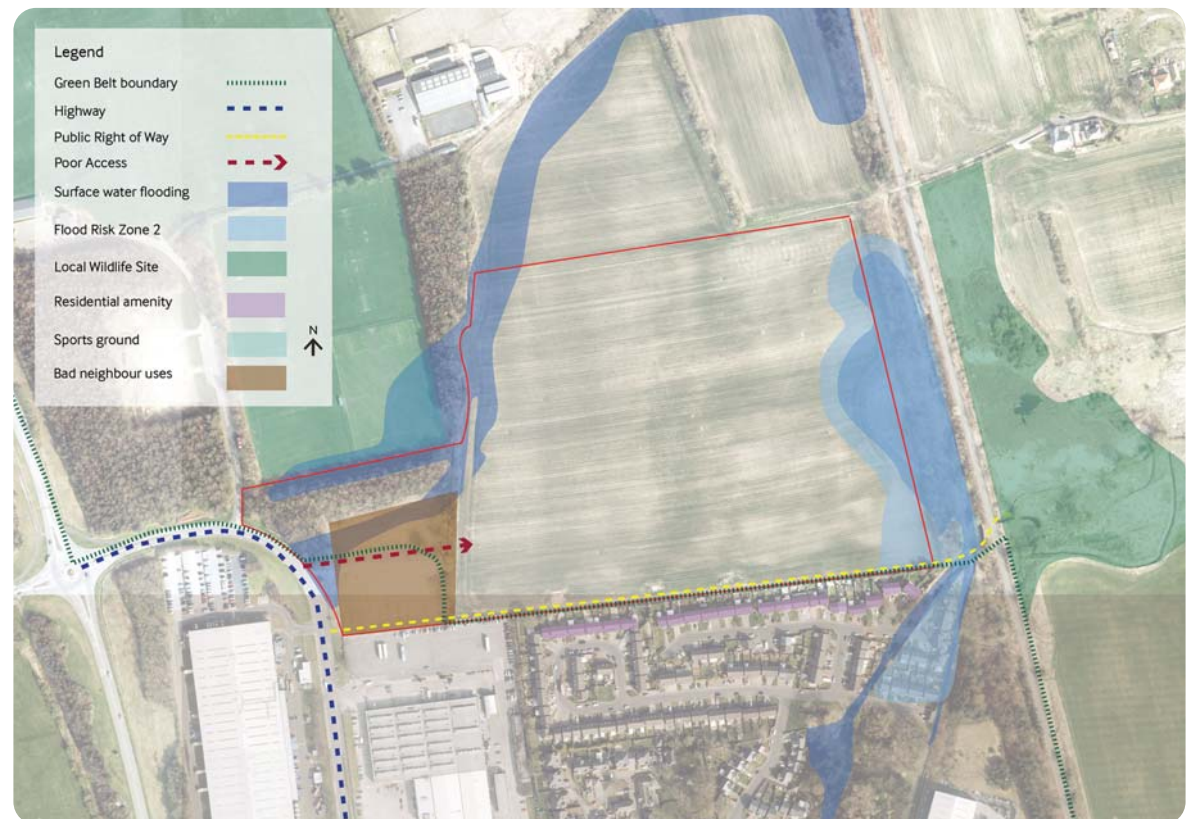
Key constraints

- The site would require improved connections to facilities and public transport
- Buffer zone to the Leamside Line would be required
- Need to ensure appropriate access for vehicles and pedestrians
- Public rights of way exist on the southern and western edges
- Flood Risk Zones 2 & 3 are located between the Leamside Line and the eastern edge of the site
- A natural swale runs along the western boundary of the site and surface water flooding also occurs here
- Public sewers run the length of the southern edge of the site; these would require an easement through development
- Usworth Pond Local Wildlife Site is situated to the east and includes protected species
- Ensure that other infrastructure (schools, health, sewers etc) are acceptable

SHLAA site:	463A
Housing release policy:	HRS5
Owner/developer:	Story Homes
Site size:	10.92 ha

Impact on the Green Belt:

There is a moderate impact as the site is greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- Sensitive design creates a new durable Green Belt boundary
- Large areas of greenspace on the western edge are retained to support wildlife corridors and ecological improvement and address flooding issues
- An area of greenspace is provided in the southern edge to form a sewer easement
- Existing public right of way will be retained
- A buffer zone and an area of open space will be provided along the western edge address flooding issues
- Vehicular and pedestrian access to the site would likely be provided from Stephenson Road and cut through the northern edge of the former Northumbria Centre
- Properties on the northern edge of this site will be of high architectural quality to protect the long distant views
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	205 homes (approximately)
House type:	Family homes, providing a mix of 3, 4 and 5 bedroom properties
Density:	25dwph
Anticipated build-out rate:	2027-28 5 units, 2028-29 40 units, 2029-30 40 units, 2030-31 40 units, 2031-32 40 units, 2032-33 40 units



HRS6: Land at James Steel Park, Fatfield

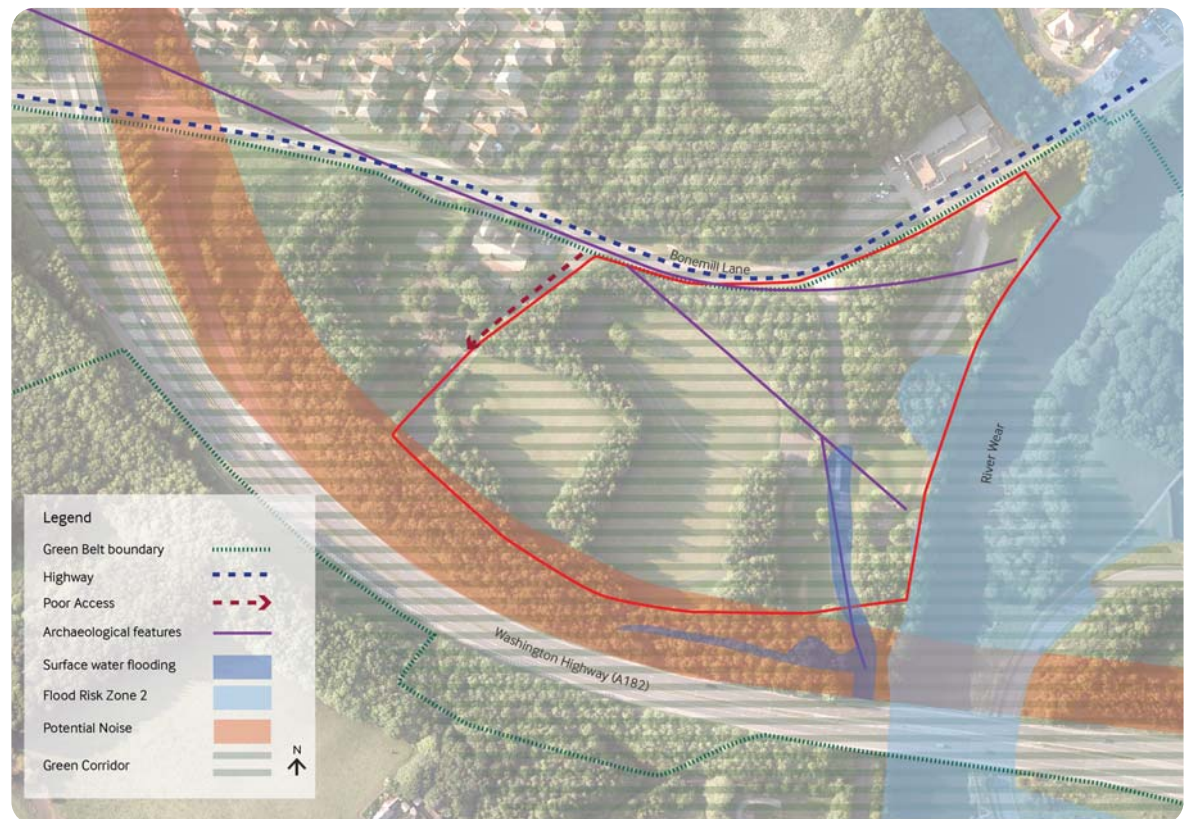
Location

- Situated on the edge of Fatfield Village south of Bonemill Lane and west of the River Wear
- Washington Highway (A182) also runs along its southern boundary
- Consists of large areas of mature tree planting parkland and car parking
- Due to the site proximity to the river the topography falls from west to east
- The site has good access to bus services

Key constraints

- Mature tree belts surround the site and are located within the centre
- Flood Risk Zones 2 & 3 encroach into the eastern end of the site
- Noise implications from the A182 directly bordering the southern edge of the site
- Limit the impact on the purpose of the Green Belt
- Address the loss of amenity greenspace to the area
- Limit the impact to the River Wear wildlife corridor
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	673	Impact on the Green Belt: There is a moderate impact as the site is on greenfield land on the urban fringe, with some element of urban sprawl.
Housing release policy:	HRS6	
Owner/developer:	Sunderland City Council	
Site size:	5.23 ha	



Opportunities and layout

Development of the site will ensure that:

- Sensitive design will create a new durable boundary
- Tree belts are retained and enhanced
- Existing tree belt on the southern edge is retained to offer acoustic dampening from the A182. Further mitigation may be required
- Access is provided from the existing highways to the east and west
- Pedestrian connections are provided to and throughout the site
- A unique residential community in woodland setting with views across the River Wear is created
- It incorporates opportunities to support greenspace improvement in locality to compensate for greenspace loss
- It incorporates opportunities for ecological improvements to support wildlife
- Executive housing with at least 4 bedrooms are built
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	32 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	20dwph
Anticipated build-out rate:	2031-32 16 units, 2032-33 16 units



HRS7: Southern Area Playing Fields, Rickleton

Location

- Located on the boundary with County Durham and adjacent existing residential areas
- Mature tree belt is located to the west and Rickleton Wood borders the southern edge of the site
- A public right of way also runs along the northern boundary
- Consists of sports fields and farmland with an area of scrub land located between them
- Within Rickleton Village and has access to facilities and public transport services

Key constraints

- A former Coal Mine (Row Pit) was previously located within the site and two mine shafts remain
- A portion of the site was previously used as an inert landfill site
- A ditch currently runs on the eastern section of the site, historic mapping indicates a stream in the same location; therefore, the ditch may suggest an underground stream
- Semi-ancient natural woodland (Rickleton Wood) located to the south and would require a buffer
- A public right of way runs the length of the north eastern boundary
- Limit the impact on the Green Belt
- Agreement needed regarding Homes & Communities Agency covenant
- Site currently provides sports pitches
- Impact on local infrastructure including roads, schools and health care is addressed

SHLAA site:	671
Housing release policy:	HRS7
Owner/developer:	Sunderland City Council
Site size:	18.66 ha

Impact on the Green Belt:

There is a moderate impact as the site is on greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- It incorporates opportunities to support greenspace improvement in locality e.g. Rickleton Park, to help compensate for greenspace loss
- Buffers, mature planting and hedgerows will be included on site and applied at Rickleton Wood
- A central greenspace would be created which will retain and upgrade the existing scrub land and mature natural features creating a rural character to the potential development
- Pedestrian connections are created to link with the existing public right of way and Bonemill Lane
- Pedestrian connections are created to link with the existing public right of way and Bonemill Lane
- Vehicle access would be provided from the existing site entrance on Bramhall Drive
- Impact on local infrastructure including roads, schools and health care is addressed

Development of this site is subject to the site being designated as surplus to requirements by Sport England.

Housing capacity	202 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	20dwph
Anticipated build-out rate:	2027-28 20 units, 2028-29 22 units, 2029-30 40 units, 2030-31 40 units, 2031-32 40 units, 2032-33 40 units



HRS8: Land at Glebe House Farm, Staithes Road, Pattinson

Location

- Located to the south of Pattinson Industrial Estate, north of the River Wear and east of James Steel Park
- Consists of pasture land elevated above the river wear which is surrounded by mature tree planting and hedgerows
- Relatively near to Teal Farm centre and bus services

Key constraints

- Pattinson South Pond Local Wildlife Site is located to the south west
- Limit impact to the River Wear wildlife corridor, mature plantations, hedgerows, protected species and to an area of higher landscape value
- Due to the proximity of the existing industrial estate there may be potential noise and pollution issues
- Need to ensure appropriate access for vehicles and pedestrians
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	646
Housing release policy:	HRS8
Owner/developer:	Bellway Homes
Site size:	2.20 ha

Impact on the Green Belt:

There is a moderate impact as the site is on greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- Sensitive design can help to limit the impact on the Green Belt and create a new durable boundary
- Existing hedgerow on northern boundary will be retained to offer some acoustic dampening from the industrial estate. Further mitigation including a buffer may be required
- Buffer zones are included for wildlife
- Vehicular access to the site would likely be from Staithes Road and would require limited removal of the hedgerow
- Pedestrian connections through to existing footpaths along the river, Teal Farm and Pattinson Road are provided
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	41 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	25dwph
Anticipated build-out rate:	2027-28 11 units, 2028-29 30 units



HRS9: Land north and west of Ferryboat Lane, North Hylton

Location

- Located to the south of the A1231 and to the east of the A19
- Ferryboat Lane runs along the southern edge and leads to the River Wear
- Consists of farmland which is relatively flat in nature. However, the land beyond the south eastern edge falls steeply
- Within 800m of a regular bus route

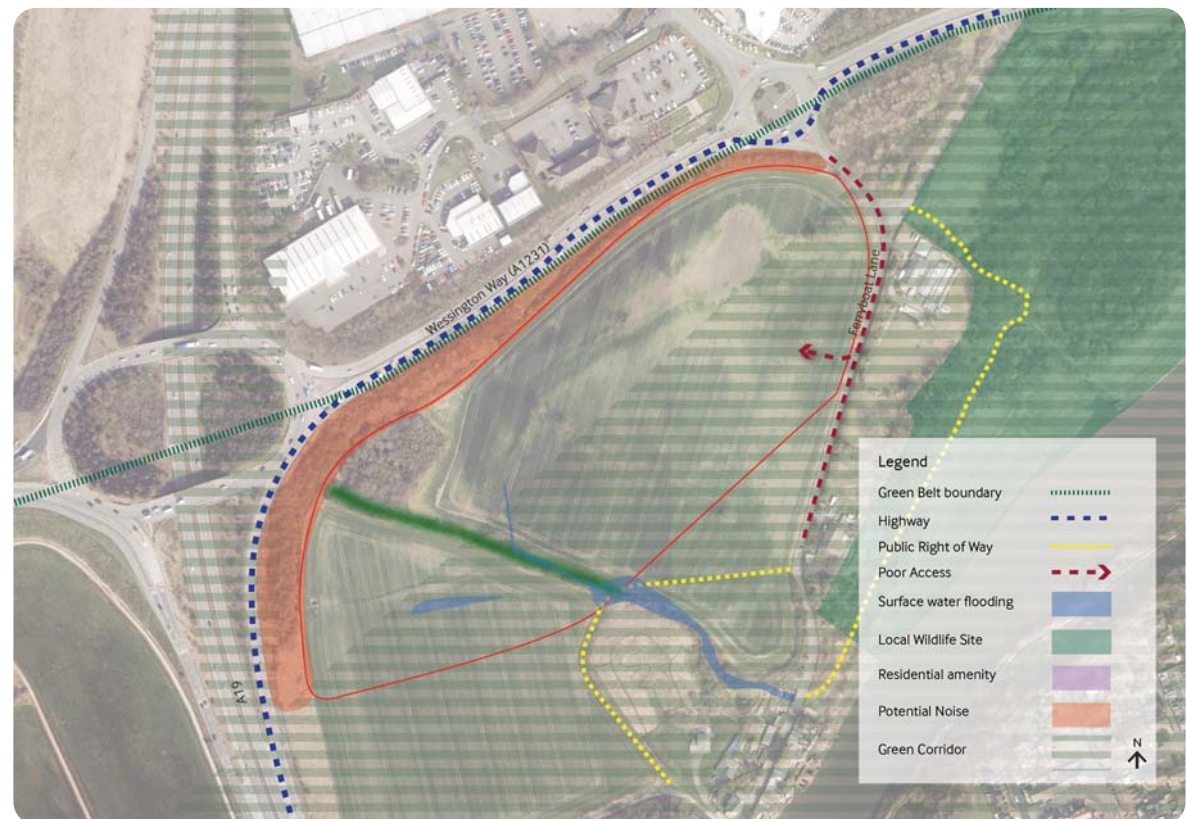
Key constraints

- Baron's Quay and Timber Beach Local Wildlife site is located to the north east of the site
- The need to limit impact to the River Wear wildlife corridor, to hedgerows, protected species and to an area of higher landscape value
- Public sewers, natural swales and associated surface water flooding are located within the site
- A public right of way is present on south east corner
- Noise implications from the A1231 and A19
- Access restrictions due to the width of Ferryboat Lane
- The need to address Habitats Regulations Assessment (HRA) impact
- Ensure that infrastructure (schools, health, sewers etc) are acceptable
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	416A
Housing release policy:	HRS9
Owner/developer:	Hellens
Site size:	7.79 ha

Impact on the Green Belt:

There is a moderate impact as the site is on greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- Sensitive design limits the impacts on the Green Belt and minimises the impact to the wildlife corridor
- Buffer zones are created to minimise noise and visual impacts from A19 and A1231 and support wildlife
- Vehicular and pedestrian access to the site would likely be from Ferryboat Lane. This would require widening works to adoptable standards and include the provision of footpaths
- Access to the south western section would be provided by an existing gap in the hedgerow
- Views are optimised from Ferryboat Lane across the River Wear Valley
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	135 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	22dwph
Anticipated build-out rate:	2023-24 10 units, 2024-25 30 units, 2025-26 30 units, 2026-27 30 units 2027-28 30 units, 2028-29 5 units



HRS10: Land at Newcastle Road, Fulwell

Location

- Located in an elevated position on the edge of Fulwell Quarries and to the south of a golf driving range
- To the east lies Newcastle Road, and to the south a car show room
- Consists of an amenity greenspace forming part of the Fulwell Quarries recreation site
- Adjacent to a strategic transport route

Key constraints

- Vehicle access would be restricted to an unadopted highway
- Mature tree belts surround the western and southern edges
- Due to the elevated position any development would be subject to long distant views
- Address the loss of amenity greenspace to the area
- The need to address Habitats Regulations Assessment (HRA) impact
- Land may be affected by previous landfill active on site
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	675
Housing release policy:	HRS10
Owner/developer:	Sunderland City Council
Site size:	4.34 ha

Impact on the Green Belt:

There is a moderate impact as the site is on greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- Sensitive design limits the impact on the Green Belt and creates a new durable boundary to the north
- Opportunities to support greenspace improvement at Fulwell Quarries, to compensate for greenspace loss are incorporated
- Vehicular and pedestrian access would likely be via Newcastle Road and would result in improvements to the existing highway
- Pedestrian connections are provided through the site and link to routes to the west
- Back onto the golf course to the north and Newcastle Road to the east due to its elevated position
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	82 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	20dwph
Anticipated build-out rate:	2029-30 15 units, 2030-31 25 units, 2031-32 25 units, 2032-33 17 units



HRS11: Land at West Park, Middle Herrington

Location

- Consists of grazing land and amenity greenspace to the west of Durham Road, east of Park Lea and south of Middle Herrington Park
- Consists of an area of greenspace to the south and land used for grazing to the north
- Sustainable and is adjacent to a strategic transport route

Key constraints

- Mediaeval ridge and furrow is present on the site
- Surface water flooding occurs on the northern edge
- Topography slopes downward from the centre of the site to the north
- The land is subject to a Coal Board covenant
- Need to address Habitats Regulations Assessment (HRA) impact
- Stone wall surrounds the site limiting opportunities for access
- Mature trees surround the boundary along with a grouping within the centre, which would require retention
- Existing properties are located on the north eastern corner
- Ensure that impact to A690/A19 junction is minimised
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	676	Impact on the Green Belt: There is a very minor impact.
Housing release policy:	HRS11	
Owner/developer:	Sunderland City Council	
Site size:	7.00 ha	



Opportunities and layout

Development of the site will ensure that:

- Opportunities to support greenspace improvements in locality will compensate for greenspace loss
- Greenspace is created on site through the inclusion of buffer zones to mature trees and existing properties
- Vehicular and pedestrian access to the site would likely be via Herrington Road, no access would be provided directly from A690
- Pedestrian connections into the site would be retained as existing
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	70 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	20dwph
Anticipated build-out rate:	2029-30 10 units, 2030-31 20 units, 2031-32 20 units, 2032-33 20 units



HRS12: Land adjacent to Herrington Country Park, Penshaw

Location

- Consists of grazing land to the east of Chester Road, south of Herrington Country Park and north of Chislehurst Road
- Slopes gently eastwards towards Herrington Burn
- Sustainable and is adjacent to a strategic transport route

Key constraints

- Electricity pylons run through the centre of the site and a further set are located in south western corner
- Flood Risk Zones 2 & 3 and surface water flooding are present on the eastern edge
- Sensitive design required to minimise impact to wildlife corridor, providing a buffer to Herrington Burn and protect species
- Hedgerows are located on the northern and southern boundary along with two further hedgerows through the southern section of the site
- Access would not be permitted from Chester Road (A183)
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	465
Housing release policy:	HRS12
Owner/developer:	Taylor Wimpey
Site size:	23.94 ha

Impact on the Green Belt:

There is a moderate impact as the site comprises greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.



Opportunities and layout

Development of the site will ensure that:

- Sensitive design limits the impact on the Green Belt and creates a new durable boundary to the north and east
- Vehicle access to the site would be via the new road already proposed to the south which connects through to New Herrington
- Opportunities to provide ecological improvements to support wildlife are incorporated
- Views toward Penshaw Monument Grade I listed building are maximised through layout and orientation of the development
- Large areas of greenspace would be provided through the centre of the site and the south western corner utilising the pylon buffer zones
- Properties would front onto areas of greenspace, Chester Road, Herrington Country Park and Herrington Burn
- Pedestrian connections through to Herrington Country Park would be created
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	400 homes (approximately)
House type:	Range of family homes and executive dwellings
Density:	15-30dwph
Anticipated build-out rate:	2024-25 40 units, 2025-26 40 units, 2026-27 40 units, 2027-28 40 units, 2028-29 40 units, 2029-30 50 units, 2030-31 50 units, 2031-32 50 units, 2032-33 50 units



HRS13: New Herrington Working Mens Club, Langley Street, Houghton-le-Spring

Location

- Consists of New Herrington Working Mens Club, the club's private grounds and a bowling green within an urban setting
- Bounded to the north by the B1286 and to the south by New Herrington Park
- Existing residential areas are location to the west and east
- The site is within New Herrington village and connected to a main bus route

Key constraints

- Several individual and group Tree Preservation Orders (TPO's) are within the grounds
- Development would avoid the bowling green and mitigate for any loss of greenspace
- Provide a replacement club and car park
- Vehicle access is currently restricted and would require improvement
- Surface water flooding is identified on the southern edge of the site
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	113	Impact on the Green Belt: There is a very minor impact.
Housing release policy:	HRS13	
Owner/developer:	New Herrington Working Mens Club	
Site size:	1.59 ha	



Legend

Green Belt boundary
Highway	- - - - -
Poor Access	- - - - ->
Surface water flooding	Blue shaded area
Sports ground	Light blue shaded area
Existing buildings	Orange rectangle
Residential amenity	Purple rectangle
Green Corridor	Green shaded area
TPO's	Green circle

Opportunities and layout

Development of the site will ensure that:

- A new Green Belt boundary along the boundary of New Herrington Park is created
- In addition to housing development, proposals would involve the creation of new club that would serve the community, with potential to provide facilities that may benefit the adjacent park
- The new club house and associated car parking should be located close to site entrance
- It is designed around the TPOs with greenspace provided
- It incorporates opportunities to support improvement to adjacent greenspaces and provide ecological enhancement
- The current access would be retained and improved to adoptable standards
- Pedestrian connections would be provided throughout the site and link to existing green spaces
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	17 homes (approximately)
House type:	3 and 4 bedroom family homes
Density:	15-30dwp/h
Anticipated build-out rate:	2024-25 7 units, 2025-26 10 units



HRS14: Land to the east of The Granaries, Offerton

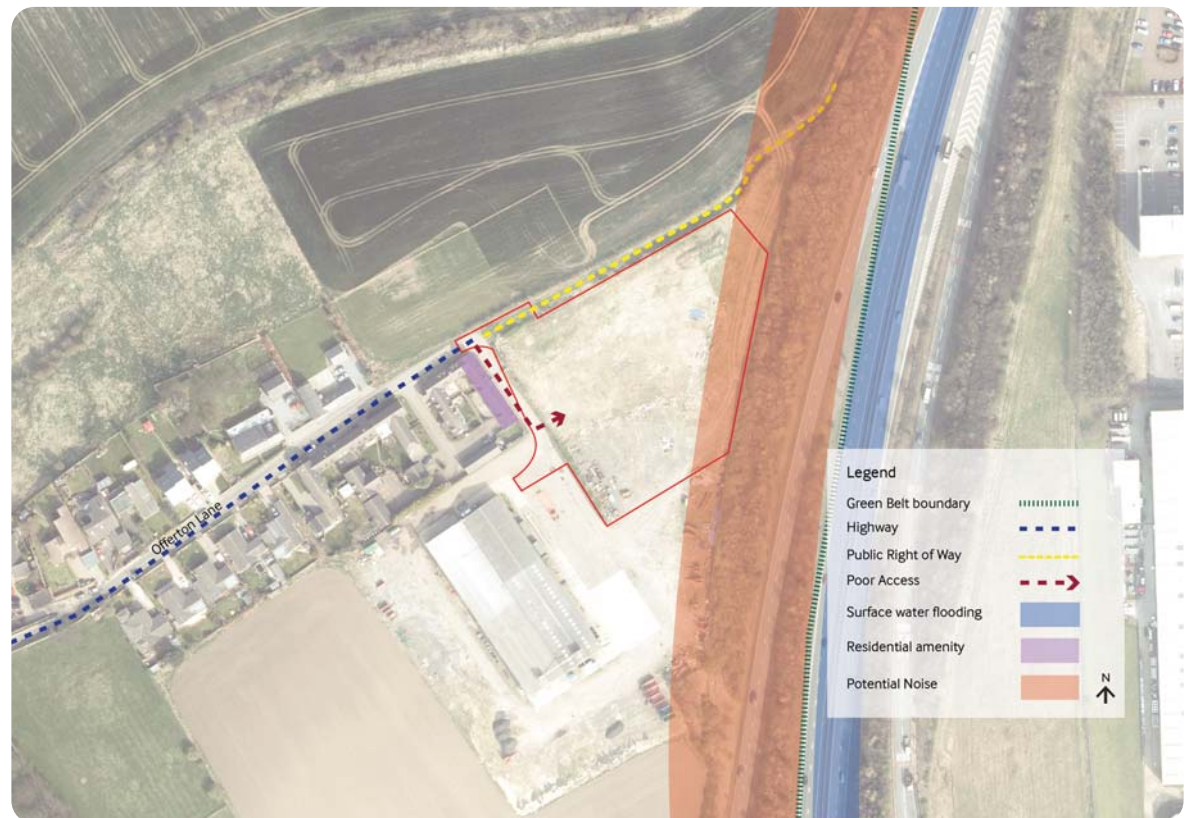
Location

- Consists of brownfield land on the eastern edge of Offerton Village, lying immediately to the west of the A19
- Within walking distance of a main public transport route

Key constraints

- Potential noise impact from the sites' proximity to A19
- Public right of way runs along the northern boundary
- Need to ensure appropriate access for vehicles and pedestrians from Offerton Lane
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	464B	Impact on the Green Belt: There is a moderate impact to Green Belt. The site comprises brownfield land on the urban fringe, with some element of urban sprawl. Site would remain in the Green Belt.
Housing release policy:	HRS14	
Owner/developer:	Ward Hadaway	
Site size:	0.85 ha	



Opportunities and layout

Development of the site will ensure that:

- A buffer is incorporated to A19 as noise mitigation if necessary
- Properties continue the existing building line along Offerton Lane
- Views over open countryside to the north are maximised
- Sensitive design is considered to ensure the site fits in with historic village of Offerton, its setting within the Green Belt and within an area of higher landscape value
- Vehicular and pedestrian access to the site would be from Offerton Lane
- Connections into the existing public right of way would be provided
- Impact on local infrastructure including roads, schools and health care is addressed

Housing capacity	10 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	15 dwph
Anticipated build-out rate:	2022-23 10 units



HRS15: Land to the south of Philadelphia Complex, Houghton-le-Spring

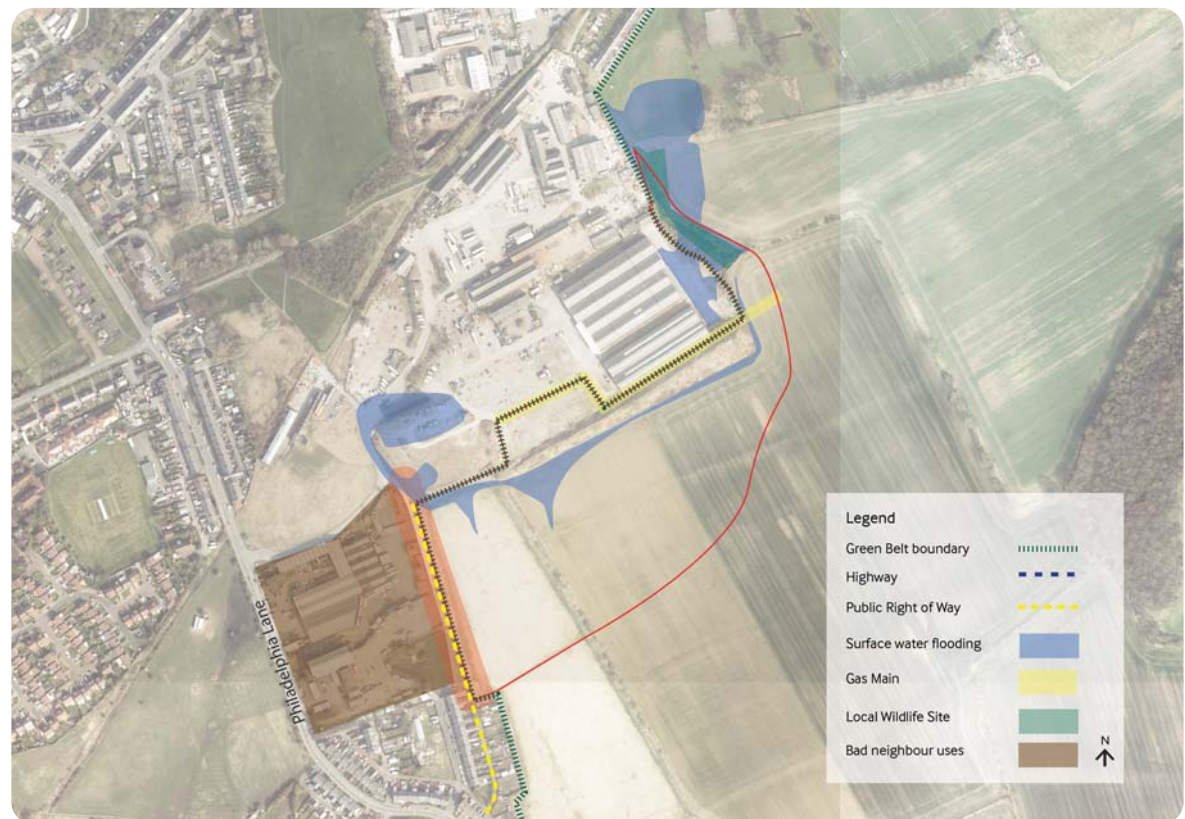
Location

- Consists of agricultural land to the south of Philadelphia Complex and to the east of Voltage Terrace, Philadelphia
- Consists of an extension to the major redevelopment of Philadelphia Complex that has planning approval to develop 500 homes
- Part of the Philadelphia Complex development which will provide additional facilities

Key constraints

- The need to limit impact to Green Belt and to ensure that a new durable Green Belt boundary is created
- Gas main runs along the northern edge and an easement would be required
- A natural swale and associated surface water flooding occurs within the northern area and runs the full width of the site
- Local Wildlife Site located on the north eastern tip of the site
- Need to ensure appropriate access for vehicles and pedestrians
- Neighbouring proposed uses to the west
- Development would have to ensure that additional infrastructure such as schools, health facilities are provided

SHLAA site:	330B	Impact on the Green Belt: There is a moderate impact as the site comprises of greenfield land on the urban fringe, with some element of urban sprawl and countryside encroachment.
Housing release policy:	HRS15	
Owner/developer:	Esh Developments	
Site size:	8.32 ha	



Opportunities and layout

Development of the site will ensure that:

- Impact on local infrastructure including roads, schools and health care is addressed
- Sensitive design limits the impact to Green Belt and creates new durable Green Belt boundary to the south and east
- The layout minimises the impact to wildlife corridor and open countryside
- Development blends in with the redevelopment of the historic Philadelphia Complex
- Buffers are provided on western edge between residential properties and planned commercial development
- Greenspace are provided on the northern edge to address the gas main easement and may be a potential location for SUDs
- Incorporates opportunities to provide ecological improvements to support wildlife
- Vehicular and pedestrian access to the site would be from Philadelphia Complex, additional pedestrian links could be provided along the southern boundary

Housing capacity	170 homes (approximately)
House type:	Executive family homes, mainly 4+ bedroom properties
Density:	27 dwph
Anticipated build-out rate:	2027-28 20 units, 2028-29 30 units, 2029-30 30 units, 2030-31 30 units, 2031-32 30 units, 2032-33 30 units

