

South Tyneside Strategic Land Review

Character Area Site Assessments

Outer South Shields

January 2018



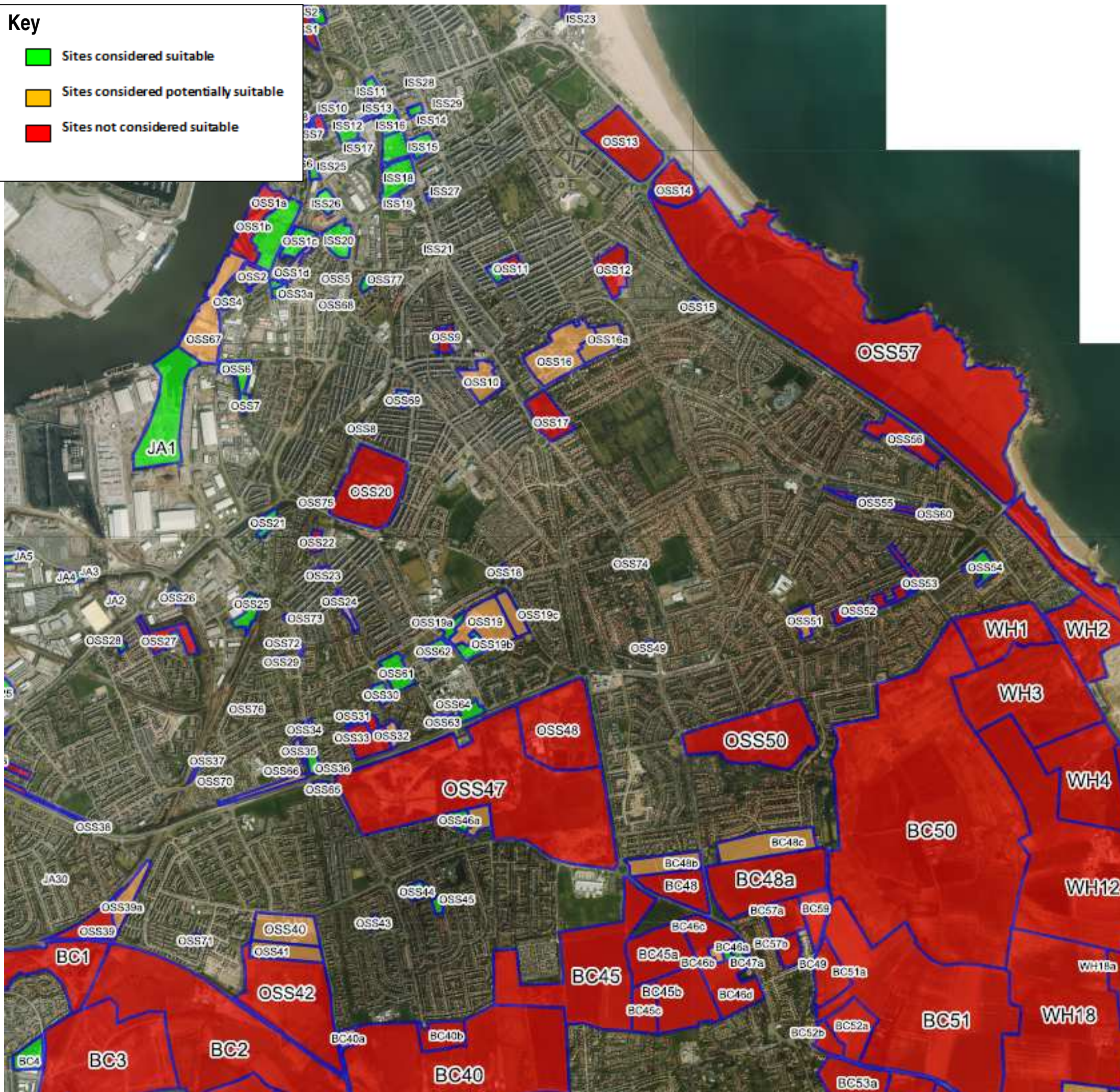
South Tyneside Council

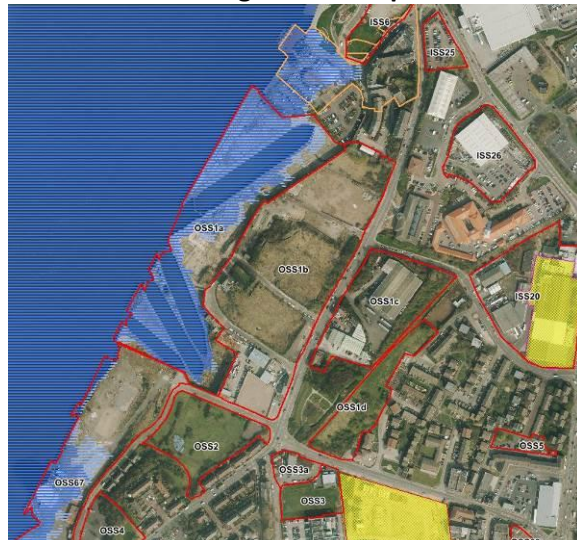
Outer South Shields Character Area – Sites Analysis Summary

Site Ref.	Site Location	Ward	Site Area (ha)	Housing Net Developable Area (ha)	Employment Net Developable Area (ha)	Flood Risk Net Developable Area (ha)	Brown field	Green field	Planning Permission	Homes Capacity	Jobs Capacity	RESULT
OSS10	South Shields and Westoe Sport Club and playing fields, Dean Road, South Shields	Westoe	2.80	2.10	1.12		Mixed	Mixed		84		Amber
OSS11	Large open grassed space, Mowbray Road, South Shields	Westoe	1.00	0.90	0.40			Y		27		Red
OSS12	Land at Jack Clark Park, Horsley Hill Road, South Shields	Horsley Hill	3.00	2.25	1.20			Y		68		Red
OSS13	Land at The Dragon, Bents Park Road, South Shields	Horsley Hill	8.00	6.00	3.20			Y		180		Red
OSS14	Gypsies Green Stadium, Sea Road, South Shields	Horsley Hill	3.60	2.70	1.44			Y		81	335	Red
OSS15	Land at Kelvin Grove, South Shields	Horsley Hill	0.30	0.30	0.30		Mixed	Mixed		9		Green
OSS16	South Tyneside College - South Shields campus, St. George's Avenue / Grosvenor Road, South Shields	Westoe	6.72	5.04	2.69		Mixed	Mixed		202	625	Amber
OSS16a	South Tyneside College Westoe Campus playing fields, Grosvenor Road, South Shields	Westoe	2.58	1.94	1.03			Y		77		Amber
OSS17	Robert Readhead Park, Sunderland Road, South Shields	Westoe	3.40	2.55	1.36			Y		102		Red
OSS18	Land at Ambleside Ave / Harton Lane / Temple Park Road, South Shields	West Park	0.41	0.37	0.41		Y		Permitted	15		Green
OSS19	Brinkburn CA, McAnany Avenue, South Shields	Cleadon Park	5.29	3.97	2.12		Mixed	Mixed		159		Amber
OSS19a	Land at Brinkburn CA, MacAnany Avenue, South Shields	Cleadon Park	0.73	0.66	0.29			Y		26		Green
OSS19b	Former Brinkburn Comprehensive School, MacAnany Avenue, South Shields	Cleadon Park	1.24	1.12	0.50		Y			45		Green
OSS19c	Brinkburn CA lower playing fields, Temple Park Road, South Shields	Cleadon Park	1.74	1.57	0.70			Y		63		Amber
OSS1a	Former Middle Docks, Holborn, South Shields	Simonside & Rekendyke	4.41	3.31	1.76	0.52	Y			26	103	Red
OSS1b	Land at Holborn, Commercial Road, South Shields	Simonside & Rekendyke	4.64	3.48	1.86		Y			174	432	Green
OSS1c	Land at Commercial Road/Tudor Road, South Shields	Simonside & Rekendyke	1.65	1.49	0.66		Y			74	153	Green
OSS1d	Land at Laygate, South Shields	Simonside & Rekendyke	0.85	0.77	0.34			Y		38	118	Amber
OSS2	Large open grassed space, Laygate Street, South Shields	Simonside & Rekendyke	1.10	0.99	0.44			Y		50	102	Amber
OSS20	West Park, West Park Road, South Shields	West Park	11.40	8.55	4.56			Y		342		Red
OSS21	Former St. Mary's CE Primary School, Whitehead Street, South Shields	Simonside & Rekendyke	0.90	0.81	0.36		Mixed	Mixed	Permitted	32		Green
OSS22	Large Open grassed space/playing field, Gresford Street, South Shields	Biddick & All Saints	0.50	0.45	0.20			Y		23		Red
OSS23	Large Open grassed space, Vine Street, South Shields	Biddick & All Saints	0.30	0.30	0.30		Mixed	Mixed		15		Amber
OSS24	Land at Associated Creameries and adjacent open space, Egerton Road, South Shields	Biddick & All Saints	0.70	0.63	0.28		Mixed	Mixed		32		Amber
OSS25	Large open grassed space, Heddon Way, South Shields	Simonside & Rekendyke	1.60	1.44	0.64			Y			149	Green
OSS26	Land at Elswick Way Industrial Estate, South Shields	Simonside & Rekendyke	0.41	0.37	0.41			Y			142	Green
OSS27	Large open grassed space, Colman Avenue/Hartford Road, South Shields	Simonside & Rekendyke	2.40	1.80	0.96			Y			223	Red
OSS28	Land to rear of Simonside Arms PH, Hyperion Avenue, South Shields	Simonside & Rekendyke	0.20	0.20	0.20		Y			6	69	Green
OSS29	Elizabeth Diamond House, Ethel Terrace, South Shields	Biddick & All Saints	0.10	0.10	0.10		Y			5		Green
OSS3	Land at Rekendyke Lane, South Shields	Simonside & Rekendyke	0.44	0.40	0.44			Y		20	102	Green
OSS30	Former Kwik Save supermarket / Part of former Murtagh Diamond House, The Wynde, South Shields	Whiteleas	0.70	0.63	0.28		Y		Permitted	N/A		Withdrawn
OSS31	Large open grassed space, Low Lane, South Shields	Whiteleas	0.70	0.63	0.28			Y		25		Red
OSS32	Large open grassed space, Birdhill Place, South Shields	Whiteleas	0.70	0.63	0.28			Y		25		Amber
OSS33	Harton and Westoe Collieries Welfare Ground, Low Lane, South Shields	Whiteleas	2.80	2.10	1.12		Mixed	Mixed		84		Red
OSS34	Land at health clinic and car park, Boldon Lane / Green Lane, South Shields	Biddick & All Saints	0.14	0.14	0.14		Y			7		Green
OSS35	Grassed open space to rear of housing, Biddick Hall Drive, South Shields	Biddick & All Saints	0.30	0.30	0.30			Y		12		Amber
OSS36	Former Prestige Car Sales, Boldon Lane, South Shields	Biddick & All Saints	0.70	0.63	0.28		Y			25	97	Green
OSS37	Residential garages and former LA housing area, Green Lane, South Shields	Biddick & All Saints	0.10	0.10	0.10		Y			4		Green
OSS38	Large open grassed space, Winskell Road, South Shields	Simonside & Rekendyke	0.30	0.30	0.30			Y		12		Red
OSS39	Land at Brockley Whins triangle, South Shields	Biddick & All Saints	5.30	3.98	2.12			Y		N/A	N/A	Red
OSS39a	Land adj. Tyne Dock mineral line, Chaucer Ave./Maselfield Drive, South Shields	Biddick & All Saints	2.32	1.74	0.93			Y		70		Amber
OSS3a	Land at Rekendyke Lane/Laygate, South Shields	Simonside & Rekendyke	0.23	0.23	0.23		Y			12	80	Green
OSS4	Car park and open space, West Holborn, South Shields	Simonside & Rekendyke	0.50	0.45	0.20		Mixed	Mixed		18	69	Green
OSS40	Land at Chuter Ede Education Centre (excl. former Brydan Court), Galsworthy Road, South Shields	Biddick & All Saints	4.67	3.50	1.87		Mixed	Mixed		175		Amber
OSS41	Playing Fields at Chuter Ede, Galsworthy Road, South Shields	Biddick & All Saints	3.20	2.40	1.28			Y		120		Amber
OSS42	Land to the south of Chuter Ede Playing Fields, Benton Road, South Shields	Biddick & All Saints	18.80	14.10	7.52			Y		564		Red
OSS43	Land at Holbein Road, Whiteleas, South Shields	Whiteleas	0.30	0.30	0.30			Y		9		Amber
OSS44	Temple Park Infant School, Rubens Avenue, South Shields	Whiteleas	0.70	0.63	0.28		Mixed	Mixed		19		Green
OSS45	Connolly House, Reynolds Avenue, South Shields	Whiteleas	0.41	0.37	0.41		Y			11		Green
OSS46a	Former Temple Park Junior School (west), Manet Gardens, South Shields	Whiteleas	1.03	0.93	0.41		Y			28		Green
OSS46b	Former Temple Park Junior School playing field, Manet Gardens, South Shields	Whiteleas	1.46	1.31	0.58			Y		39		Amber
OSS47	Temple Memorial Park, John Reid Road, South Shields	Whiteleas	60.80	45.60	24.32			Y		1368		Red
OSS48	Temple Park Leisure Centre and surrounding area, John Reid Road, South Shields	Whiteleas	14.90	11.18	5.96		Mixed	Mixed		559		Red
OSS49	Former Cleadon Park Library Site, Sunderland Road, South Shields	Harton	0.30	0.30	0.30		Y		Permitted	N/A		Withdrawn
OSS5	Residential garages, Brunswick Street, South Shields	Simonside & Rekendyke	0.20	0.20	0.20		Mixed	Mixed		8		Green
OSS50	Cleadon Park, Quarry Lane, South Shields	Cleadon Park	15.20	11.40	6.08			Y		456		Red
OSS51	Harton Primary School playing fields (south), Bradley Avenue, South Shields	Harton	1.30	1.17	0.52			Y		47		Amber
OSS52	Large open grassed space, Prince Edward Road, South Shields	Harton	2.10	1.58	0.84			Y		47		Red
OSS53	Large open grassed space, Lumley Avenue, South Shields	Harton	0.70	0.63	0.28			Y		19		Red
OSS54	Land at Farding Square, South Shields	Whitburn & Marsden	1.40	1.26	0.56		Mixed	Mixed		38		Green
OSS55	Large open grassed space, Marsden Lane, South Shields	Horsley Hill	1.40	1.26	0.56			Y		50		Red
OSS56	Land at Harton Downhill, Hertford Avenue, South Shields	Horsley Hill	3.70	2.78	1.48			Y		111		Red
OSS57	Coastal Leas, Coast Road, South Shields	Horsley Hill	94.88	71.16	37.95			Y		2846		Red
OSS58	Land at West Harton Action Station, Boldon Lane, South Shields	Biddick & All Saints	0.11	0.11	0.11		Y			6		Green
OSS59	Former Residential Care Home, Mowbray Road, South Shields	Westoe	0.50	0.45	0.20		Y		Permitted	N/A		Withdrawn
OSS6	Land at Garwood Street, South Shields	Simonside & Rekendyke	1.60	1.44	0.64		Y				149	Green
OSS60	Residential care home, Marsden Lane, South Shields	Horsley Hill	0.50	0.45	0.20		Y			14		Green
OSS61	Land at Harton Lane/The Wynde, South Tyneside General Hospital, South Shields	Whiteleas	1.99	1.79	0.80		Y			72		Green
OSS62	Land at McAnany Avenue, South Tyneside General Hospital, South Shields	Whiteleas	0.90	0.81	0.36		Y			41		Green
OSS63	Land at John Reid Road, South Tyneside General Hospital, South Shields	Whiteleas	0.41	0.37	0.41		Y			15		Green
OSS64	Land at John Reid Road / Bonsall Court, South Tyneside General Hospital, South Shields	Whiteleas	1.10	0.99	0.44		Y			50		Green
OSS65	Land at John Reid Road / Whiteleas Way, South Shields	Whiteleas	0.50	0.45	0.20			Y		18		Amber
OSS66	Land at Brockley Avenue, West Harton, South Shields	Whiteleas	1.10	0.99	0.44			Y		40		Amber
OSS67	Land at former McNulty's Shipyard, Commercial Road, South Shields	Simonside & Rekendyke	7.06	5.30	2.82		Y				403	Amber
OSS68	Land at Laygate/Western Approach roundabout, South Shields	Simonside & Rekendyke	0.08	0.08	0.08		Y			4	28	Green
OSS69	Gordon House and car park, Gordon Street, South Shields	West Park	0.33	0.33	0.33		Y			17	77	Green
OSS7	Land at Garwood Street (former Jerry's Drums), South Shields	Simonside & Rekendyke	0.41	0.37	0.41		Y				95	Green
OSS70	Land adj. Tyne Dock mineral line bridge, Green Lane, South Shields	Biddick & All Saints	0.16	0.16	0.16			Y		5		Green
OSS71	Land at Brooke's Walk/Gibbons Walk, Biddick Hall, South Shields	Biddick & All Saints	0.21	0.21	0.21			Y		6		Red
OSS72	Land at 85-103 Boldon Lane/Straker Terrace, South Shields	Biddick & All Saints	0.11	0.11	0.11		Y		Permitted	6		Green
OSS73	Landreth House, Boldon Lane/South Dene, South Shields	Biddick & All Saints	0.06	0.06	0.06		Y			3	21	Green
OSS74	Former Harton Police House, Sunderland Road, South Shields	Harton	0.05	0.05	0.05		Y			2		Green
OSS75	Former Nursery School, Wharfedale Drive, South Shields	Simonside & Rekendyke	0.11	0.11	0.11		Y			4		Green
OSS76	Land at Orchid Close, South Shields	Biddick & All Saints	0.03	0.03	0.03		Y			2		Green
OSS77	Open space at St. Mark's Way, Laygate Estate, South Shields	Beacon & Bents	0.29	0.29	0.29			Y		15		Green
OSS8	Grassed area, 102-110 Ravensworth Terrace, South Shields	Simonside & Rekendyke	0.10	0.10	0.10			Y		5		Green
OSS9	Large open grassed space, Byron Street / Wawn Street, South Shields	Westoe	1.10	0.99	0.44			Y		50		Red

Key

- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable



SLR Ref: OSS1a SHLAA Ref: ss.07.053/56/67/81		Site Area: 4.41ha		Site Location: Former Middle Docks, Holborn, South Shields			Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Former Docks Adjacent Uses: Public house, former industrial area				Site appraised for: Residential/B-use class economic development			Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High A B C D E					
Site Photos 				Designations Map 					1. To check the unrestricted sprawl of the built-up area?							
									2. To safeguard borough’s countryside from further encroachment?							
							3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?									
							4. To preserve the special & separate characters of the Urban Fringe villages?									
				Key Designations: Flood Risk Zone 2 and 3/ LDF Mixed Use Development Site Allocation/ South Shields Riverside Regeneration Area/ Coal Authority Resource and Advice Standing Area			Adjacent Designations / Allocations: Conservation Area/LDF Tourism, Cultural and Leisure Developments/Grade II Listed Buildings			5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						
										Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						
							Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					
Landscape and Townscape							Biodiversity									
Category 1: Significant Constraints	Grade I Agricultural Land		The area around the site is mostly industrial and commercial thought many of the riverside sites are now vacant. Development should allow riverside views to permeate the site and promote riverside access. Development of the site is considered to have a medium impact on the landscape of the area but does have the potential to improve certain aspects such as riverside access and views. Mitigation would be required.				Would development of the site have an adverse impact on:		The site is adjacent to the River Tyne Wildlife Corridor. It is considered the site would have a medium impact and mitigation would be required to ensure habitats are not adversely impacted upon.							
Category 2: Constraints	Area of High Landscape Value or Significance						Category 1: Significant Constraints							Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)		
	Woodland Plantation													Site of Special Scientific Interest (SSSI)		
	Tree Preservation Order (TPO)													Local Nature Reserve		
	Grade 2 or 3a Agricultural Land													Category 2: Constraints		Local Wildlife Site (LWS)
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Local Geodiversity Site (LGS)										
						Great Crested Newt Pond (+500m buffer)										
						Wildlife Corridor		✓								
						Are there any known protected / DBAP species or habitats on the site?		Unlikely								
Would the development of the site impact upon the connectivity of habitats?		Unlikely														
									Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The Middle Docks are locally-listed and the site is adjacent to a Conservation Area, Grade II Listed Buildings and other heritage assets.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered the site would have a zero/low impact on Green Infrastructure as there is no Green Infrastructure provision on the site. Mitigation would only be required where appropriate.		
	Village Green											
	Cemetery / Churchyard											
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a high impact upon historic environment and culture. The locally-listed structure should be incorporated into future development. Significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Allotment											
	Public Right of Way (cycleway/ footpath/bridleway)											
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Is the proposed development site designated as open space or playing fields?		N/A				
	Locally-Listed Building/ Structure/ Space	✓				Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015						
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	75%	Most of the site is within Flood Risk Zones 2 and 3 and at risk of surface water flooding. Developing this site is considered to have a high impact in regards to flooding and significant mitigation would be required.			Is there road capacity for site traffic generation?			It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as overall green infrastructure. It is in an accessible location, and the capacity of local infrastructure would have to be considered further. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	4%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Is there education/community/health facility capacity for site requirements?			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	✓			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
						The site is close to local shopping services in South Shields Town Centre/Fredrick Street and has good access to the South Shields Metro station, bus interchange and ferry. The site does have limited access to green infrastructure such as allotments and semi-natural open space, but it is noted that there are some local green spaces in the area. There are education and community facilities in the locality, but local capacity would have to be explored further.						
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/205-G7 and ES/101-G7) with former uses including Dockyard (Cargo) (c1862-1993), Dockyard (Ship repair) (c1898-1993), Iron and Steel Manufacture (c1898), Glass Manufacture (c1862). It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. It is considered that the site will have a high impact and significant mitigation would be required.			What is considered deliverable on the site?		The site is in a viable area for economic development but residential development would be unlikely.				
	Gentle Slope					How many homes could be provided?		26	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		103	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	The site is not considered suitable for development due to the likely significant impacts on flooding and historic environment which would require significant mitigation.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS1b SHLAA Ref: ss.07.053/56/67/81		Site Area: 4.64ha		Site Location: Land at Holborn, Commercial Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Former Industrial, Public House Adjacent Uses: Former docks, commercial				Site appraised for: Residential/B-Use Class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?					
Site Photos				Designations Map						Low ← Impact → High					
										A B C D E					
				Key Designations: South Shields Riverside Regeneration Area/ LDF mixed use development site allocation/ Coal Authority Resource and Standing Advice Area Adjacent Designations / Allocations: Flood risk zone 2 and 3/ Conservation area/ recreational open space/ Cycleway/Historic Landfill						1. To check the unrestricted sprawl of the built-up area?					
										2. To safeguard borough’s countryside from further encroachment?					
										3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?					
										4. To preserve the special & separate characters of the Urban Fringe villages?					
										5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					
										Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside					
										Zero/Low Impact - no or minimal mitigation required					
										Medium Impact mitigation required					
										High Impact – significant mitigation required					
Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		The area around the site is mostly industrial and commercial thought many of the riverside sites are now vacant. Development should allow riverside views to permeate the site and promote riverside access. Development of the site is considered to have a medium impact on the landscape of the area but does have the potential to improve certain aspects such as riverside access and views. Mitigation would be required.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Would development of the site have an adverse impact on:		As there are no biodiversity designations on the site, it is considered that the site would have a zero/low impact on biodiversity. Mitigation required where appropriate.	
Category 2: Constraints		Area of High Landscape Value or Significance													
		Woodland Plantation													
		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land													
		Area of Significant Historic Landscape													

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is limited identified historical or archaeological significance on site. The Middle Docks, adjacent to this site, are locally listed and the site is close to a Conservation area.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered the site would have a zero/low impact on Green Infrastructure. There is an established Mitigation would only be required where appropriate.			
	World Heritage Site & Setting (+ candidate)											
	Grade I/Grade II*Listed Building/Structure											
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment but mitigation would be required to protect the settings of heritage assets.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area											
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required							
	Locally-Listed Building/ Structure/ Space											
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone and no surface water flooding has been identified on the site. Development of the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as overall green infrastructure. It is in an accessible location, and the capacity of local infrastructure would have to be considered further. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
		Is there education/community/health facility capacity for site requirements?										
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is close to local shopping services in South Shields Town Centre/Fredrick Street and has good access to the South Shields Metro station, bus interchange and ferry. The site does have limited access to green infrastructure such as allotments and semi-natural open space, but it is noted that there are some local green spaces in the area. There are education and community facilities in the locality, but local capacity would have to be explored further.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding											
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is within an area for further investigation in relation to contamination (AFI ref - ES/205-G7 and ES/101-G7) with former uses including Railways (C.1862) and factory works (C.1993) . It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. It is considered that the site will have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, and within a strong market location for B-use class economic development.				
	Gentle Slope						How many homes could be provided?		174	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating						How many jobs could the site provide for?		432	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the overall low impacts, the site is considered suitable for both residential and B-use class economic development. However, as the site has Enterprise Zone status it is probably more likely to come forward for economic development.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS1c SHLAA Ref: ss.07.053/56/67/81		Site Area: 1.65ha		Site Location: Land at Commercial Road / Tudor Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒									
Land Use: Commercial Buildings, Residential Adjacent Uses: Open space, industrial, commercial				Site appraised for: Residential/ B-use class economic development		Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High				
Site Photos				Designations Map						1. To check the unrestricted sprawl of the built-up area?							
										2. To safeguard borough’s countryside from further encroachment?							
						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?											
						4. To preserve the special & separate characters of the Urban Fringe villages?											
				Key Designations: South Shields Riverside Regeneration Area/LDF Mixed Use Development Site Allocation/ Coal Authority Resource and Standing Advice Area		Adjacent Designations / Allocations: Cycleway/Proposed footpath/Flood Zones 2 and 3/conservation area		5. To assist in the regeneration of the urban area, by encouraging the recycling of land?									
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside									
Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required											

Landscape and Townscape						Biodiversity						
Category 1: Significant Constraints		Grade I Agricultural Land		Much of the area is industrial and commercial, although many of the riverside sites have been abandoned and are now vacant. The site is predominantly vacant with a mix of industrial and open space character. River views should be allowed to permeate through the area, and access to the riverside should be enhanced. It is considered that developing this site would have a medium impact on the landscape of the area, but does have the potential to improve it significantly. Mitigation would be required.		Would development of the site have an adverse impact on:			The site has no formal biodiversity designations. The site is considered to have a low impact with regards to diversity. Minimal mitigation would be required.			
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints						
		Woodland Plantation				Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)						
		Tree Preservation Order (TPO)				Site of Special Scientific Interest (SSSI)						
		Grade 2 or 3a Agricultural Land				Local Nature Reserve						
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
								Are there any known protected / DBAP species or habitats on the site?				
								Would the development of the site impact upon the connectivity of habitats?				

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is limited identified historical or archaeological significance onsite. Some archaeological investigation is likely to be required.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a low impact on Green Infrastructure. There is no Green Infrastructure on site but the site is adjacent to an area of good quality green space. Development should be sensitive to the adjacent green space.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing the site is considered to have a low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)					
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor					
						Is the proposed development site designated as open space or playing fields?						
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015						
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		There is some surface water flooding identified on the site. The site is considered to have a low impact with regards to flooding. Mitigation would be required where appropriate.			Is there road capacity for site traffic generation?			It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as overall green infrastructure. It is in an accessible location, and the capacity of local infrastructure that would be required for the extent of potential development would have to be considered further and mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
		Is there education/community/health facility capacity for site requirements?			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to local shopping services in South Shields Town Centre / Frederick Street and has good access to the South Shields metro station, bus interchange, and ferry. It does have limited access to green infrastructure such as allotments and semi-natural open space, but it is noted that it has some local green spaces in the area. There are education and community facilities in the locality, but local capacity would have to be explored further.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding											
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is within an area for further investigation in relation to contamination (AFI ref - ES/205-G7 and ES/101-G7) with former uses including Brewing and Malting (c1862)), Glass Manufacture (c1862) and railway land. It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. It is considered that the site will have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that the site is within a viable area for residential and a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		74	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		153	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the overall low impacts and constraints, the site is considered suitable for development. Potential impacts on the landscape/townscape and infrastructure would have to be considered further.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS1d SHLAA Ref: ss.07.053/56/67/81		Site Area: 0.85ha		Site Location: Land at Laygate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																	
Land Use: Recreational open space Adjacent Uses: Residential, commercial, allotments				Site appraised for: Residential/ B-use class economic development				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																													
Site Photos 				Designations Map 						Low ← Impact → High <table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																				
										A	B	C	D	E																									
				Key Designations: Recreational open space/ proposed footpath/ South Shields Riverside Regeneration Area/ LDF mixed use allocation/ Coal Authority Resource and Standing Advice Area Adjacent Designations / Allocations: Recreational open space/Strategic Route Network				1. To check the unrestricted sprawl of the built-up area?																															
								2. To safeguard borough's countryside from further encroachment?																															
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																															
								4. To preserve the special & separate characters of the Urban Fringe villages?																															
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																															
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																															
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																											
Landscape and Townscape						Biodiversity																																	
Category 1: Significant Constraints		Grade I Agricultural Land		Much of the area is industrial and commercial, although many of the riverside sites have been abandoned and are now vacant. The site is predominantly vacant with a mix of industrial and open space character. River views should be allowed to permeate through the area, and access to the riverside should be enhanced. It is considered that developing this site would have a medium impact on the landscape of the area, but does have the potential to improve it significantly. Mitigation would be required.		Would development of the site have an adverse impact on:				There is some vegetation on the site but the site doesn't have any biodiversity constraints. The site is considered to have a low impact on biodiversity. Mitigation required where appropriate.																													
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																															
		Woodland Plantation						Site of Special Scientific Interest (SSSI)																															
		Tree Preservation Order (TPO)						Local Nature Reserve																															
		Grade 2 or 3a Agricultural Land						Category 2: Constraints						Local Wildlife Site (LWS)																									
						Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																									
						Great Crested Newt Pond (+500m buffer)																																	
						Wildlife Corridor																																	
						Are there any known protected / DBAP species or habitats on the site?																																	
						Would the development of the site impact upon the connectivity of habitats?																																	

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is a public open space within an area of otherwise limited provision. The site is adjacent to Trinity Walk green space. There is also a proposed footpath running through the site. Site is considered to have a medium impact on green infrastructure and mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required		
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓							
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor									
						Is the proposed development site designated as open space or playing fields?		Amenity Greenspace				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: High				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Site isn’t within an area of Flood Risk and no surface water flooding has been identified. Development of the site is considered to have a low impact in regards to flooding. Mitigation would be required where appropriate.			Is there road capacity for site traffic generation?			It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but the area is lacking in others such as overall green infrastructure. It is in an accessible location, and the capacity of local infrastructure would have to be considered further. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required			Is there education/community/health facility capacity for site requirements?						
	Surface Water Flooding						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
						The site is close to local shopping services in South Shields Town Centre/Fredrick Street and has good access to the South Shields Metro station, bus interchange and ferry. The site does have limited access to green infrastructure such as allotments and semi-natural open space, but it is noted that there are some local green spaces in the area. There are education and community facilities in the locality, but local capacity would have to be explored further.						
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is within an area for further investigation in relation to contamination (AFI ref - ES/205-G7 and ES/101-G7) with former uses including Clay/brick manufacturing (C. 1862), Railway land and infilling (C. 1993). The site is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. It is considered that the site will have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that the site is within a viable area for residential and B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		38	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		118	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required			The site is considered suitable for residential and B-use class economic development. Due to the surrounding uses, the site would be more likely to come forward for residential development.		Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS2 SHLAA Ref: ss.07.048		Site Area:1.1ha		Site Location: Large open grassed space, Laygate Street, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																													
Land Use: Recreational open space and play park Adjacent Uses: Residential, Industrial, Recreational Open Space				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																											
Site Photos 				Designations Map 				Low ← Impact → High																											
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A	B	C	D	E																															
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																																			
				Key Designations / Allocations: River Tyne Regeneration Corridor / LDF South Shields Area Action Plan, Regeneration Area and Mixed Use Allocation / Recreational Open Space / Public Right of Way / Coal Resource and Standing Advice Area.		Adjacent Designations / Allocations: LDF South Shields Area Action Plan, Regeneration Area and Mixed Use Allocation / Recreational Open Space / Flood Risk Zone 2 and 3		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																											
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Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																	
Landscape and Townscape						Biodiversity																													
Category 1: Significant Constraints	Grade I Agricultural Land		Much of the wider area is industrial and commercial, although many of the riverside sites have been abandoned and are now vacant. The site itself provides recreational open space which has views across the River Tyne from many vantage points. It is considered that developing this site would have a medium impact on the landscape of the area, but does have the potential to improve it significantly. Mitigation would be required.			Would development of the site have an adverse impact on:			The site has no biodiversity designations but the site is in close proximity to the River Tyne wildlife corridor. Development of the site is considered to have a low impact on biodiversity. Mitigation maybe required where appropriate such as protecting or mitigating the loss of mature vegetation.																										
Category 2: Constraints	Area of High Landscape Value or Significance					<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr><tr><td></td><td>✓</td><td></td></tr></table>						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		✓																			
	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required										High Impact – significant mitigation required																							
		✓																																	
	Woodland Plantation																																		
Tree Preservation Order (TPO)																																			
Grade 2 or 3a Agricultural Land																																			
Area of Significant Historic Landscape						Are there any known protected / DBAP species or habitats on the site?			Unknown																										
						Would the development of the site impact upon the connectivity of habitats?			Unlikely																										
									<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr><tr><td>✓</td><td></td><td></td></tr></table>			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	✓																				
Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																	
✓																																			

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no identified historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a medium impact as it is an area green space with children’s play area and public right of way in a wider area of limited provision. Mitigation would be required to offset any losses.		
	World Heritage Site & Setting (+ candidate)											
	Grade I/Grade II*Listed Building/Structure											
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓							
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor									
						Is the proposed development site designated as open space or playing fields?		Amenity green space and play area				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Green space – low quality/ high value Play area – high quality/high value				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on a very small area of the site. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as overall green infrastructure. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to local shopping services in South Shields Town Centre and Frederick Street and has good access to the South Shields metro station, bus interchange, and ferry. It does have limited access to green infrastructure such as allotments, playing pitches and semi-natural open space, but it is noted that is has some local green space adjacent to it. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	✓										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/102-G7) with former uses including glass manufacture and dockyard (ship repairs). It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, and in a strong market location for B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		50	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		102	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that the site is potentially suitable for residential development but would be inappropriate for B-use class development due to predominant residential surroundings. However impacts upon ground conditions and green infrastructure would have to be considered further and offset accordingly as well as considering whether adjacent riverside industry would impact upon residential amenity.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone								Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Landfill sites, Contaminated land	✓										
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS3 SHLAA Ref: ss.07.036		Site Area:0.4ha		Site Location: Land at Rekendyke Lane, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																													
Land Use: Vacant land Adjacent Uses: Business, Residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																											
Site Photos 				Designations Map 				Low ← Impact → High																											
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				Key Designations / Allocations: River Tyne Regeneration Corridor / LDF South Shields AAP and Regeneration Area / Coal Resource and Standing Advice Area / Proposed footpath / cycleway		Adjacent Designations / Allocations: Recreational Open Space / Predominantly Industrial Area		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																											
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Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																	
Landscape and Townscape						Biodiversity																													
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area provides river views and access to the riverside. The site itself is vacant and reasonably contained by existing development and the Trinity South residential scheme. It is considered that developing this site would have a low impact on the townscape of the area and mitigation would only be required where appropriate.			Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a low impact. HRA will be required. Mitigation would only be required where appropriate.																										
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																							
	Woodland Plantation											Site of Special Scientific Interest (SSSI)																							
	Tree Preservation Order (TPO)											Local Nature Reserve																							
	Grade 2 or 3a Agricultural Land											Category 2: Constraints																							
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required 			Local Wildlife Site (LWS)																													
									Local Geodiversity Site (LGS)																										
												Great Crested Newt Pond (+500m buffer)																							
															Wildlife Corridor																				
		Are there any known protected / DBAP species or habitats on the site?			Unknown																														
		Would the development of the site impact upon the connectivity of habitats?			Unlikely																														
						Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required			High Impact – significant mitigation required																							

Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a zero/low impact and mitigation would only be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low/medium impact upon historic environment and culture. Mitigation only required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area				
	Conservation Area						Allotment				
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	No		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Locally-Listed Building/ Structure/ Space		Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015				NA					
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?	?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as overall green infrastructure. Mitigation would be required where appropriate.			
	Flood Risk Zone 3A (High Vulnerability)	0%					?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?	✓		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding	✓					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?				
					The site is close to local shopping services in South Shields Town Centre and Frederick Street and has good access to the Chichester metro station. It does have limited access to green infrastructure such as allotments, playing pitches and semi-natural open space, but it is noted that is has some local green space adjacent to it. There are education and community facilities in the locality.						
Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/207-G7) with former uses including unknown constituents (c1862), mineral railway (c1862-1952), road haulage depot (c1993), factory (Electrical component manufacture - ViaSystems) (c2001). It is also within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. It is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, and on the periphery of a strong market location for B-use class economic development.			
	Gentle Slope					How many homes could be provided?		20	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		102	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development and B-use class economic development. However, it is noted that the site is adjacent to the ‘Green Incubator’ office/light industrial units and therefore this should be taken into account when developing the site. Addressing any ground condition issues will also be required.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: OSS3a SHLAA Ref:		Site Area:0.67		Site Location: Land at Rekendyke Lane/Laygate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																																												
Land Use: Commercial buildings, Vacant Land Adjacent Uses: Residential, Commercial				Site appraised for: residential/ B-use class economic development				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low ←</td><td colspan="3">Impact</td><td>→ High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr></table>					Would development on this site impact upon the five purposes of the Green Belt?	Low ←	Impact			→ High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
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Site Photos 				Designations Map 				Key Designations: South Shields Riverside Regeneration Area/LDF Mixed Use Development Site Allocation/Proposed Footpath		Adjacent Designations / Allocations: Strategic Route Network/Recreational Open Space/Cycleway/Predominantly Industrial Area																																																								
																																																																		
Landscape and Townscape						Biodiversity																																																												
Category 1: Significant Constraints	Grade I Agricultural Land		River views permeate through the area, but access to the riverside is poor. It is considered that developing this site would have a low impact on the townscape of the area and mitigation would only be required where appropriate.			Would development of the site have an adverse impact on:			The site has no Biodiversity designations and therefore it is considered that developing the site would have a low impact. Mitigation would only be required where appropriate.																																																									
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																																											
	Woodland Plantation						Site of Special Scientific Interest (SSSI)																																																											
	Tree Preservation Order (TPO)						Local Nature Reserve																																																											
	Grade 2 or 3a Agricultural Land					Category 2: Constraints	Local Wildlife Site (LWS)																																																											
	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Local Geodiversity Site (LGS)		Great Crested Newt Pond (+500m buffer)		Wildlife Corridor		Are there any known protected / DBAP species or habitats on the site?		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																															

Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site has no green infrastructure designations or constraints, therefore it is considered that developing this site would have a zero/low impact and mitigation would only be required where appropriate.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)											
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor											
						Is the proposed development site designated as open space or playing fields?								
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?								
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Partial surface water flooding identified on the site. Developing the site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?			It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as overall green infrastructure. Mitigation would be required where appropriate.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?								
			Is there education/community/health facility capacity for site requirements?			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to local shopping services in South Shields Town Centre and Frederick Street and has good access to the Chichester metro station. It does have limited access to green infrastructure such as allotments, playing pitches and semi-natural open space, but it is noted that is has some local green space adjacent to it. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Surface Water Flooding													
Ground Conditions & Contamination						Suitability and Deliverability								
Site Topography	Predominantly Flat		The site is within an area for further investigation in relation to contamination (AFI ref - ES/207-G7) with former uses including unknown constituents (c1862), mineral railway (c1862-1952), road haulage depot (c1993), factory (Electrical component manufacture - ViaSystems) (c2001). It is also within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. It is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that the site is in a viable area for residential and B-use class economic development.						
	Gentle Slope					How many homes could be provided?		12	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating					How many jobs could the site provide for?		80	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the overall low impacts, the site is considered suitable for development. Ground conditions and contamination issues would have to be considered further.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development				
	Electricity Pylon (+ 10m buffer zone)													
Category 2: Constraints	HSE COMAH Middle or Outer Zone													
	Landfill sites, Contaminated land													
	Minerals Legacy (quarries and coal mining)													
	High Voltage electricity line(+10m buffer zone)													

SLR Ref: OSS4 SHLAA Ref: ss.07.050		Site Area:0.5ha		Site Location: Car park and open space, West Holborn, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒																											
Land Use: Cleared site with trees and open space Adjacent Uses: Industrial / Residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?																									
Site Photos 				Designations Map 						Low ← Impact → High																									
										<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																
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				Key Designations / Allocations: River Tyne Regeneration Corridor / LDF South Shields Area Action Plan Regeneration Area and Mixed-use allocation / Coal Resource and Standing Advice Area / Recreational Open Space		Adjacent Designations / Allocations: Recreational Open Space / Footpath/cycleway / Predominantly Industrial Area / Flood Risk Zone 2 / Bus stop		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																											
								Zero/Low Impact - no or minimal mitigation requiredMedium Impact - mitigation requiredHigh Impact – significant mitigation required																											
Landscape and Townscape						Biodiversity																													
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area provides river views and access to the riverside. The site itself is a vacant open site providing a buffer between commercial units and residential properties. Due to the site's small scale and containment by surrounding buildings/structures, it is considered that developing this site would have a low impact on the townscape of the area and mitigation would be required where appropriate.			Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a low impact. HRA will be required. Mitigation would be required where appropriate.																										
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																							
	Woodland Plantation											Site of Special Scientific Interest (SSSI)																							
	Tree Preservation Order (TPO)											Local Nature Reserve																							
	Grade 2 or 3a Agricultural Land											Local Wildlife Site (LWS)																							
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation requiredMedium Impact - mitigation requiredHigh Impact – significant mitigation required			Local Geodiversity Site (LGS)																													
						Great Crested Newt Pond (+500m buffer)																													
						Wildlife Corridor																													
						Are there any known protected / DBAP species or habitats on the site?			Unknown																										
						Would the development of the site impact upon the connectivity of habitats?			Unlikely																										
						Zero/Low Impact - no or minimal mitigation requiredMedium Impact - mitigation requiredHigh Impact – significant mitigation required																													

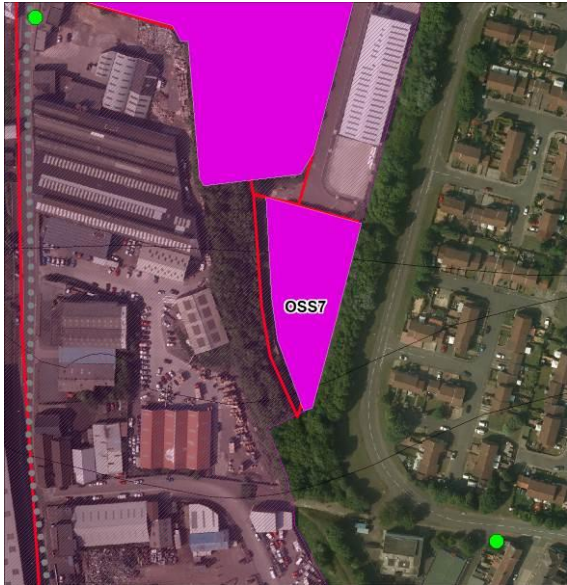
Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site includes a small area of open space as part of the wider site. It is considered that developing this site would have a medium impact and mitigation would be required.		
	World Heritage Site & Setting (+ candidate)										
	Grade I/Grade II*Listed Building/Structure										
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a low impact upon historic environment and culture. Mitigation would be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area										
	Archaeological Site (Known & potential)										
	Locally-Listed Building/ Structure/ Space										
					Is the proposed development site designated as open space or playing fields?		Amenity Greenspace				
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: Low				
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has reasonable access to some existing services and would increase critical mass, but is lacking in others such as allotments and local shops. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required where appropriate.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
			Is there education/community/health facility capacity for site requirements?		✓						
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			The site has good access to South Shields town centre which is close by. Access to green infrastructure is good, including children’s play parks, but there is no allotment provision. There is a bus stop close to the site and education and community facilities are in the wider locality.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	NA									
Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/207-G7) with former uses including unknown constituents (c1862), mineral railway (c1862-1952), road haulage depot (c1993), factory (Electrical component manufacture - ViaSystems) (c2001). It is also within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. It is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for both residential and B-use class economic development.			
	Gentle Slope	✓				How many homes could be provided?		18	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		69	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development and/or B-use class economic development. However, impacts upon ground conditions and green infrastructure would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										✓
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: OSS5 SHLAA Ref: ss.07.025		Site Area:0.2ha		Site Location: Residential garages, Brunswick Street, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																																																																																																																																								
Land Use: Car parking / open space / garages Adjacent Uses: Residential / Retail				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																																																																																																																																																						
Site Photos 				Designations Map 				Low ← Impact → High <table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="5">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="5"></td></tr><tr><td colspan="4" rowspan="2"> </td><td colspan="2" rowspan="2"> Key Designations / Allocations: River Tyne Regeneration Corridor / LDF Housing allocation / Coal Resource and Standing Advice Area</td><td colspan="2" rowspan="2"> Adjacent Designations / Allocations: District Shopping Centre</td><td colspan="5"></td></tr><tr><td colspan="5"></td></tr><tr><td colspan="6">Landscape and Townscape</td><td colspan="6">Biodiversity</td></tr><tr><td>Category 1: Significant Constraints</td><td>Grade I Agricultural Land</td><td></td><td colspan="3" rowspan="5">The wider area has a fragmented residential character. The site itself provides garage and parking provision on one half with an access road running through the site to the rear of the shopping area. The site also provides some formal landscaping which provides separation between residential properties on the edge of the site and car park provision for the shopping area. Due to the site's small scale and contained nature, it is considered that development would have a low impact and mitigation would be required where appropriate..</td><td colspan="3">Would development of the site have an adverse impact on:</td><td colspan="3" rowspan="5">The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. 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Historic Environment and Culture						Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.						
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area									
	Conservation Area						Allotment									
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)									
	Locally-Listed Building/ Structure/ Space		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required					
						Is the proposed development site designated as open space or playing fields?		No								
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA								
Flooding						Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Minor surface water flooding has been identified on a very small part of the site. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required.			Is there road capacity for site traffic generation?		✓	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as allotments. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation required where appropriate.							
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	✓														The site is close to local shopping services. Access to green infrastructure is limited in terms of local sites. Children’s play facilities are close by but there is no allotment provision. It is also reasonably close to bus stops and Chichester metro station. There are education and community facilities in the locality.
Ground Conditions & Contamination						Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential development but not in a strong market location for B-use class economic development.								
	Gentle Slope					How many homes could be provided?		8	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope															
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential low impacts, it is considered suitable for residential development, but due to its surroundings unlikely to be viable for B-use class development. Local car parking capacity for surrounding residential properties would have to be explored further.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development						
	Electricity Pylon (+ 10m buffer zone)															
Category 2: Constraints	HSE COMAH Middle or Outer Zone															
	Landfill sites, Contaminated land															
	Minerals Legacy (quarries and coal mining)															
	High Voltage electricity line(+10m buffer zone)															

SLR Ref: OSS6 SHLAA Ref: SS.11.027/28		Site Area:1.6ha		Site Location: Land at Garwood Street, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒											
Land Use: Vacant / car parking for adjacent industry Adjacent Uses: Industrial				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation											
Site Photos				Designations Map															
																			
				Key Designations / Allocations: River Tyne Regeneration Corridor / LDF Employment allocation / Predominantly Industrial Area / Coal Resource and Referral Area		Adjacent Designations / Allocations: LDF Employment allocation / Predominantly Industrial Area / Strategic Route Network / Bus stops													
								Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required						
Landscape and Townscape								Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land				There is an industrial character to the area with commercial units around the site. The site itself is currently cleared and used for informal car park provision. It is reasonably contained by development and it is considered that developing the site would have a low impact on the townscape. Mitigation would be required.		Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.								
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
		Woodland Plantation								Site of Special Scientific Interest (SSSI)									
		Tree Preservation Order (TPO)								Local Nature Reserve									
		Grade 2 or 3a Agricultural Land								Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Category 2: Constraints		Local Geodiversity Site (LGS)									
								Great Crested Newt Pond (+500m buffer)											
								Wildlife Corridor											
								Are there any known protected / DBAP species or habitats on the site?		Unknown									
								Would the development of the site impact upon the connectivity of habitats?		Unlikely									

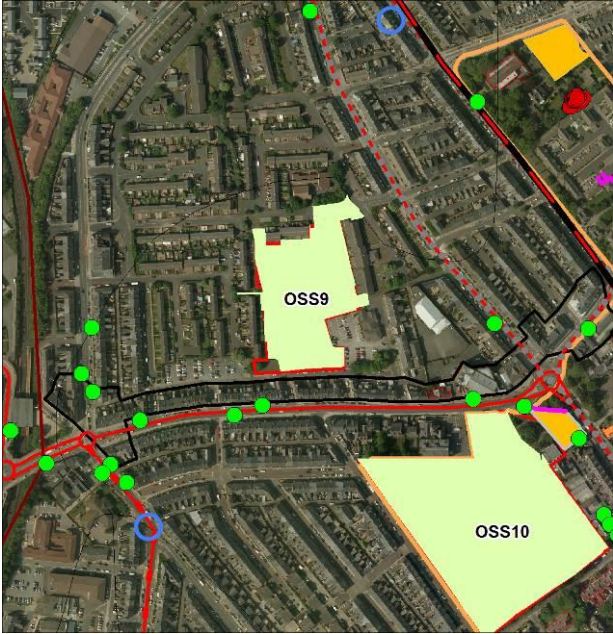
Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The line of the Wrekendyke Roman Road runs through the eastern half of the site, which may require an element of trial trenching or other archaeological investigation.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area				
	Conservation Area						Allotment				
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space										
					Is the proposed development site designated as open space or playing fields?		No				
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA				
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) but there are issues identified on surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as allotments. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required where appropriate.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
					Is there education/community/health facility capacity for site requirements?		✓				
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services situated at Frederick Street. Access to green infrastructure is limited though. There are bus stops community and education facilities in the locality.		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	✓									
Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	Site is not within an area for further investigation in relation to contamination. But it is adjacent to 3 AFI sites (ES/110/F7, ES208-F7 and ES/207-G7). However it does cover a former mineral railway line and has been used previously for industrial and car park uses. It is within a Mineral Safeguarding Area where prior extraction would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for commercial development, but not in a strong market location for residential development.			
	Gentle Slope					How many homes could be provided?		NA	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		149	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered suitable for economic development but not residential development due to industrial surroundings. Addressing any contamination issues with ground conditions may have to be explored further.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: OSS7 SHLAA Ref: SS.11.024		Site Area:0.4ha		Site Location: Land at Garwood Street, (former Jerry's Drum) South Shields		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Vacant site Adjacent Uses: Industry, tree buffer, residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos 				Designations Map 				Low ← Impact → High							
								A B C D E							
								1. To check the unrestricted sprawl of the built-up area?							
						2. To safeguard borough's countryside from further encroachment?									
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?															
4. To preserve the special & separate characters of the Urban Fringe villages?															
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?															
Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside															
				<u>Key Designations / Allocations:</u> River Tyne Regeneration Corridor / LDF Employment allocation / Predominantly Industrial Area / Coal Resource, Standing and Referral Area		<u>Adjacent Designations / Allocations:</u> LDF Employment allocation / Predominantly Industrial Area		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required		
Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		There is an industrial character to the area, with large warehousing at the entrance to the site. Mature vegetation is present around all the site boundaries resulting in the site being hidden from its surrounding areas. The site is currently vacant, cleared and contained. It is considered that developing the site would have a low impact on the townscape and mitigation would be required where appropriate.		Would development of the site have an adverse impact on:		Category 1: Significant Constraints		Ramsar Site				The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.	
Category 2: Constraints		Area of High Landscape Value or Significance								Special Protection Area (SPA)					
		Woodland Plantation								Special Area of Conservation (SAC)					
		Tree Preservation Order (TPO)								Site of Special Scientific Interest (SSSI)					
		Grade 2 or 3a Agricultural Land								Local Nature Reserve					
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Category 2: Constraints		Local Wildlife Site (LWS)			
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Local Geodiversity Site (LGS)					
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Great Crested Newt Pond (+500m buffer)					
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Wildlife Corridor					
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Are there any known protected / DBAP species or habitats on the site?		Unknown			
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Would the development of the site impact upon the connectivity of habitats?		Unlikely			

Historic Environment and Culture					Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site has no known historical or archaeological significance			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.				
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment						
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)						
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor						
					Is the proposed development site designated as open space or playing fields?		No						
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA						
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or on surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		✓	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required where appropriate.				
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓					
					Is there education/community/health facility capacity for site requirements?		✓						
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services situated at Frederick Street. Access to green infrastructure is limited. There are bus stops, community and education facilities in the locality.			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding	NA											
Ground Conditions & Contamination					Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. However it is adjacent to an AFI site - ES208-F7, and has former industrial uses. . It is within a Mineral Safeguarding Area but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for commercial development, but not in a strong market location for residential development.					
	Gentle Slope					How many homes could be provided?		NA	Site would significantly support economic growth and/or regeneration priorities?				
	Undulating					How many jobs could the site provide for?		93	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered suitable for B-use class economic development but not residential development. Addressing any contamination issues associated with ground conditions may have to be explored further.			Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone												
	Landfill sites, Contaminated land	✓											
	Minerals Legacy (quarries and coal mining)												
High Voltage electricity line(+10m buffer zone)													

SLR Ref: OSS8 SHLAA Ref: ss.12.035		Site Area:0.1ha		Site Location: Grassed area, 102-110 Ravensworth Terrace, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																															
Land Use: Vacant site Adjacent Uses: Residential, Tree buffer, Metro line				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																													
Site Photos 				Designations Map 				Low ← Impact → High <table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																				
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				Key Designations / Allocations: River Tyne Regeneration Corridor Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Tyne Regeneration Corridor		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																													
Landscape and Townscape						Biodiversity																															
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area has a fragmented residential character. The site itself is small scale and enclosed and largely surrounded by residential properties. It is considered that developing this site would have a low impact on the surrounding townscape and mitigation would be required where appropriate.		Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.																												
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints						Ramsar Site																									
		Woodland Plantation				Special Protection Area (SPA)						Special Area of Conservation (SAC)																									
						Site of Special Scientific Interest (SSSI)																															
						Tree Preservation Order (TPO)		Local Nature Reserve																													
Grade 2 or 3a Agricultural Land				Category 2: Constraints			Local Wildlife Site (LWS)																														
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required			High Impact – significant mitigation required																											
													Local Geodiversity Site (LGS)																								
													Great Crested Newt Pond (+500m buffer)																								
													Wildlife Corridor																								
Are there any known protected / DBAP species or habitats on the site?		Unknown		Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required			High Impact – significant mitigation required																											
Would the development of the site impact upon the connectivity of habitats?		Unlikely																																			

Historic Environment and Culture						Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.						
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
	Conservation Area						Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)													
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor													
						Is the proposed development site designated as open space or playing fields?		NA								
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA								
Flooding						Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or on surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to existing services and would increase critical mass, and is not of a scale considered to put significant pressure on local capacity, particularly roads. Mitigation required where appropriate.							
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?								
			Is there education/community/health facility capacity for site requirements?		✓											
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?			The site is reasonably close to local shopping services and has good access to green infrastructure. It is also reasonably close to bus stops and metro stations. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required											
		Surface Water Flooding				NA										
Ground Conditions & Contamination						Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. Site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.								
	Gentle Slope					How many homes could be provided?		5	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope															
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development, subject to the ability to achieve a suitable configuration with surrounding properties.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
	Electricity Pylon (+ 10m buffer zone)															
Category 2: Constraints	HSE COMAH Middle or Outer Zone															
	Landfill sites, Contaminated land															
	Minerals Legacy (quarries and coal mining)															
	High Voltage electricity line(+10m buffer zone)															

SLR Ref: OSS9 SHLAA Ref: ss.08.003		Site Area:1.1ha		Site Location: Large open grassed space, Byron Street, South Shields		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Recreational open space Adjacent Uses: Residential, Doctors Surgery/Community Centre / Retail				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos 				Designations Map 				Low ← Impact → High							
				Key Designations / Allocations: Recreational Open Space / Coal Standing Advice Area		Adjacent Designations / Allocations: District Shopping Centre / Strategic Route Network / Bus Stops		1. To check the unrestricted sprawl of the built-up area?							
								2. To safeguard borough's countryside from further encroachment?							
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?							
								4. To preserve the special & separate characters of the Urban Fringe villages?							
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?							
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							
								Zero/Low Impact - no or minimal mitigation required							
								Medium Impact - mitigation required							
								High Impact – significant mitigation required							
Landscape and Townscape								Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area has a fragmented residential character with limited formal open space. The site provides the largest accessible open area in the locality in an area that is densely populated. Developing this site is considered to have a high impact upon the townscape of the area due to potential loss of openness. Significant mitigation would be required.		Would development of the site have an adverse impact on:		Category 1: Significant Constraints			The site has no biodiversity designations but vegetation onsite. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.				
Category 2: Constraints		Area of High Landscape Value or Significance						Ramsar Site		Special Protection Area (SPA)			Special Area of Conservation (SAC)		
		Woodland Plantation						Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)						Local Nature Reserve							
		Grade 2 or 3a Agricultural Land						Local Wildlife Site (LWS)							
						Local Geodiversity Site (LGS)									
						Great Crested Newt Pond (+500m buffer)									
						Wildlife Corridor									
						Are there any known protected / DBAP species or habitats on the site?		Unknown							
						Would the development of the site impact upon the connectivity of habitats?		Unlikely							
								Zero/Low Impact - no or minimal mitigation required							
								Medium Impact - mitigation required							
								High Impact – significant mitigation required							

Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is designated as open space with a high quality score. Due to the lack of alternative open space in the locality it is considered that developing this site would have a high impact with significant mitigation required.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)											
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor											
						Is the proposed development site designated as open space or playing fields?		Amenity greenspace						
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: High						
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, however it is noted that it would result in the loss of green infrastructure. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required.					
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?						
			Is there education/community/health facility capacity for site requirements?		✓									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is very close to local shopping services but green infrastructure is lacking. It is close to bus stops and Chichester metro station. There are education and community facilities in the locality.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding	NA												
Ground Conditions & Contamination						Deliverability								
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/109-G8) with former uses including quarrying and infilling. It is also within a Mineral Safeguarding prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.						
	Gentle Slope					How many homes could be provided?		50	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that the site is not suitable for development, as it would adversely impact on the surrounding townscape with the loss of openmess, and it would result in the loss of the principal green infrastructure provision in this densely populated area.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
	Electricity Pylon (+ 10m buffer zone)													
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that the site is not suitable for development, as it would adversely impact on the surrounding townscape with the loss of openmess, and it would result in the loss of the principal green infrastructure provision in this densely populated area.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
	Landfill sites, Contaminated land	✓												
	Minerals Legacy (quarries and coal mining)													
	High Voltage electricity line(+10m buffer zone)													

SLR Ref: OSS10 SHLAA Ref: ss.12.027/a		Site Area:2.8ha		Site Location: South Shields and Westoe Sport Club and playing fields, Dean Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒										
Land Use: Sports ground and buildings Adjacent Uses: Residential / Retail / Function Room				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation										
Site Photos				Designations Map				Would development on this site impact upon the five purposes of the Green Belt?										
								Low ← Impact → High										
								A B C D E										
								1. To check the unrestricted sprawl of the built-up area?										
								2. To safeguard borough's countryside from further encroachment?										
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?										
								4. To preserve the special & separate characters of the Urban Fringe villages?										
				Key Designations / Allocations: LDF Mixed Use Allocation / Recreational Open Space / Coal Standing Advice Area / Conservation Area				Adjacent Designations / Allocations: District Shopping Centre / Strategic Route Network / Bus Stops / Listed Buildings / Tree Preservation Orders				5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required.						
												Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						
												Zero/Low Impact - no or minimal mitigation required						
												Medium Impact - mitigation required						
High Impact – significant mitigation required																		
Landscape and Townscape											Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land				The wider area as largely residential in character with some commercial uses along Dean Road. The site itself is surrounded by built development and reasonably well contained by boundary features. It is considered that developing this open space would have a medium impact on the surrounding townscape and mitigation would be required.		Would development of the site have an adverse impact on:							The site has no biodiversity designations but does have vegetation on its boundaries. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.			
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints										
		Woodland Plantation						Ramsar Site										
		Tree Preservation Order (TPO)						Special Protection Area (SPA)										
		Grade 2 or 3a Agricultural Land						Special Area of Conservation (SAC)										
Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Category 2: Constraints						
								✓				Local Wildlife Site (LWS)						
												Local Geodiversity Site (LGS)						
												Great Crested Newt Pond (+500m buffer)						
												Wildlife Corridor						
												Are there any known protected / DBAP species or habitats on the site?						
												Unknown						
												Would the development of the site impact upon the connectivity of habitats?						
												Unlikely						
												Zero/Low Impact - no or minimal mitigation required						
												Medium Impact - mitigation required						
												High Impact – significant mitigation required						

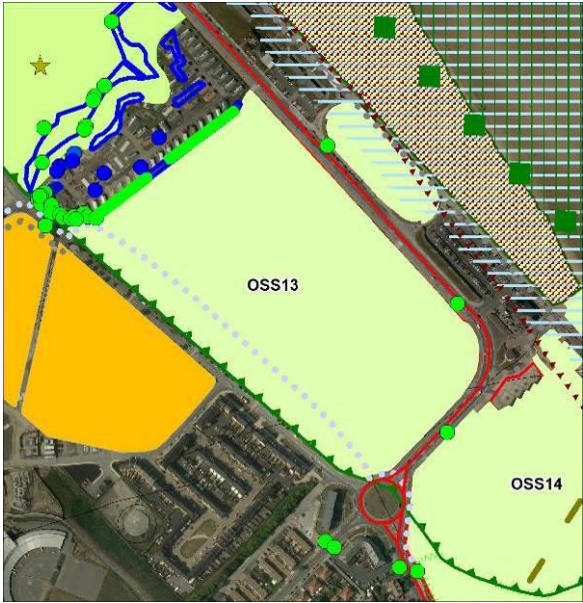
Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site lies within the Westoe Conservation Area.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site currently provides a range of sports facilities as identified in the Playing Pitch Strategy. However it should be noted that the site is allocated for mixed-use development in connection with the successful relocation of sports provision to provide acceptable mitigation.			
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture due it being within a Conservation Area. Mitigation would be required in order to preserve and enhance the setting of the conservation area and associated heritage assets.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓				
	Conservation Area	✓					Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required
Locally-Listed Building/ Structure/ Space												
					Is the proposed development site designated as open space or playing fields?	1 x Cricket 1 x Rugby 1 x tennis						
					Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.	Cricket – Standard Rugby – Good Tennis - Poor						
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or by surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.				Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to existing services and would increase critical mass. The scale of development is considered to put some pressure on local capacity, particularly roads, and as already noted; development potential assumes the relocation of green infrastructure. Mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)	0%					Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Is there education/community/health facility capacity for site requirements?		✓			
	Surface Water Flooding	NA					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
					The site is close to local shopping services and has good access to green infrastructure including children’s play facilities and allotments. It is also reasonably close to bus stops and Chichester Metro Station. There are education and community facilities in the locality.					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination					Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.				What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.			
	Gentle Slope						How many homes could be provided?		84	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
					Suitability and Conclusion							
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		On the assumption that infrastructure considerations and heritage issues are successfully mitigated, it is considered that it is suitable for residential development but unlikely to be appropriate for B-use class economic development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS11 SHLAA Ref: NA		Site Area:1.0ha		Site Location: Large open grassed space, Mowbray Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒																	
Land Use: Recreation open space Adjacent Uses: Residential / Care Home				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation					Would development on this site impact upon the five purposes of the Green Belt?														
Site Photos				Designations Map							Low ← Impact → High														
						1. To check the unrestricted sprawl of the built-up area?																			
						2. To safeguard borough's countryside from further encroachment?																			
				<u>Key Designations / Allocations:</u> Recreational Open Space / Coal Standing Advice Area		<u>Adjacent Designations / Allocations:</u> Conservation Area, Coal Resource Area, LDF Housing Allocations		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																	
								4. To preserve the special & separate characters of the Urban Fringe villages?																	
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																	
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																	
								Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required		High Impact – significant mitigation required										
Landscape and Townscape						Biodiversity																			
Category 1: Significant Constraints		Grade I Agricultural Land				The site is surrounded by dense residential development and it is considered that developing this good quality greenfield open space site would have a high impact on the townscape and significant mitigation would be required.					Would development of the site have an adverse impact on:					The site has no biodiversity designations but has a range of vegetation onsite. It is considered that developing the site would have a low impact and mitigation would be required where appropriate.									
Category 2: Constraints		Area of High Landscape Value or Significance									Category 1: Significant Constraints										Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)				
		Woodland Plantation																			Site of Special Scientific Interest (SSSI)				
		Tree Preservation Order (TPO)																			Local Nature Reserve				
		Grade 2 or 3a Agricultural Land									Category 2: Constraints										Local Wildlife Site (LWS)				
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required		High Impact – significant mitigation required			
											Are there any known protected / DBAP species or habitats on the site?					Unknown									
											Would the development of the site impact upon the connectivity of habitats?					Unlikely									

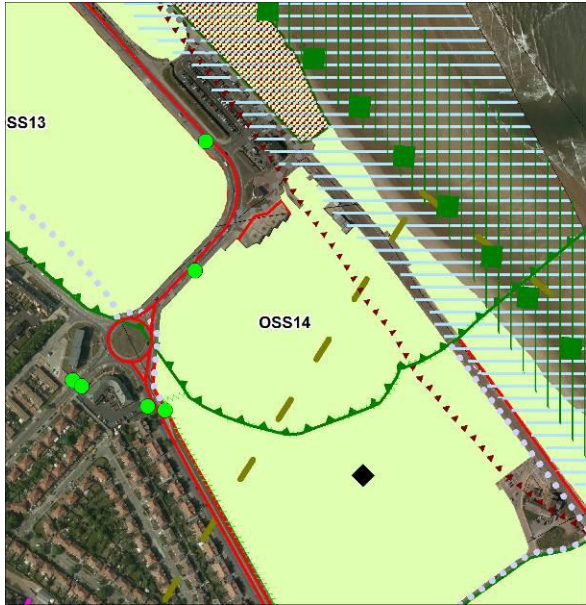
Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The Open Space Study identifies the following assets on this site: - Mowbray Road Park – high quality/low value - Osbourne Avenue Play Area – high quality/ high value It is considered that developing this site would have a high impact as it is a local park which also contains a play area in an area of limited local green infrastructure. Significant mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	Amenity greenspace / play area				
	Locally-Listed Building/ Structure/ Space							See text				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Limited surface water flooding issues have been identified on the site, by the SFRA (2011) or surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but would result in the loss of green infrastructure in the locality. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓				
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services and has good access to green infrastructure along the Coastal Leas. There are also children’s play facilities and allotments in close proximity. The site is reasonably close to bus stops and there are education and community facilities in the locality.				
										Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/107-G9) with past infilling of land. It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		27	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Suitability and Conclusion												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	It is not considered that the site is suitable for development, as it would adversely impact on the surrounding townscape with the loss of openness, and it would result in the loss of the principal green infrastructure provision in this densely populated area.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land	✓										
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS12 SHLAA Ref: ss.09.011		Site Area:3.0ha		Site Location: Land at Jack Clark Park, Horsley Hill Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒														
Land Use: Recreational open space and sports clubs Adjacent Uses: Residential / Allotments				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High								
Site Photos 				Designations Map 							1. To check the unrestricted sprawl of the built-up area?											
											2. To safeguard borough’s countryside from further encroachment?											
											3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?											
								4. To preserve the special & separate characters of the Urban Fringe villages?														
				Key Designations / Allocations: Recreational Open Space / Coal Authority Standing Advice Area				Adjacent Designations / Allocations: Recreational Open Space / Public Rights of Way				5. To assist in the regeneration of the urban area, by encouraging the recycling of land?										
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside										
												Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required				
Landscape and Townscape										Biodiversity												
Category 1: Significant Constraints		Grade I Agricultural Land				This site provides a large open space within an area of dense residential development. It is considered that developing this green open space site, which provides a large area of openness in alongside nearby allotments, would have a high impact on the townscape and significant mitigation would be required.				Would development of the site have an adverse impact on:			The site has no biodiversity designations but does have vegetation on its boundaries. It is also within 300m of a Local Wildlife Site and 600m to the European Protected Sites. It is considered that developing the site would have a medium impact and mitigation would be required where appropriate.									
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)		✓								
		Woodland Plantation										Site of Special Scientific Interest (SSSI)										
		Tree Preservation Order (TPO)										Local Nature Reserve										
		Grade 2 or 3a Agricultural Land										Category 2: Constraints		Local Wildlife Site (LWS)								
Area of Significant Historic Landscape										Local Geodiversity Site (LGS)												
										Great Crested Newt Pond (+500m buffer)												
										Wildlife Corridor												
										Are there any known protected / DBAP species or habitats on the site?		Unknown										
										Would the development of the site impact upon the connectivity of habitats?		Unlikely										
						Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required								
														✓								

Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a high impact as it would result in the loss of Jack Clark Park which comprises a range of sports provision. Significant mitigation would be required.			
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓				
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	1 x Football 1x Bowls 1 x Cricket		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Locally-Listed Building/ Structure/ Space								Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.			
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?	?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but would result in the loss of green infrastructure sports provision. The scale of development is considered to put pressure on local capacity, particularly roads. Mitigation would be required.				
	Flood Risk Zone 3A (High Vulnerability)	0%					?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?	✓					
	Surface Water Flooding	✓					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
					The site is reasonably close to local shopping services and has good access to green infrastructure along the Coastal Leas. There are allotments adjacent as well but children’s play facilities are limited. It is also close to bus stops education and community facilities.							
					Zero/Low Impact - no or minimal mitigation required							
					Medium Impact - mitigation required 							
					High Impact – significant mitigation required							
Ground Conditions & Contamination					Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		68	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	It is not considered that the site is suitable for development due to adverse impacts upon local townscape, green infrastructure and sports provision.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
High Voltage electricity line(+10m buffer zone)												
					Suitability and Conclusion							

SLR Ref: OSS13 SHLAA Ref: NA		Site Area: 8.0ha		Site Location: Land at The Dragon, Bents Park Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																															
Land Use: Sports playing pitches Adjacent Uses: Residential, Open Space, Caravan Site				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																													
Site Photos 				Designations Map 				Low ← Impact → High																													
								<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																				
								A	B	C	D	E																									
Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																																					
				Key Designations / Allocations: Recreational Open Space / Coal Resource and Standing Advice Area / Developed Coast / Footpaths / Cycleways.		Adjacent Designations / Allocations: Recreational Open Space / Coastal Change Management Area / Tree Preservation Orders / Flood Risk Zones 2 and 3		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																													
Landscape and Townscape						Biodiversity																															
Category 1: Significant Constraints		Grade I Agricultural Land		This recreation area provides long ranging views, particularly to and from the Coastal Leas landscape area which has been recommended for higher protection as an area of high landscape value. There is also a stretch of TPO trees. It is considered that developing this site would have a high impact on the surrounding linear coastal landscape by introducing development into a significantly used and prominent open space corridor. Significant mitigation would be required.		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓		Would development of the site have an adverse impact on:		The site has no biodiversity designations but is within 600m of the European Designated SPA/SAC along the coast and within 80m of a Local Wildlife Site. It is considered that developing this site could have a medium impact and mitigation would be required as well as Habitat Regulations and Appropriate Assessment.																											
Category 2: Constraints		Area of High Landscape Value or Significance																																			
		Woodland Plantation																																			
		Tree Preservation Order (TPO)						✓																													
		Grade 2 or 3a Agricultural Land																																			
Area of Significant Historic Landscape								Category 2: Constraints																													
								Local Wildlife Site (LWS)		✓																											
								Local Geodiversity Site (LGS)																													
								Great Crested Newt Pond (+500m buffer)																													
								Wildlife Corridor		✓																											
								Are there any known protected / DBAP species or habitats on the site?		Unknown																											
								Would the development of the site impact upon the connectivity of habitats?		Impacts on adjacent SPA / Wildlife Corridor would have to be considered further.																											
										Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓																											

Historic Environment and Culture						Green Infrastructure					
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a high impact as not only would it result in the loss of sports pitches, but also an area that contributes to onsite and wider recreational use such as walking and cycling. Significant mitigation would be required.		
	Village Green										
	Cemetery / Churchyard										
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure					Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required			
	Conservation Area		Allotment								
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)	✓							
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Is the proposed development site designated as open space or playing fields?		5 X Senior football									
Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		All pitches assessed as Standard quality									
Flooding						Infrastructure and Services					
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) but none on the surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but would result in the loss of green infrastructure capacity. The scale of development is likely to put some pressure on local capacity, particularly roads. Mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		?			
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
						The site is reasonably close to local shopping services and has good access to green infrastructure along the coast. It is also reasonably close to bus stops and education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination						Deliverability					
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/092-H9) with former uses including a mineral railway (c1898). It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.			
	Gentle Slope					How many homes could be provided?		180	Site would significantly support economic growth and/or regeneration priorities?		✓
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential high impacts on landscape and green infrastructure, it is not considered suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone					✓					
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: OSS14 SHLAA Ref: NA		Site Area: 3.6ha		Site Location: Gypsies Green Stadium, Sea Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒														
Land Use: Recreational open space Adjacent Uses: Recreational open space, Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?										
Site Photos 				Designations Map 						Low ← Impact → High A B C D E										
										1. To check the unrestricted sprawl of the built-up area?										
				Key Designations / Allocations: Recreational Open Space / Coal Authority Standing Advice Area / Developed Coast / Historical Landfill				Adjacent Designations / Allocations: Recreational Open Space / Coastal Change Management Area / Flood Risk Zones 2 and 3 / Historical Landfill / Bus Stops				2. To safeguard borough's countryside from further encroachment?								
												3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?								
												4. To preserve the special & separate characters of the Urban Fringe villages?								
												5. To assist in the regeneration of the urban area, by encouraging the recycling of land?								
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside								
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required								
Landscape and Townscape										Biodiversity										
Category 1: Significant Constraints		Grade I Agricultural Land				The wider area consists of coastal beaches with a linear open space system behind. There are long ranging views especially to and from the Coastal Leas landscape area which is recommended for higher protection as an Area of High Landscape Value. It is considered that developing this site would have a high impact, but if development was located within the contained shallow bowl, then impacts could be potentially reduced to a medium. Significant mitigation would be required.				Would development of the site have an adverse impact on:					The site has no biodiversity designations but is within 400m of the European Designated SPA/SAC along the coast and within a wildlife corridor. Leisure / tourism related uses will be designed to bring more people to the coast, thus potential significant impacts on the designated sites. It is considered that developing this site could have a high impact and mitigation would be required as well as Habitat Regulations and Appropriate Assessment.					
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SCA)		✓						
		Woodland Plantation										Site of Special Scientific Interest (SSSI)		✓						
		Tree Preservation Order (TPO)										Local Nature Reserve								
		Grade 2 or 3a Agricultural Land										Category 2: Constraints		Local Wildlife Site (LWS)						
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
										Are there any known protected / DBAP species or habitats on the site?		Unknown								
										Would the development of the site impact upon the connectivity of habitats?		Impacts on adjacent SPA / Wildlife Corridor would have to be considered further.								

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site is a locally listed heritage asset.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a high impact as not only would it result in the loss of a sports pitch, but also an area that contributes to onsite and wider recreational use such as walking and cycling. Mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact on the setting of a heritage asset. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)					
	Locally-Listed Building/ Structure/ Space	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Green Infrastructure corridor		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
						Is the proposed development site designated as open space or playing fields?		Football pitch				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Good quality				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required. It is assumed that development would not overlap with Coastal Change Management Area.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others and would result in the loss of green infrastructure. The scale of development is considered to put some pressure on local capacity. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure along the coast, albeit that it does lack overall immediate access to children’s play facilities. It is also reasonably close to bus stops education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	✓										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES182-G9) with former uses including quarrying (c1898-1952) and infilling (Pre COPA). It also has steep topography and is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. Mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		81	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		335	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope	✓										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s location and potential impacts, it is considered that the site is unlikely to be viable for B-use class development and residential in this location would be incongruous with this recreational/leisure/open space corridor. However, leisure/tourism-related development is considered to be potentially suitable, but would need to consider potential impacts upon the landscape, biodiversity, heritage infrastructure and ground conditions.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land	✓										
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)		Homes/jobs yields given above are based on the site’s inner area.									

SLR Ref: OSS15 SHLAA Ref: ss.09.014		Site Area:0.3ha		Site Location: Land at Kelvin Grove, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																															
Land Use: Garages and vacant land Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																													
Site Photos 				Designations Map 				Low ← Impact → High <table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																				
								A	B	C	D	E																									
				Key Designations / Allocations: Coal Authority Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																													
								Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																													
Landscape and Townscape						Biodiversity																															
Category 1: Significant Constraints	Grade I Agricultural Land		This part of the borough as predominantly residential and the site itself is surrounded by residential development. It is considered that developing this site would have a low impact on the townscape and mitigation would be required where appropriate.			Would development of the site have an adverse impact on:		The site has no biodiversity designations although it is within 400m of the SAC, 500m of the SPA and 100m from a LWS. HRA will be required and biodiversity impacts will need to be assessed. Mitigation would be required where appropriate.																													
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site				✓																										
	Woodland Plantation						Special Protection Area (SPA)																														
	Tree Preservation Order (TPO)						Special Area of Conservation (SAC)																														
	Grade 2 or 3a Agricultural Land						Site of Special Scientific Interest (SSSI)				✓																										
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints	Local Wildlife Site (LWS)	✓																													
							Local Geodiversity Site (LGS)																														
							Great Crested Newt Pond (+500m buffer)																														
							Wildlife Corridor																														
Are there any known protected / DBAP species or habitats on the site?		Unknown		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required																											
Would the development of the site impact upon the connectivity of habitats?		Impacts on adjacent SPA / SAC Wildlife Corridor would have to be considered further.																																			

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.		
		Village Green										
		Cemetery / Churchyard										
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area					
		Allotment										
		Public Right of Way (cycleway/ footpath/bridleway)										
		Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required				
						Is the proposed development site designated as open space or playing fields?		NA				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to most services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. But immediate site access will need to be considered further. Mitigation required where appropriate.			
		Is there water and sewerage capacity for site requirements?				?						
	Flood Risk Zone 3A (High Vulnerability)	0%	Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure along the coast, albeit that it does lack overall immediate access to children’s play facilities. It is also reasonably close to bus stops and education and community facilities in the locality. It is noted that site access will need to be considered further.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
		Surface Water Flooding	✓									
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate, such as to remedy any issues from potential contamination associated with existing garages onsite.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.				
		How many homes could be provided?				9	Site would significantly support economic growth and/or regeneration priorities?					
		How many jobs could the site provide for?				NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
Suitability and Conclusion						Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development but not B-use class economic development. However immediate site access needs to be secured, and therefore site is not presently developable.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required							
		Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS16 SHLAA Ref: ss.09.018 ss.09.019		Site Area: 6.72ha		Site Location: South Tyneside College - South Shields campus, St. George's Avenue / Grosvenor Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒													
Land Use: College / open space Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation					Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High							
Site Photos 				Designations Map 							A			B		C		D		E	
											1. To check the unrestricted sprawl of the built-up area?										
											2. To safeguard borough’s countryside from further encroachment?										
											3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?										
				Key Designations / Allocations: Recreational Open Space / Coal Authority Standing Advice Area / Tree Preservation Orders.		Adjacent Designations / Allocations: Conservation Area / Recreational Open Space		4. To preserve the special & separate characters of the Urban Fringe villages?													
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?													
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside													
								Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required							
Landscape and Townscape						Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land				Westoe has been cocooned within the suburban spread of South Tyneside, and is a townscape of great detail, character and charm – an outstanding local scene and arguably one of the most attractive streets in the county. The site is surrounded by built development, much of which relates strongly with surrounding historic character of the Westoe Village Conservation Area. It is considered that developing this site would have a medium impact on the townscape/landscape of the area and mitigation would be required.			Would development of the site have an adverse impact on:			The site has no biodiversity designations. It is considered that developing the site would have a low impact, mitigation required where appropriate.									
Category 2: Constraints		Area of High Landscape Value or Significance							Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)										
		Woodland Plantation									Site of Special Scientific Interest (SSSI)										
		Tree Preservation Order (TPO)		✓							Local Nature Reserve										
Grade 2 or 3a Agricultural Land									Category 2: Constraints		Local Wildlife Site (LWS)										
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required						
								Are there any known protected / DBAP species or habitats on the site?		Unknown, but the site includes various trees and buildings which could contain bat habitats.											
								Would the development of the site impact upon the connectivity of habitats?		Unlikely											

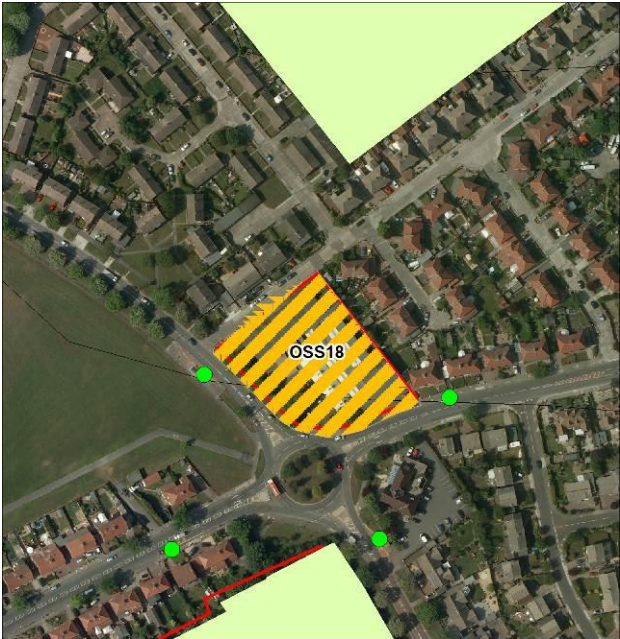
Historic Environment and Culture					Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site includes the locally listed Former South Tyneside College Planetarium and abuts the Westoe Village Conservation Area.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Developing the site is considered to have a low impact on Green Infrastructure – see Site 16a for playing fields.				
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture. Mitigation would be required to safeguard the settings of heritage assets.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area	✓					Allotment						
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)						
	Locally-Listed Building/ Structure/ Space	✓					Green Infrastructure corridor						
					Is the proposed development site designated as open space or playing fields?								
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015								
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to most services and would increase critical mass. The scale of development is considered to put some pressure on local capacity, particularly roads. Mitigation would be required.				
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services and has good access to green infrastructure along the coast, as well as children’s play facilities and allotments. It is also reasonably close to bus stops and Chichester Metro Station. Appropriate relocation of educational infrastructure would need to be considered.					Zero/Low Impact - no or minimal mitigation required
	Surface Water Flooding	✓											
Ground Conditions & Contamination					Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		202	Site would significantly support economic growth and/or regeneration priorities?		✓		
	Undulating					How many jobs could the site provide for?		625	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential impacts, it is considered that it is suitable for residential development but unlikely to be viable for B-use classes. However this is subject to heritage and green infrastructure issues being successfully mitigated.		Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required								
	Landfill sites, Contaminated land												
	Minerals Legacy (quarries and coal mining)												
	High Voltage electricity line(+10m buffer zone)												

SLR Ref:OSS16a SHLAA Ref: ss.09.018		Site Area: 2.58 ha		Site Location: South Tyneside College - South Shields campus, Grosvenor Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																																									
Land Use: Open space/ Playing Field Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="3"></td></tr></table>					Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside								
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Site Photos				Designations Map																																																											
																																																															
 				Key Designations: Recreational Open Space / Site-Specific Allocation Policy/Coal Authority Standing Advice Area / Tree Preservation Orders.		Adjacent Designations / Allocations: Conservation Area / Recreational Open Space																																																									
Landscape and Townscape								Biodiversity																																																							
Category 1: Significant Constraints	Grade I Agricultural Land		The area is predominantly residential and includes the historic core of Westoe village and its quiet tree-lined street and Georgian brick buildings, as well as important concentrations of street trees. Many of these trees are protected by Tree Preservation Orders. The site consists of a large area of open space which currently provides playing fields. The site has a low and open boundary treatment along Grosvenor Road which creates an open feel to the area. It is considered that development of this site could lead to a medium impact due to the loss of openness and potential impact upon protected trees.			Would development of the site have an adverse impact on:			The site has no biodiversity designations but does include a significant amount of mature trees. Any residential development will require HRA due to the proximity to European designated sites (approx. 800m). It is considered that developing the site would have a medium impact and mitigation would be required.																																																						
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints		Ramsar Site				Special Protection Area (SPA)	Special Area of Conservation (SAC)	Site of Special Scientific Interest (SSSI)	✓																																																
	Woodland Plantation							Local Nature Reserve																																																							
	Tree Preservation Order (TPO)	✓				Category 2: Constraints		Local Wildlife Site (LWS)																																																							
	Grade 2 or 3a Agricultural Land							Local Geodiversity Site (LGS)																																																							
	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Are there any known protected / DBAP species or habitats on the site?		Unknown, but the site includes various trees and buildings which could contain bat habitats.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																																			
						Would the development of the site impact upon the connectivity of habitats?		Unlikely																																																							

Historic Environment and Culture					Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site is in close proximity to the locally-listed South Tyneside College Planetarium and the Westoe Village Conservation Area. Any new development should be in keeping with the character and appearance of the conservation area and the settings of its individual heritage assets.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a high impact as it contains sports pitches in community use and is within a green infrastructure corridor. Mitigation would be required and consideration to playing pitches needs.							
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Archaeological evaluation trenching may be required on this site and appropriate mitigation would be required to safeguard the settings of heritage assets.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓								
	Conservation Area						Allotment									
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)									
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor	✓		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓				
					Is the proposed development site designated as open space or playing fields?		1x Football (unused) 1 x Rugby									
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		Football – Standard Rugby - Standard									
Flooding					Infrastructure and Services											
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Minor surface water flooding has been identified on a small area of the site. Developing the site is considered to have a low/zero impact on flooding. Mitigation required where appropriate.			Is there road capacity for site traffic generation?	×		It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to most services and would increase critical mass. The scale of development is considered to have an impact on the strategic road network and a robust travel plan would need to be developed to support development on this site.							
	Flood Risk Zone 3A (High Vulnerability)						?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?	?								
	Surface Water Flooding							✓		The site is reasonably close to local shopping services and has good access to green infrastructure along the coast, as well as children’s play facilities and allotments. It is also reasonably close to bus stops and Chichester Metro Station. Appropriate relocation of educational infrastructure would need to be considered.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required		
Ground Conditions & Contamination					Suitability and Deliverability											
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.								
	Gentle Slope					How many homes could be provided?		77	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope															
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential impacts, it is considered that it is suitable for residential development but unlikely to be viable for B-use classes. However this is subject to heritage and green infrastructure issues being successfully mitigated. Developing the playing pitch land within the site is potentially suitable subject to requirements.		Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development						
	Electricity Pylon (+ 10m buffer zone)															
Category 2: Constraints	HSE COMAH Middle or Outer Zone															
	Landfill sites, Contaminated land															
	Minerals Legacy (quarries and coal mining)															
	High Voltage electricity line(+10m buffer zone)															

SLR Ref: OSS17 SHLAA Ref: NA		Site Area: 3.4ha		Site Location: Robert Readhead Park, Sunderland Road, South Shields			Is the site in the Green Belt?		YES ☐ NO ☒															
Land Use: Formal Park, with sports provision Adjacent Uses: Residential, Recreational Open Space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High									
Site Photos 				Designations Map 								1. To check the unrestricted sprawl of the built-up area?												
												2. To safeguard borough’s countryside from further encroachment?												
												3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?												
												4. To preserve the special & separate characters of the Urban Fringe villages?												
												5. To assist in the regeneration of the urban area, by encouraging the recycling of land?												
				Key Designations / Allocations: Recreational Open Space / Formal Park / Coal Authority Standing Advice Area								Adjacent Designations / Allocations: Recreational Open Space / Public Right of Way / Strategic Route Network				Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside								
																Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required		
Landscape and Townscape								Biodiversity																
Category 1: Significant Constraints		Grade I Agricultural Land				The site is an important open space in a predominantly residential area. It also provides significant street trees which are a key characteristic of the area. It is considered that developing this site would have a high impact on the townscape/landscape and significant mitigation would be required.		Would development of the site have an adverse impact on:				The site has no biodiversity designations but it is noted that it contains significant tree/vegetation cover and therefore it is considered that developing the site would have a medium impact. Mitigation would be required.												
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)														
		Woodland Plantation								Site of Special Scientific Interest (SSSI)														
		Tree Preservation Order (TPO)		✓						Local Nature Reserve														
		Grade 2 or 3a Agricultural Land								Category 2: Constraints						Local Wildlife Site (LWS)								
		Area of Significant Historic Landscape						Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required								
								Great Crested Newt Pond (+500m buffer)																
								Wildlife Corridor																
								Are there any known protected / DBAP species or habitats on the site?		Unknown but potential habitats within site such as bat roosts due to extensive tree cover.														
								Would the development of the site impact upon the connectivity of habitats?		Potential impact on trees which contribute to green infrastructure corridor.														

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The Robert Redhead Park is a locally listed heritage asset.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The Open Space Strategy and Playing Pitch Strategy (2015), have assessed the following assets on this site: - Robert Redhead Park – low quality / high value - Robert Redhead Park Play area – high quality/ high value - Tennis – Poor quality - Bowls – Good quality		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact upon historic environment and culture and significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	It is considered that developing this site would have a high impact due to extensive sports provision on site and it being a local site within a green infrastructure corridor. Significant mitigation would be required.		
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			Public Right of Way (cycleway/ footpath/bridleway)				
	Locally-Listed Building/ Structure/ Space	✓						Green Infrastructure corridor		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
			Is the proposed development site designated as open space or playing fields?		Park / Play area / Bowls /3 tennis							
			Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		See Text							
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to services and would increase critical mass, but would result in the loss of green infrastructure. The scale of development is considered to put some pressure on local capacity, particularly roads. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓				
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
				The site is reasonably close to local shopping services and has good access to green infrastructure along the coast, as well as children’s play facilities and allotments. It is also reasonably close to bus stops and Chichester Metro Station. There are education and community facilities in the locality.								
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area of further investigation in relation to contamination. It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. Site is considered to have a zero/low impact and mitigation only required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		102	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential impacts upon the townscape, heritage and biodiversity, as well as green infrastructure provision, the site is not considered suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											
Suitability and Conclusion												

SLR Ref: OSS18 SHLAA Ref: ss.13.001		Site Area: 0.4ha		Site Location: Land at Ambleside Ave / Harton Lane / Temple Park Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒																											
Land Use: Commercial offices and parking Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?																								
Site Photos 				Designations Map 							Low ← Impact → High																								
											<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E															
A	B	C	D	E																															
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																																			
				Key Designations / Allocations: LDF Housing allocation / Coal Authority Resource, Standing Advice and Referral Area.		Adjacent Designations / Allocations: Recreational Open Space / Bus Stops		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																											
				Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required		High Impact – significant mitigation required																								
Landscape and Townscape						Biodiversity																													
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area is predominantly residential. The site itself is an existing unit largely surrounded by built development. It is considered that developing this site would have a low impact on the townscape and mitigation would be required where appropriate.		Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.																										
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																							
		Woodland Plantation										Site of Special Scientific Interest (SSSI)																							
		Tree Preservation Order (TPO)										Local Nature Reserve																							
		Grade 2 or 3a Agricultural Land										Category 2: Constraints			Local Wildlife Site (LWS)																				
							Local Geodiversity Site (LGS)																												
							Great Crested Newt Pond (+500m buffer)																												
							Wildlife Corridor																												
							Are there any known protected / DBAP species or habitats on the site?		Unknown		Zero/Low Impact - no or minimal mitigation required																								
							Would the development of the site impact upon the connectivity of habitats?		Unlikely																										
											Zero/Low Impact - no or minimal mitigation required																								
											Medium Impact - mitigation required																								
											High Impact – significant mitigation required																								

SLR Ref: OSS19 SHLAA Ref: ss.23.019 ss.23.020/a			Site Area: 5.29ha			Site Location: South Shields Community School - Brinkburn campus, McAnany Avenue, South Shields			Is the site in the Green Belt?			YES ☐ NO ☒						
Land Use: Community association and sports pitches Adjacent Uses: Residential, Hospital						Site appraised for: Residential / B-use class Economic Devt / Leisure and Community uses						Green Belt Separation Would development on this site impact upon the five purposes of the Green Belt? 1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough’s countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
Site Photos						Designations Map												

Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Part of this site contains an aircraft obstruction. A geophysical survey of the playing field may be requested which could then lead to the need for archaeological trenching.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site for residential / B-use class economic development would have a high impact due to the significant sports provision onsite which includes a community association and swimming pool. Significant mitigation would be required.			
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		This site has some archaeological interest and assessments may be required prior to development taking place. It is considered that development of this site would have a low impact.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓				
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space						Is the proposed development site designated as open space or playing fields?	2 X Football				
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Very minor surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flooding maps. However, there is a Critical Drainage Area adjacent. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?	?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but could result in the loss of community/sports services. The scale of development could also put increased pressure on local capacity, particularly roads. Mitigation required where appropriate. Developing the site for leisure/community uses would have a zero/low impact.				
	Flood Risk Zone 3A (High Vulnerability)	0%					Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?	?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?	The site is reasonably close to local shopping services and has good access to green infrastructure including Temple Park. It has good access to bus stops, as well as allotments and children’s play facilities. There is education and community facilities in the locality, but capacity would have to be considered further due to extent of potential development.					
Ground Conditions & Contamination					Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. However, it is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further and a Coal Authority Referral Area so any mineral legacy issues will have to be taken account of. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?	It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?	159	Site would significantly support economic growth and/or regeneration priorities?	✓			
	Undulating	✓				How many jobs could the site provide for?	NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, and on the assumption that impacts upon ground conditions, landscape and infrastructure could be successfully mitigated, the site is considered suitable for residential development on the previously developed part of the site. Leisure/community uses are also considered suitable. Developing the playing pitch land within the site is considered potentially suitable subject to playing pitch requirements.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)	✓										
	High Voltage electricity line(+10m buffer zone)											

SLR Ref:OSS19a SHLAA Ref:		Site Area:0.73ha		Site Location: Land at Brinkburn CA, MacAnany Avenue, South Shields		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Open Space Adjacent Uses: Community Association/ Playing Fields/ Residential/ Hospital				Site appraised for: Residential / B-use class Economic Devt / Leisure and Community uses				Green Belt Separation Would development on this site impact upon the five purposes of the Green Belt? Low ← Impact → High A B C D E 1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough's countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
Site Photos				Designations Map										
														
				Key Designations: LDF Mixed Use Allocation/ Coal Authority Resource, Standing Advice and Referral Area.		Adjacent Designations / Allocations: LDF Community Hub / Recreational Open Space /								
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is fragmented and surrounded predominantly by residential development. The site itself is an area of grassed open space adjacent to the entrance of Brinkburn CA. The site backs onto the gardens of residential properties which overlook the site. It is considered that development of this site would have a low impact on the landscape and townscape. Mitigation required where appropriate.			Would development of the site have an adverse impact on:			The site has no biodiversity designations although it is within 500m of a LWS so any potential impacts would need to be assessed and mitigated / compensated. Development of the site is considered to have a medium impact. Mitigation required where appropriate.					
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site		
	Woodland Plantation					Special Protection Area (SPA)								
	Tree Preservation Order (TPO)					Special Area of Conservation (SAC)								
	Grade 2 or 3a Agricultural Land					Site of Special Scientific Interest (SSSI)								
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required					
						Local Wildlife Site (LWS)						✓		
						Local Geodiversity Site (LGS)								
						Great Crested Newt Pond (+500m buffer)								
						Wildlife Corridor								
Are there any known protected / DBAP species or habitats on the site?			Unknown											
Would the development of the site impact upon the connectivity of habitats?			Unlikely											

Historic Environment and Culture					Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Although the site does not currently have any green infrastructure assets onsite, the site is directly adjacent to exiting playing fields in community use. Any development of this site should have some consideration to any impact on the adjacent provision.				
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area						
	Conservation Area						Allotment						
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	N/A	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Locally-Listed Building/ Structure/ Space											Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?	N/A
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Surface water flooding has been identified on a small area of the site. Developing the site is considered to have a low impact on flooding. Mitigation required where appropriate.				Is there road capacity for site traffic generation?	×	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services. Development could also put increased pressure on the strategic road network, and development should be accompanied by a robust travel plan. Mitigation required where appropriate.				
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?	?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	✓	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure including Temple Park. It has good access to bus stops, as well as allotments and children’s play facilities. There is education and community facilities in the locality, but capacity would have to be considered further due to extent of potential development.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required		High Impact – significant mitigation required			
	Surface Water Flooding										Is there education/community/health facility capacity for site requirements?	?	
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Ground Conditions & Contamination					Suitability and Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. However, it is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further and a Coal Authority Referral Area so any mineral legacy issues will have to be taken account of.				What is considered deliverable on the site?	It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.					
	Gentle Slope						How many homes could be provided?	26	Site would significantly support economic growth and/or regeneration priorities?				
	Undulating						How many jobs could the site provide for?	NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts it is considered suitable for residential development. However, mitigation maybe required with regard to impacts on green infrastructure and the strategic road network.	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development				
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone												
	Landfill sites, Contaminated land												
	Minerals Legacy (quarries and coal mining)												
	High Voltage electricity line(+10m buffer zone)												

SLR Ref:OSS19b SHLAA Ref:		Site Area:1.24ha		Site Location: Former Brinkburn Comprehensive School, MacAnany Avenue, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																																											
Land Use: Vacant school building and car park Adjacent Uses: Playing field/ Community Association/ Residential/ Hospital				Site appraised for: Residential / B-use class Economic Devt / Leisure and Community uses				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="3"></td></tr></table>							Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside								
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Landscape and Townscape								Biodiversity																																																									
Category 1: Significant Constraints		Grade I Agricultural Land				The area wider area is fragmented and predominantly residential. The site itself currently consists of a vacant school building and associated car parking. The site is adjacent to residential properties, playing fields and community association. It is considered that the development of this brownfield site would have a low impact on landscape/townscape. Mitigation required where appropriate.				Would development of the site have an adverse impact on:			The site it is within 500m of a LWS so any potential impacts would need to be assessed and mitigated / compensated. However, as the site is already developed it is likely to have less of an impact than neighbouring sites. Development of the site it considered to have a low impact, mitigation required where appropriate.																																																				
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Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Part of this site contains an aircraft obstruction. A geophysical survey of the playing field may be requested which may need to be followed up by archaeological trenching.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints	Historic Park or Garden (EH List)		An area running along the southern boundary of this site is identified as recreational open space, which forms part of the wider playing field area. Although designated as recreational open space it does not contribute to the playing field area and acts an area of amenity space with a few trees along boundary with Hollingside Way. It is considered that development of this site would have a low impact with regard to the loss of this area of open space, however, consideration should be had to any potential impact on the adjacent playing fields.		
	World Heritage Site & Setting (+ candidate)							Village Green				
	Grade I/Grade II*Listed Building/Structure							Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		This site has some archaeological interest and assessments may be required prior to development taking place. It is considered that development of this site would have a low impact.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓			
	Conservation Area							Allotment				
	Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints	Public Right of Way (cycleway/ footpath/bridleway)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor					
						Is the proposed development site designated as open space or playing fields?		Recreational Open Space				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		N/A				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Minor surface water flooding has been identified on a very small area of the site. Development of the site is considered to have a low/zero impact on flooding. Mitigation required where appropriate.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?		×	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services. Development could also put increased pressure on the strategic road network, and development should be accompanied by a robust travel plan. Mitigation required where appropriate.		
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		?				
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required	
						The site is reasonably close to local shopping services and has good access to green infrastructure including Temple Park. It has good access to bus stops, as well as allotments and children’s play facilities. There is education and community facilities in the locality, but capacity would have to be considered further due to extent of potential development.						
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. However, it is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further and a Coal Authority Referral Area so any mineral legacy issues will have to be taken account of.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.			
	Gentle Slope						How many homes could be provided?		45	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts it is considered suitable for residential development. However, mitigation maybe required with regard to impacts on green infrastructure and the strategic road network.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref:OSS19c SHLAA Ref:		Site Area:1.74ha		Site Location: Brinkburn CA lower playing fields, Temple Park Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒						
Land Use: Playing Field Adjacent Uses: Residential/ Playing Fields				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation Would development on this site impact upon the five purposes of the Green Belt? Low ← Impact → High A B C D E 1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough's countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside				
Site Photos				Designations Map								
												
				Key Designations: LDF Mixed Use Allocation /Recreational Open Space/ Coal Authority Resource, Standing Advice and Referral Area.		Adjacent Designations / Allocations: LDF Community Hub / Recreational Open Space		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required				
Landscape and Townscape								Biodiversity				
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is fragmented and is surrounded predominantly by residential development. The site itself is a large area of grassed open space which provides playing pitches. The Temple Park Road boundary has an open boundary treatment which adds to the character and openness of the area. There are also a number of trees along the boundary. It is considered that the development of this site would have a low impact on landscape/townscape, but mitigation maybe required to reduce impact on the character of the area.			Would development of the site have an adverse impact on:			The site has no biodiversity designations although it is within 500m of a LWS so any potential impacts would need to be assessed and mitigated / compensated. Development of the site is considered to have a medium impact, mitigation required.			
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints		Ramsar Site				
	Woodland Plantation					Special Protection Area (SPA)						
	Tree Preservation Order (TPO)					Special Area of Conservation (SAC)						
	Grade 2 or 3a Agricultural Land					Site of Special Scientific Interest (SSSI)						
Area of Significant Historic Landscape			Local Nature Reserve									
			Category 2: Constraints		Local Wildlife Site (LWS)	✓						
			Local Geodiversity Site (LGS)									
			Great Crested Newt Pond (+500m buffer)									
			Wildlife Corridor									
			Are there any known protected / DBAP species or habitats on the site?		Unknown		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required					
			Would the development of the site impact upon the connectivity of habitats?		Unlikely							

Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Part of this site contains an aircraft obstruction. A geophysical survey of the playing field may be requested which may need to be followed up by archaeological trenching.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			This site is designated as recreational open space and has two football pitches on site. Both pitches are identified as being standard quality in the Playing Pitch Strategy (2015). It is considered that the development of his site would have a high impact due to the potential loss of two football pitches currently in community use. Mitigation would be required to off-set any loss of playing pitch provision.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		This site has some archaeological interest and assessments may be required prior to development taking place. It is considered that development of this site would have a low impact.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment							
Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?		2 X Football							
	Locally-Listed Building/ Structure/ Space						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		Both pitches classed as Standard quality.					
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		No flooding issues have been identified on the site. Developing the site is considered to have a zero/low impact on flooding. Mitigation required where appropriate.			Is there road capacity for site traffic generation?		×	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services. Development could also put increased pressure on the strategic road network, and development should be accompanied by a robust travel plan. Mitigation required where appropriate.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?						
		Is there education/community/health facility capacity for site requirements?		?										
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?			The site is reasonably close to local shopping services and has good access to green infrastructure including Temple Park. It has good access to bus stops, as well as allotments and children’s play facilities. There is education and community facilities in the locality, but capacity would have to be considered further due to extent of potential development.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding													
Ground Conditions & Contamination						Suitability and Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. However, it is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further and a Coal Authority Referral Area so any mineral legacy issues will have to be taken account of.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.						
	Gentle Slope	✓				How many homes could be provided?		63	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Although the site has been assessed as having a low impact against most of the assessment categories; it is considered that overall development of this site would have a medium impact, due to the loss of playing pitches and the potential mitigation needed to off-set this loss.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)													
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Landfill sites, Contaminated land													
	Minerals Legacy (quarries and coal mining)													
	High Voltage electricity line(+10m buffer zone)													

SLR Ref: OSS20 SHLAA Ref: NA		Site Area: 11.4ha		Site Location: West Park, West Park Road, South Shields			Is the site in the Green Belt?		YES ☐ NO ☒												
Land Use: Formal Park with sports provision Adjacent Uses: Residential, Allotments, PH				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation					Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High					
Site Photos 				Designations Map 									1. To check the unrestricted sprawl of the built-up area?								
													2. To safeguard borough's countryside from further encroachment?								
													3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?								
													4. To preserve the special & separate characters of the Urban Fringe villages?								
				Key Designations / Allocations: Recreational Open Space / Coal Resource and Referral Area / Grade II Listed Buildings / Tree Preservation Orders.				Adjacent Designations / Allocations: Recreational Open Space / LDF Housing allocation / Public Right of Way /Strategic Route Network				5. To assist in the regeneration of the urban area, by encouraging the recycling of land?									
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside									
													Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required		
Landscape and Townscape								Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land				An attractive, mature, formal park centred on a bandstand and providing formal and informal recreational facilities in. It is considered that developing this large open space site with significant tall trees on boundaries would have a high impact on the townscape/landscape and significant mitigation would be required.				Would development of the site have an adverse impact on:				The site has no biodiversity designations but due to the amount of vegetation onsite, it is considered that developing the site would have a medium impact and could contain potential bat habitats. Mitigation would be required.							
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site									
		Woodland Plantation										Special Protection Area (SPA)									
												Special Area of Conservation (SAC)									
												Site of Special Scientific Interest (SSSI)									
Tree Preservation Order (TPO)		✓		Category 2: Constraints		Local Nature Reserve				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
Grade 2 or 3a Agricultural Land						Local Wildlife Site (LWS)															
Area of Significant Historic Landscape						Local Geodiversity Site (LGS)															
						Great Crested Newt Pond (+500m buffer)															
						Wildlife Corridor															
										Are there any known protected / DBAP species or habitats on the site?		Unknown									
										Would the development of the site impact upon the connectivity of habitats?		Unlikely									

Historic Environment and Culture						Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is a Grade II Listed Structure on the site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is a formal park and includes a range of sports provision. The following assets have been assessed in the Open Space Study and Playing Pitch Strategy: - Bowls – good standard - Tennis – good standard - West Park – high quality/ high value - West Park play area - high quality / high value			
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a high impact upon historic environment and culture. Significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	It is considered that developing this site would have a high impact and significant mitigation would be required.			
	Conservation Area						Allotment						
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	Park / Play area/ 2 x bowls/ 7 x tennis			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space							See text					
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015							
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but would result in the loss of significant green infrastructure. The scale of development would also put pressure on local capacity, particularly roads. Significant mitigation would be required.				
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?					
						Is there education/community/health facility capacity for site requirements?		?					
						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure including access to children’s play facilities and allotments. It is also reasonably close to bus stops and metro stations. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding	✓											
Ground Conditions & Contamination						Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. However, it is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further and a Coal Authority Referral Area so any mineral legacy issues will have to be taken account of. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.					
	Gentle Slope	✓				How many homes could be provided?		342	Site would significantly support economic growth and/or regeneration priorities?		✓		
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall likely impacts, particularly on landscape, heritage and green infrastructure, it is not considered suitable for development.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone								Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Landfill sites, Contaminated land												
	Minerals Legacy (quarries and coal mining)	✓											
	High Voltage electricity line(+10m buffer zone)												
						Suitability and Conclusion							
									Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		

SLR Ref: OSS21 SHLAA Ref: ss.17.015		Site Area:0.9ha		Site Location: Former St. Mary's CE Primary School, Whitehead Street, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒									
Land Use: Community facilities, open space Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt Permitted for residential development				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High				
Site Photos 				Designations Map 							1. To check the unrestricted sprawl of the built-up area?						
											2. To safeguard borough's countryside from further encroachment?						
											3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						
											4. To preserve the special & separate characters of the Urban Fringe villages?						
				Key Designations / Allocations: River Tyne Regeneration Corridor / Coal Resource, Standing Advice and Referral Area.				Adjacent Designations / Allocations: Local Centre				5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside					
Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required													

Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land		The site is surrounded by predominantly residential built development. It is considered that developing this site would have a low impact on the townscape and mitigation would be required where appropriate.			Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.					
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)		
	Woodland Plantation											Site of Special Scientific Interest (SSSI)		
	Tree Preservation Order (TPO)											Local Nature Reserve		
	Grade 2 or 3a Agricultural Land											Local Wildlife Site (LWS)		
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints			Local Geodiversity Site (LGS)					
						Great Crested Newt Pond (+500m buffer)								
						Wildlife Corridor								
Are there any known protected / DBAP species or habitats on the site?			Unknown			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required		
Would the development of the site impact upon the connectivity of habitats?			Unlikely											

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.		
		Village Green										
		Cemetery / Churchyard										
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Grade II Listed Building/Structure		Allotment									
	Conservation Area		Public Right of Way (cycleway/ footpath/bridleway)									
	Archaeological Site (Known & potential)		Green Infrastructure corridor									
	Locally-Listed Building/ Structure/ Space					Is the proposed development site designated as open space or playing fields?		NA		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA					
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011). A small issue identified on Surface water maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		✓	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation required where appropriate.			
		Flood Risk Zone 3A (High Vulnerability)				0%	Is there water and sewerage capacity for site requirements?			✓		
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure including access to children’s play facilities and allotments. It is also reasonably close to bus stops and Tyne Dock Metro Station. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
		Surface Water Flooding										✓
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. It is also within a Coal Authority Referral Area so any mineral legacy issues will have to be taken into account. The site is considered to have a medium impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development. The site has planning permission for 37 homes.				
	Gentle Slope					How many homes could be provided?		32	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development, but due to residential surroundings, B-use class economic development might not be viable.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
		Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)	✓										
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS22 SHLAA Ref: ss.17.026		Site Area:0.5ha		Site Location: Large Open grassed space, Gresford Street, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																							
Land Use: Playing field, Recreational open space Adjacent Uses: School, Residential, Metro line				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																					
Site Photos 		Designations Map 		Low ← Impact → High																									
				<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																
A	B	C	D	E																									
		Key Designations / Allocations: Recreational Open Space / Coal Resource and Referral Area / Historic Landfill / Public Right of Way		Adjacent Designations / Allocations: Recreational Open Space / Public Right of Way / LDF Housing Allocation		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																							
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Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																											
Landscape and Townscape						Biodiversity																							
Category 1: Significant Constraints	Grade I Agricultural Land		A largely fragmented residential area. The site is small scale located within a narrow green corridor and it is considered that developing this site would have a medium impact on the townscape and mitigation would be required.			Would development of the site have an adverse impact on:			The site has no biodiversity designations but some vegetation onsite. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.																				
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Constraints						Ramsar Site																	
	Woodland Plantation											Special Protection Area (SPA)																	
	Tree Preservation Order (TPO)											Special Area of Conservation (SAC)																	
	Grade 2 or 3a Agricultural Land											Site of Special Scientific Interest (SSSI)																	
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			Category 2: Constraints			Local Wildlife Site (LWS)														
															Local Geodiversity Site (LGS)														
															Great Crested Newt Pond (+500m buffer)														
															Wildlife Corridor														
						Are there any known protected / DBAP species or habitats on the site?			Unknown			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required											
						Would the development of the site impact upon the connectivity of habitats?			Unlikely																				

Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a high impact due to it being classed as a ‘Local Site’ in an area of limited provision and providing recreation provision to adjacent school. Mitigation would be required.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)											
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor											
						Is the proposed development site designated as open space or playing fields?		Yes – 2 mini soccer pitches						
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		44						
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) but not on surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to capacity and access to infrastructure and services. Whist it is of small scale and has good access to services, it has been noted from site visits that it is a sports pitch for adjacent school. Significant mitigation would be required considering school requirements.					
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?						
						Is there education/community/health facility capacity for site requirements?		✓						
						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure such as West Park. It also has good access to children’s play facilities and allotments. It is close to bus stops and Tyne Dock Metro Station. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	✓												
Ground Conditions & Contamination						Deliverability								
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/028-E8) with former uses including quarrying (c1899), infilling (c1987) and mineral railway (c1921-1951). It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. It is also within a Coal Authority Referral Area and therefore any mineral legacy issues would need to be addressed. The site is considered to have a medium impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.						
	Gentle Slope					How many homes could be provided?		23	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating					How many jobs could the site provide for?			Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required	Due to potential adverse impacts upon landscape and green infrastructure, as well as the site being identified as a school playing pitch, it is not considered suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)													
Category 2: Constraints	HSE COMAH Middle or Outer Zone					Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development						
	Landfill sites, Contaminated land	✓												
	Minerals Legacy (quarries and coal mining)	✓												
	High Voltage electricity line(+10m buffer zone)													

SLR Ref: OSS23 SHLAA Ref: ss.17.028		Site Area:0.3ha		Site Location: Large Open grassed space, Vine Street, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																							
Land Use: Vacant open space, Garages, Car Garage Adjacent Uses: Residential, Retail				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																					
Site Photos 		Designations Map 		Low ← Impact → High																									
				<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																
A	B	C	D	E																									
		Key Designations / Allocations: Coal Resource and Standing Advice Area / Public Right of Way		Adjacent Designations / Allocations: Recreational Open Space / LDF Housing Allocation / Public Right Of Way / Historic Landfill / Local Neighbourhood Shopping Centre		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																							
						<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr></table>					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																
Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																											
Landscape and Townscape						Biodiversity																							
Category 1: Significant Constraints	Grade I Agricultural Land		The site lies within a largely fragmented residential area. As this site is small scale and located within a narrow green corridor, it is considered that development would have a medium impact on the townscape and mitigation would be required.			Would development of the site have an adverse impact on:			The site has no biodiversity designations but some vegetation onsite. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.																				
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																	
	Woodland Plantation											Site of Special Scientific Interest (SSSI)																	
	Tree Preservation Order (TPO)											Local Nature Reserve																	
	Grade 2 or 3a Agricultural Land											Local Wildlife Site (LWS)																	
	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required																				
						Are there any known protected / DBAP species or habitats on the site?			Unknown																				
						Would the development of the site impact upon the connectivity of habitats?			Unlikely																				
									Zero/Low Impact - no or minimal mitigation required																				
									Medium Impact - mitigation required																				
									High Impact – significant mitigation required																				

Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a medium impact as it provides open space (albeit not identified as a ‘Local Site’) and contains a public right of way. Mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor					
					Is the proposed development site designated as open space or playing fields?		NA					
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA					
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a medium impact in regards to flooding and mitigation would be required.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads, but it is noted that some mitigation would be required, such as considering the existing public right of way and open space infrastructure.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
						Is there education/community/health facility capacity for site requirements?		✓				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?			The site is reasonably close to local shopping services and has good access to green infrastructure at West Park. It lacks immediate access to children’s play facilities but is near allotments. It is also reasonably close to bus stops and Tyne Dock Metro Station. There are education and community facilities in the locality.			
	Surface Water Flooding	✓										
	Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/028-E8) with former uses including quarrying (c1899), infilling (c1987) and mineral railway (c1921-1951). It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		15	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s overall potential low impacts it is considered potentially suitable for residential development, but unlikely to be viable for B-use class economic development. The existing public right of way, open space, ground conditions, flooding and landscape issues would have to be considered further.			Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land	✓										
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											
					Suitability and Conclusion							

SLR Ref: OSS24 SHLAA Ref: ss.22.001		Site Area:0.7ha		Site Location: Land at Associated Creameries and adjacent open space, Egerton Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒													
Land Use: Former creameries factory / Open space Adjacent Uses: Residential / Commercial				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?									
Site Photos 				Designations Map 						Low ← Impact → High									
										A B C D E									
										1. To check the unrestricted sprawl of the built-up area?									
								Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area / Recreational Open Space Adjacent Designations / Allocations: District and Local Neighbourhood Shopping Centre				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
2. To safeguard borough’s countryside from further encroachment?																			
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																			
4. To preserve the special & separate characters of the Urban Fringe villages?																			
Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area / Recreational Open Space Adjacent Designations / Allocations: District and Local Neighbourhood Shopping Centre				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
														5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					
														Purpose 1-4:					
														Purpose 5:					
Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area / Recreational Open Space Adjacent Designations / Allocations: District and Local Neighbourhood Shopping Centre				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
														A. Development is likely to have little or no adverse impact.					
														B. Development likely to have limited negative impact which can be mitigated.					
														C. Development may have a moderate negative impact, would require some mitigation.					
Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area / Recreational Open Space Adjacent Designations / Allocations: District and Local Neighbourhood Shopping Centre				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
														D. Development likely to have a major adverse impact with major mitigation required.					
														E. Development would have significant adverse impact with significant mitigation required.					
														Purpose 5:					
Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area / Recreational Open Space Adjacent Designations / Allocations: District and Local Neighbourhood Shopping Centre				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
														A. Brownfield land forming part of the built up area					
														B. Greenfield land in a built up area or brownfield land in urban fringe					
														C. Greenfield land in urban fringe or brownfield land in open countryside					
Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area / Recreational Open Space Adjacent Designations / Allocations: District and Local Neighbourhood Shopping Centre				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
														D. Greenfield land in open countryside					
Landscape and Townscape						Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within a largely fragmented residential area. As this is a small scale site located within a narrow green corridor, it is considered that development would have a medium impact on the townscape and mitigation would be required.				Would development of the site have an adverse impact on:		The site has no biodiversity designations but does contain mature trees. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.							
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints						Ramsar Site			
		Woodland Plantation														Special Protection Area (SPA)			
		Tree Preservation Order (TPO)														Special Area of Conservation (SAC)			
		Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape										Local Geodiversity Site (LGS)							
												Great Crested Newt Pond (+500m buffer)							
										Wildlife Corridor									
														Are there any known protected / DBAP species or habitats on the site?		Unknown			
														Would the development of the site impact upon the connectivity of habitats?		Unlikely			
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			

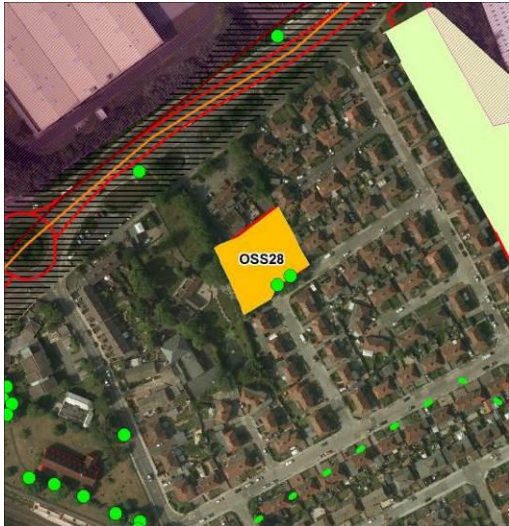
Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a medium impact as it is an area of amenity greenspace in an area with limited provision. However there are adjacent green infrastructure areas. Mitigation would be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required		
	Conservation Area						Allotment				
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	Amenity greenspace			
	Locally-Listed Building/ Structure/ Space		Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	Quality: High Value: Low							
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to services and would increase critical mass, but if developed would result in the loss of open space. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services and has good access to green infrastructure at West Park, and allotments but is lacking in immediate access to children’s play facilities. It is also reasonably close to bus stops and Tyne Dock Metro Station. There are education and community facilities in the locality.			
Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination; however it was a former railway line. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. Site is considered to have a zero/low impact and mitigation would only be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.			
	Gentle Slope					How many homes could be provided?		32	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall low impacts, it is considered suitable for residential development, but is unlikely to be viable for new B-use class economic development. The open space part of the site is potentially suitable for development, but the impact on green infrastructure would need to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land										
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: OSS25 SHLAA Ref: ss.21.001		Site Area: 1.6ha		Site Location: Large open grassed space, Heddon Way, South Shields			Is the site in the Green Belt?		YES ☐ NO ☒														
Land Use: Vacant open land / Phone masts /Footpath Adjacent Uses: Industry / Metro line				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High									
Site Photos 				Designations Map 							1. To check the unrestricted sprawl of the built-up area?												
											2. To safeguard borough's countryside from further encroachment?												
											3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?												
											4. To preserve the special & separate characters of the Urban Fringe villages?												
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																							
				Key Designations / Allocations: River Tyne Regeneration Corridor / LDF Employment Expansion Allocation / Predominantly Industrial Area / Coal Resource and Standing Advice Area.				Adjacent Designations / Allocations: LDF Waste Management Allocations / Strategic Route Network				Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required		
Landscape and Townscape								Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land				The area is largely industrial with areas of regenerating woodland. The site provides open space and it is considered that development would have a low impact due to its contained industrial setting. Mitigation would be required where appropriate.				Would development of the site have an adverse impact on:					The site has no biodiversity designations but does have mature trees. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.								
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site											
		Woodland Plantation										Special Protection Area (SPA)		Special Area of Conservation (SAC)									
Tree Preservation Order (TPO)				Category 2: Constraints		Local Wildlife Site (LWS)																	
Grade 2 or 3a Agricultural Land						Local Geodiversity Site (LGS)																	
Area of Significant Historic Landscape						Great Crested Newt Pond (+500m buffer)																	
				Wildlife Corridor																			
				Are there any known protected / DBAP species or habitats on the site?		Unknown																	
Would the development of the site impact upon the connectivity of habitats?		Unlikely																					
						Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required									
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Historic Environment and Culture						Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			There are no formal designations onsite but there is some incidental open space and a footpath. It is considered that developing this site would have a low impact and mitigation would be required where appropriate.							
	World Heritage Site & Setting (+ candidate)						Village Green										
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard										
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required			
	Conservation Area						Allotment										
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)														
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor														
						Is the proposed development site designated as open space or playing fields?		NA									
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA									
Flooding						Infrastructure and Services											
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?		It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as green infrastructure. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation required where appropriate.							
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?									
						Is there education/community/health facility capacity for site requirements?		✓									
						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 			The site is reasonably close to local shopping services but has limited immediate access to green infrastructure. It is close to bus stops and Tyne Dock metro station. There are education and community facilities in the locality.		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required		High Impact – significant mitigation required					
	Surface Water Flooding	✓															
Ground Conditions & Contamination						Deliverability											
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/143-E7) with former uses including gas storage (c1898), coal storage (c1921), railway land (c1898-1951), heap of unknown constituents (c1921) waste sorting/handling activities (under WML). It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is not considered that the site is within a viable area for residential, but is within a strong market location for B-use class economic development.									
	Gentle Slope					How many homes could be provided?		NA	Site would significantly support economic growth and/or regeneration priorities?								
	Undulating					How many jobs could the site provide for?		149	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?								
	Steep Slope																
Suitability and Conclusion																	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required 		High Impact – significant mitigation required		Due to the site’s overall potential low impacts, it is considered suitable for B-use class economic development but due to the site’s surroundings is not suitable for residential. The existing telecommunications infrastructure, vegetation on boundaries, footpaths and ground conditions would all need to be considered further.		Site is considered suitable for development 		Site is considered potentially suitable for development		Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)																
Category 2: Constraints	HSE COMAH Middle or Outer Zone																
	Landfill sites, Contaminated land	✓															
	Minerals Legacy (quarries and coal mining)																
	High Voltage electricity line(+10m buffer zone)																

SLR Ref: OSS26 SHLAA Ref: ss.21.017		Site Area:0.4ha		Site Location: Land at Elswick Way Industrial Estate, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒											
Land Use: Vacant land Adjacent Uses: Commercial / railway line				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?								
Site Photos 				Designations Map 							Low ← Impact → High								
											A B C D E								
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				Key Designations / Allocations: River Tyne Regeneration Corridor / Predominantly Industrial Area / Coal Resource and Standing Advice Area.		Adjacent Designations / Allocations: Recreational open space / Strategic Route Network		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required						
Landscape and Townscape						Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land				The site is surrounded by built development within an industrial estate. It is considered that developing this site would have a low impact on the townscape and mitigation would be required where appropriate.				Would development of the site have an adverse impact on:				The site is within a survey zone for Great Crested Newts. It is considered that developing the site would have a low impact dependant on surveying of site. Mitigation would be required where appropriate.					
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)							
		Woodland Plantation										Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)										Local Nature Reserve							
		Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)							
												Local Geodiversity Site (LGS)							
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
																			
										Are there any known protected / DBAP species or habitats on the site?		Unknown							
										Would the development of the site impact upon the connectivity of habitats?		Unlikely							

SLR Ref: OSS27 SHLAA Ref: ss.21.016/a ss.21.023/a		Site Area:2.4ha		Site Location: Large open grassed space, Colman Avenue/Hartford Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒																																																													
Land Use: Recreational open space Adjacent Uses: Electricity infrastructure / Industry / Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="3">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr></table>							Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	
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Landscape and Townscape						Biodiversity																																																															
Category 1: Significant Constraints		Grade I Agricultural Land				The site provides an important open space linking to green wedges amongst industrial and residential development. It is considered that developing this site would have a medium impact on the surrounding landscape due to loss of openness and views provided. Mitigation would be required.				Would development of the site have an adverse impact on: <table><tr><td rowspan="3">Category 1: Significant Constraints</td><td>Ramsar Site</td><td></td></tr><tr><td>Special Protection Area (SPA)</td><td></td></tr><tr><td>Special Area of Conservation (SAC)</td><td></td></tr><tr><td rowspan="4">Category 2: Constraints</td><td>Site of Special Scientific Interest (SSSI)</td><td></td></tr><tr><td>Local Nature Reserve</td><td></td></tr><tr><td>Local Wildlife Site (LWS)</td><td></td></tr><tr><td>Local Geodiversity Site (LGS)</td><td></td></tr><tr><td></td><td>Great Crested Newt Pond (+500m buffer)</td><td>✓</td></tr><tr><td></td><td>Wildlife Corridor</td><td></td></tr><tr><td colspan="2">Are there any known protected / DBAP species or habitats on the site?</td><td colspan="2">Unknown</td><td colspan="2" rowspan="2"> Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required </td></tr><tr><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td colspan="2">Unlikely</td></tr></table>		Category 1: Significant Constraints	Ramsar Site		Special Protection Area (SPA)		Special Area of Conservation (SAC)		Category 2: Constraints	Site of Special Scientific Interest (SSSI)		Local Nature Reserve		Local Wildlife Site (LWS)		Local Geodiversity Site (LGS)			Great Crested Newt Pond (+500m buffer)	✓		Wildlife Corridor		Are there any known protected / DBAP species or habitats on the site?		Unknown		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		Would the development of the site impact upon the connectivity of habitats?		Unlikely																											
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SLR Ref: OSS28 SHLAA Ref: ss.21.027a		Site Area:0.2ha		Site Location: Land to rear of Simonside Arms PH, Hyperion Avenue, South Shields		Is the site in the Green Belt? YES ☐ NO ☒							
Land Use: Public House Car Park Adjacent Uses: Public House / Residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?					
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Landscape and Townscape						Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		A predominantly residential area. The site contains Tree Preservation Orders and is surrounded by residential and a public house. It is considered that developing this site would have a low impact on the surrounding landscape but mitigation may be required.		Would development of the site have an adverse impact on:		Category 1: Significant Constraints		Ramsar Site		The site has no biodiversity designations but mature trees. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.	
Category 2: Constraints		Area of High Landscape Value or Significance						Special Protection Area (SPA)					
		Woodland Plantation						Special Area of Conservation (SAC)					
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		Grade 2 or 3a Agricultural Land						Local Nature Reserve					
Area of Significant Historic Landscape				Category 2: Constraints		Local Wildlife Site (LWS)		Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required			
				Great Crested Newt Pond (+500m buffer)									
				Wildlife Corridor									
				Are there any known protected / DBAP species or habitats on the site?		Unknown							
				Would the development of the site impact upon the connectivity of habitats?		Unlikely							
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.		
		Village Green										
		Cemetery / Churchyard										
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Grade II Listed Building/Structure		Allotment									
	Conservation Area		Public Right of Way (cycleway/ footpath/bridleway)									
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Locally-Listed Building/ Structure/ Space					Is the proposed development site designated as open space or playing fields?	NA						
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	NA						
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or surface water flood maps. See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as children’s play facilities. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required where appropriate.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure at Hertford Road, albeit that it does lack overall immediate access to children’s play facilities. It is also reasonably close to bus stops and Simonside Metro Station. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	NA										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, and on the periphery of a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		6	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		69	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development, but due to surroundings B-use class economic development would be inappropriate. Mitigation would be required where appropriate such as considering loss of trees.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS29 SHLAA Ref: ss.29.008		Site Area:0.1ha		Site Location: Elizabeth Diamond House, Ethel Terrace, South Shields		Is the site in the Green Belt? YES ☐ NO ☒												
Land Use: Community facility and landscaping Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?								
Site Photos 				Designations Map 						Low ← Impact → High								
										A B C D E								
										1. To check the unrestricted sprawl of the built-up area?								
										2. To safeguard borough's countryside from further encroachment?								
 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area				Adjacent Designations / Allocations: Recreational Open Space / Public Right of Way / District Shopping Centre				3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						
												4. To preserve the special & separate characters of the Urban Fringe villages?						
												5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required						
Landscape and Townscape								Biodiversity										
Category 1: Significant Constraints		Grade I Agricultural Land				The wider area as predominantly residential. The site itself is surrounded by built development. It is considered that developing this site would have a low impact on the surrounding townscape. Mitigation would be required where appropriate.		Would development of the site have an adverse impact on:		The site has no biodiversity designations but mature trees onsite. It is considered that developing the site would have a low impact. Mitigation would be required where appropriate.								
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints							Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)			
		Woodland Plantation													Site of Special Scientific Interest (SSSI)			
		Tree Preservation Order (TPO)													Local Nature Reserve			
		Grade 2 or 3a Agricultural Land													Category 2: Constraints		Local Wildlife Site (LWS)	
								Local Geodiversity Site (LGS)										
								Great Crested Newt Pond (+500m buffer)										
								Wildlife Corridor										
								Are there any known protected / DBAP species or habitats on the site?		Unknown								
								Would the development of the site impact upon the connectivity of habitats?		Unlikely								
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required								
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required								

Historic Environment and Culture					Green Infrastructure				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Category 2: Constraints Public Open Space/Playing Field/Play Area Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? NA Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015 NA Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required					
	World Heritage Site & Setting (+ candidate)								
	Grade I/Grade II*Listed Building/Structure								
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required					
	Conservation Area								
	Archaeological Site (Known & potential)								
	Locally-Listed Building/ Structure/ Space								
Flooding					Infrastructure and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	A very small amount of minor surface water flooding has been identified on the site. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is close to local shopping services and has good access to green infrastructure along West Harton Mineral Line, and is close to children’s play facilities and allotments. It is also close to bus stops and Tyne Dock metro station. There are education and community facilities in the locality.					
	Flood Risk Zone 3A (High Vulnerability)	0%							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required					
	Surface Water Flooding	✓							
Ground Conditions & Contamination					Deliverability				
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.	What is considered deliverable on the site? How many homes could be provided? How many jobs could the site provide for? It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development. 5 Site would significantly support economic growth and/or regeneration priorities? Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Gentle Slope								
	Undulating								
	Steep Slope			Suitability and Conclusion					
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Due to the site’s overall potential low impacts, it is considered that it is suitable for residential development, but due to surroundings B-use class economic development would be inappropriate. However, the site is not at this stage available for development as it being retained for community uses.					
	Electricity Pylon (+ 10m buffer zone)								
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development					
	Landfill sites, Contaminated land								
	Minerals Legacy (quarries and coal mining)								
	High Voltage electricity line(+10m buffer zone)								

\SLR Ref: OSS30 SHLAA Ref: ss.35.005/017/020		Site Area:0.7ha		Site Location: Former Kwik Save supermarket / Part of former Murtagh Diamond House, The Wynde, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒						
Land Use: Residential Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?						
Site Photos 		Designations Map 		Low ← Impact → High										
				A B C D E										
				1. To check the unrestricted sprawl of the built-up area?										
				2. To safeguard borough's countryside from further encroachment?										
				3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?										
		Key Designations / Allocations: LDF Housing Allocation / LDF Local Neighbourhood Shopping Centre / Coal Resource and Standing Advice Area / Tree Preservation Orders.		Adjacent Designations / Allocations: Recreational Open Space / Public Rights of Way		4. To preserve the special & separate characters of the Urban Fringe villages?								
						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?								
						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside								
						Zero/Low Impact - no or minimal mitigation required								
						Medium Impact mitigation required								
High Impact – significant mitigation required														
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land				Would development of the site have an adverse impact on:								
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site						
		Woodland Plantation						Special Protection Area (SPA)						
		Tree Preservation Order (TPO)						Special Area of Conservation (SAC)						
		Grade 2 or 3a Agricultural Land						Site of Special Scientific Interest (SSSI)						
Area of Significant Historic Landscape						Category 2: Constraints		Local Nature Reserve						
								Local Wildlife Site (LWS)						
								Local Geodiversity Site (LGS)						
								Great Crested Newt Pond (+500m buffer)						
								Wildlife Corridor						
						Are there any known protected / DBAP species or habitats on the site?		Unknown						
						Would the development of the site impact upon the connectivity of habitats?		Unlikely						
								Zero/Low Impact - no or minimal mitigation required						
								Medium Impact - mitigation required						
								High Impact – significant mitigation required						

Historic Environment and Culture					Green Infrastructure												
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance?			Category 1: Significant Constraints	Historic Park or Garden (EH List)										
	World Heritage Site & Setting (+ candidate)						Village Green										
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard										
	Category 2: Constraints	Grade II Listed Building/Structure						Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.				Category 2: Constraints	Public Open Space/Playing Field/Play Area				
Conservation Area			Allotment														
Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?					Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required			
Locally-Listed Building/ Structure/ Space															Green Infrastructure corridor		
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015												
Flooding					Infrastructure and Services												
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)					Is there road capacity for site traffic generation?											
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					Is there education/community/health facility capacity for site requirements?				
	Surface Water Flooding												What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?				
Ground Conditions & Contamination					Deliverability												
Site Topography	Predominantly Flat					What is considered deliverable on the site?											
	Gentle Slope					How many homes could be provided?			Site would significantly support economic growth and/or regeneration priorities?								
	Undulating					How many jobs could the site provide for?			Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?								
	Steep Slope																
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is under construction so has been withdrawn from the SLR.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development							
	Electricity Pylon (+ 10m buffer zone)																
Category 2: Constraints	HSE COMAH Middle or Outer Zone																
	Landfill sites, Contaminated land																
	Minerals Legacy (quarries and coal mining)																
	High Voltage electricity line(+10m buffer zone)																

SLR Ref: OSS31 SHLAA Ref: ss.30.034(part)		Site Area:0.7ha		Site Location: Large open grassed space, Low Lane, South Shields			Is the site in the Green Belt?		YES ☐ NO ☒																								
Land Use: Recreational open space Adjacent Uses: Recreational open space / Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?																					
Site Photos 				Designations Map 								Low ← Impact → High																					
												A B C D E																					
												1. To check the unrestricted sprawl of the built-up area?																					
												2. To safeguard borough’s countryside from further encroachment?																					
				<u>Key Designations / Allocations:</u> Recreational Open Space / Coal Resource and Standing Advice Area				<u>Adjacent Designations / Allocations:</u> Recreational Open Space / LDF Housing Allocations / Wildlife Corridor				3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																					
												4. To preserve the special & separate characters of the Urban Fringe villages?																					
												5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																					
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																					
												Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required		High Impact – significant mitigation required													
Landscape and Townscape										Biodiversity																							
Category 1: Significant Constraints		Grade I Agricultural Land				The site provides a buffer between residential and sports pitches and contributes to a wider sense of open space. It is therefore considered that developing this site would have a medium impact on the local townscape. Mitigation would be required.				Would development of the site have an adverse impact on:				The site has no specific biodiversity designations but is within a broad wildlife corridor and within 150m of Local Wildlife Site. It is considered that developing the site would have a medium impact. Some mitigation would be required.																			
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																					
		Woodland Plantation										Site of Special Scientific Interest (SSSI)																					
		Tree Preservation Order (TPO)										Local Nature Reserve																					
		Grade 2 or 3a Agricultural Land										Local Wildlife Site (LWS)								✓													
		Area of Significant Historic Landscape								Local Geodiversity Site (LGS)				Great Crested Newt Pond (+500m buffer)				Wildlife Corridor		✓													
										Are there any known protected / DBAP species or habitats on the site?		Unknown				Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact – significant mitigation required					
								Would the development of the site impact upon the connectivity of habitats?		Unlikely																							

Historic Environment and Culture						Green Infrastructure															
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a medium impact as it provides an important buffer and support area to a sports provision. Mitigation would be required where appropriate.											
	World Heritage Site & Setting (+ candidate)						Village Green														
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard														
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required											
	Conservation Area						Allotment														
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓		Medium Impact - mitigation required ✓		High Impact – significant mitigation required														
	Locally-Listed Building/ Structure/ Space																				
Flooding						Infrastructure and Services															
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but could be detrimental to sports provision. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation would be required where appropriate.												
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?													
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓			Is there education/community/health facility capacity for site requirements?		✓				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required									
	Surface Water Flooding					✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services and has good access to green infrastructure at Temple Park, as well as allotments but lacks children’s play areas. It is also reasonably close to bus stops and education and community facilities in the locality.												
Ground Conditions & Contamination						Deliverability															
Site Topography	Predominantly Flat		The site is not within an area of further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. There is a Northumbrian water tank related to flood attenuation beneath the site. The site is considered to have a high impact and significant mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.													
	Gentle Slope					How many homes could be provided?		25	Site would significantly support economic growth and/or regeneration priorities?												
	Undulating	✓				How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?												
	Steep Slope																				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓			The site is not considered suitable for development due to adverse impacts upon townscape, ground conditions, green infrastructure and residential amenity.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development ✓									
	Electricity Pylon (+ 10m buffer zone)																				
Category 2: Constraints	HSE COMAH Middle or Outer Zone																				
	Landfill sites, Contaminated land																				
	Minerals Legacy (quarries and coal mining)																				
	High Voltage electricity line(+10m buffer zone)																				

SLR Ref: OSS32 SHLAA Ref: ss.30.023		Site Area:0.7ha		Site Location: Large open grassed space, Birdhill Place, South Shields		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Recreational open space Adjacent Uses: Residential / Sports provision				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?						
Site Photos 				Designations Map 				Low ← Impact → High A B C D E						
								1. To check the unrestricted sprawl of the built-up area?						
				Key Designations / Allocations: Recreational Open Space / Coal Resource, Referral and Standing Advice Area / Public Right of Way / Wildlife Corridor		Adjacent Designations / Allocations: Recreational Open Space / LDF Housing Allocations		2. To safeguard borough's countryside from further encroachment?						
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						
								4. To preserve the special & separate characters of the Urban Fringe villages?						
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						
								Zero/Low Impact - no or minimal mitigation required						
								Medium Impact - mitigation required						
								High Impact – significant mitigation required						
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land		The site provides a buffer between residential and sports pitches. It also provides openness and contributes to a wider sense of open space. It is therefore considered that developing this site would have a medium impact on the local townscape. Mitigation would be required.		Would development of the site have an adverse impact on:		The site has no specific biodiversity designations but contains mature trees and vegetation and is located within a broad wildlife corridor and within 50m of a LWS. It is considered that developing this site would have a medium impact and mitigation would be required.						
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints							Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)	
		Woodland Plantation				Site of Special Scientific Interest (SSSI)								
		Tree Preservation Order (TPO)				Local Nature Reserve								
		Grade 2 or 3a Agricultural Land				Local Wildlife Site (LWS)								
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Category 2: Constraints		Local Geodiversity Site (LGS)		
						Great Crested Newt Pond (+500m buffer)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		
						Wildlife Corridor		✓						
						Are there any known protected / DBAP species or habitats on the site?		Unknown						
						Would the development of the site impact upon the connectivity of habitats?		Unlikely						

SLR Ref: OSS33 SHLAA Ref: ss.30.023 (part)		Site Area:2.8ha		Site Location: Harton and Westoe Collieries Welfare Ground, Low Lane, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒						
Land Use: Sports provision Adjacent Uses: Residential / Recreational open space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation						
Site Photos				Designations Map										
														
				Key Designations / Allocations: Recreational Open Space / Coal Resource and Standing Advice Area / Wildlife Corridor.		Adjacent Designations / Allocations: Recreational Open Space / LDF Housing Allocations								
								Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is largely developed with an open space character onsite and residential to the north. The site provides sports provision which contributes to a wider sense of open space. It is considered that developing this site would have a medium impact on the local townscape. Mitigation would be required.			Would development of the site have an adverse impact on:			The site has no specific biodiversity designations but contains mature trees and vegetation and is located within a broad wildlife corridor and within 50m of a LWS. It is considered that developing this site would have a medium impact and mitigation would be required.					
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site							
	Woodland Plantation						Special Protection Area (SPA)							
	Tree Preservation Order (TPO)						Special Area of Conservation (SAC)							
	Grade 2 or 3a Agricultural Land						Site of Special Scientific Interest (SSSI)							
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints	Local Nature Reserve		Local Wildlife Site (LWS)	✓				
							Local Geodiversity Site (LGS)		Local Geodiversity Site (LGS)					
							Great Crested Newt Pond (+500m buffer)		Great Crested Newt Pond (+500m buffer)					
							Wildlife Corridor	✓	Wildlife Corridor	✓				
							Are there any known protected / DBAP species or habitats on the site?	Unknown		Would the development of the site impact upon the connectivity of habitats?	Unlikely			
								Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	

Historic Environment and Culture						Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a high impact as it provides extensive sports provision with a very high quality score. Significant mitigation would be required.						
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required		
	Conservation Area						Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)													
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor													
						Is the proposed development site designated as open space or playing fields?		2x football / cricket/ bowls/ AGP								
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Football-good standard Cricket-standard quality Bowls- good quality AGP – standard quality								
Flooding						Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on a very small area of the site. Developing this site is considered to have a low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but would result in the loss of green infrastructure. The scale of development is considered to put pressure on local capacity, particularly roads. Significant mitigation would be required.							
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			The site is reasonably close to local shopping services and has good access to green infrastructure at Temple Park. It has good access to allotments but not children’s play areas. It is also reasonably close to bus stops and education and community facilities in the locality.		What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	
	Surface Water Flooding	✓														
Ground Conditions & Contamination						Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination, but is adjacent to an AFI. It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.								
	Gentle Slope					How many homes could be provided?		84	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope															
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			The site is not considered suitable for development due to adverse impacts upon landscape and infrastructure issues.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development				
	Electricity Pylon (+ 10m buffer zone)															
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required													
	Landfill sites, Contaminated land															
	Minerals Legacy (quarries and coal mining)															
	High Voltage electricity line(+10m buffer zone)															

SLR Ref: OSS34 SHLAA Ref: ss.29.058		Site Area:0.14ha		Site Location: Land at health clinic and car park, Boldon Lane / Green Lane, South Shields		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Health clinic Adjacent Uses: Residential / Ambulance Station /Community Uses				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?					
Site Photos 				Designations Map 					Low ← Impact → High					
									A B C D E					
									1. To check the unrestricted sprawl of the built-up area?					
						2. To safeguard borough's countryside from further encroachment?								
Site Photos 				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: LDF Mixed Use and Housing Allocations / Recreational Open Space / Public Right of Way / Road Improvement Scheme and Bus Priority Corridor		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						
								4. To preserve the special & separate characters of the Urban Fringe villages?						
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						
								Zero/Low Impact - no or minimal mitigation required						
								Medium Impact - mitigation required						
								High Impact – significant mitigation required						
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area is predominantly residential, with a linear open space corridor adjacent. Due to the site's small scale and separation from the adjacent open space, it is considered that developing this site would have a low impact on the townscape of the area and mitigation would be required where appropriate.		Would development of the site have an adverse impact on:			The site has no biodiversity designations, however it is within 300m of a LWS, so impacts will need to be assessed and mitigation would only be required where appropriate.					
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)		
		Woodland Plantation				Site of Special Scientific Interest (SSSI)								
		Tree Preservation Order (TPO)				Local Nature Reserve								
		Grade 2 or 3a Agricultural Land				Category 2: Constraints						Local Wildlife Site (LWS)		
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required				
				✓						✓				
								Are there any known protected / DBAP species or habitats on the site?		Unknown				
								Would the development of the site impact upon the connectivity of habitats?		Unlikely				

Historic Environment and Culture					Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.				
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment						
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	NA					
	Locally-Listed Building/ Structure/ Space												
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		✓	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation required where appropriate and the relocation and capacity of health infrastructure would have to be considered.				
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓					
			Is there education/community/health facility capacity for site requirements?		✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure. It is also reasonably close to bus stops and Tyne Dock Metro Station. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding												
Ground Conditions & Contamination					Deliverability								
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/076-D7) with former uses including brickpit (c1862) and infilling (c1987). It is also within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		7	Site would significantly support economic growth and/or regeneration priorities?				
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, and on the assumption that ground conditions and health infrastructure would not be adversely impacted upon, the site is considered suitable for residential development but not likely to be appropriate for B-use class economic development.			Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone												
	Landfill sites, Contaminated land	✓											
	Minerals Legacy (quarries and coal mining)												
High Voltage electricity line(+10m buffer zone)													

SLR Ref: OSS35 SHLAA Ref: ss.29.044		Site Area:0.3ha		Site Location: Grassed open space to rear of housing, Biddick Hall Drive, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒																											
Land Use: Recreational open space Adjacent Uses: Residential / Petrol Station / Ambulance Station				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?																								
Site Photos 				Designations Map 							Low ← Impact → High																								
											<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E															
A	B	C	D	E																															
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																																			
				Key Designations / Allocations: Recreational Open Space / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space / Public Right of Way / LDF Housing and Mixed Use Allocations					Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside <table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr></table>					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																	
Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																	
Landscape and Townscape						Biodiversity																													
Category 1: Significant Constraints		Grade I Agricultural Land				The wider area is predominantly developed and residential, with a linear open space corridor adjacent. Due to the site's small scale and separation from the adjacent open space, it is considered that developing this site would have a low impact on the townscape of the area and mitigation would be required where appropriate.				Would development of the site have an adverse impact on:			The site has no biodiversity designations, however it is within 200m of a LWS, so impacts will need to be assessed and mitigation would be required. Development is considered to have a medium impact.																						
Category 2: Constraints		Area of High Landscape Value or Significance																																	
		Woodland Plantation																																	
		Tree Preservation Order (TPO)																																	
		Grade 2 or 3a Agricultural Land																																	
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required																	
												Are there any known protected / DBAP species or habitats on the site?			Unknown																				
												Would the development of the site impact upon the connectivity of habitats?			Unlikely																				

Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a medium impact. It provides recreation open space and is in combination with the much larger West Harton Mineral Line. Mitigation would be required. However the adjacent mineral line is a public right of way and any development would have to take this and the wider open space provision into account.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
	Conservation Area						Allotment				
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	West Harton Mineral Line – amenity greenspace			
	Locally-Listed Building/ Structure/ Space		Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	Quality: High Value: High							
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or by the Environment Agency. See SFRA for further details. However, some suggestions of occasional surface water flooding. Developing this site is considered to have a zero/low impact in regards to flooding and appropriate mitigation and attenuation works would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but is lacking in others such as children’s’ play areas. It would result in the loss of open space, but it is noted that there is significant capacity adjacent. The scale of development is not considered to put significant pressure on local capacity but getting services to the site would have to be explored further.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services and has good access to green infrastructure along West Harton Mineral Line and allotments. However immediate access to children’s play areas is limited. It is also reasonably close to bus stops and Tyne Dock Metro Station. There are education and community facilities in the locality.			
Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/076-D7) with former uses including brickpit (c1862) and infilling (c1987). It is also within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.			
	Gentle Slope					How many homes could be provided?		12	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	It is considered that the site is potentially suitable for residential development, but not B-use class economic development. However, ground conditions, the loss of green infrastructure and securing access to the site would need to be considered further. The site’s poor access results in it being not presently developable.		Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone					Suitability and Conclusion					
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: OSS36 SHLAA Ref: ss.29.059		Site Area:0.7ha		Site Location: Former Prestige Car Sales, Boldon Lane, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																																														
Land Use: Petrol Station and Car Sales Adjacent Uses: Residential / Recreational open space / Ambulance Station				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td></tr><tr><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr></table>							Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
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				Key Designations / Allocations: LDF Mixed Use Allocation / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space / Public Right of Way / LDF Housing Allocations																																																														
Landscape and Townscape						Biodiversity																																																														
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is developed with an important linear open space corridor adjacent. Due to the site's small scale, existing development onsite and separation from the adjacent open space, it is considered that developing this site would have a low impact on the townscape of the area and mitigation would be required where appropriate.			Would development of the site have an adverse impact on:			The site has no biodiversity designations, however it is within 100m of a LWS, so impacts will need to be assessed and mitigation would only be required where appropriate.																																																											
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site																																																								
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			Wildlife Corridor																																																																	
Are there any known protected / DBAP species or habitats on the site?			Unknown			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required																																																								
Would the development of the site impact upon the connectivity of habitats?			Unlikely																																																																	

SLR Ref: OSS37 SHLAA Ref: ss.29.027		Site Area:0.1ha		Site Location: Residential garages and former LA housing area, Green Lane, South Shields			Is the site in the Green Belt? YES ☐ NO ☒												
Land Use: Vacant land and garages Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt			Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?										
Site Photos 				Designations Map 					Low ← Impact → High										
									A B C D E										
									1. To check the unrestricted sprawl of the built-up area?										
							2. To safeguard borough's countryside from further encroachment?												
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																			
4. To preserve the special & separate characters of the Urban Fringe villages?																			
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																			
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				Key Designations / Allocations: LDF Housing Allocation / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Open Space Priority Area		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required						
Landscape and Townscape							Biodiversity												
Category 1: Significant Constraints		Grade I Agricultural Land				The site is surrounded by built development, largely residential, and it is considered that development would have a low impact on the townscape and mitigation would be required where appropriate.		Would development of the site have an adverse impact on:			The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.								
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints								Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)			
		Woodland Plantation														Site of Special Scientific Interest (SSSI)			
		Tree Preservation Order (TPO)														Local Nature Reserve			
		Grade 2 or 3a Agricultural Land														Category 2: Constraints		Local Wildlife Site (LWS)	
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required		
						✓						✓							
								Are there any known protected / DBAP species or habitats on the site?		Unknown									
								Would the development of the site impact upon the connectivity of habitats?		Unlikely									

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact Mitigation would only be required where appropriate.		
		Village Green										
		Cemetery / Churchyard										
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area		Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)									
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor									
					Is the proposed development site designated as open space or playing fields?	NA			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	NA						
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on a small part of the site. Developing this site is considered to have a low/zero impact in regards to flooding.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low impact in regards to capacity and access to infrastructure and services. It has good access to services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Mitigation required where appropriate.			
		Flood Risk Zone 3A (High Vulnerability)				0%	Is there water and sewerage capacity for site requirements?					?
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure, but is lacking in immediate access to children’s play facilities. It is also reasonably close to bus stops and Simonside Metro Station. There are education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
		Surface Water Flooding										✓
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not a broad strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		4	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, and on the assumption that flooding issues are mitigated, it is considered suitable for residential development but not likely to be appropriate for B-use class economic development.			Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: OSS38 SHLAA Ref: ss.31.049		Site Area:0.3ha		Site Location: Large open grassed space, Winskell Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: Recreational open space Adjacent Uses: Residential / Educational / A1300				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																										
Site Photos 				Designations Map 				Low ← Impact → High																										
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				Key Designations / Allocations: Recreational Open Space / Open Space Priority Area / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space / Strategic Route Network Area		Zero/Low Impact - no or minimal mitigation required																										
Landscape and Townscape						Biodiversity																												
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area is predominantly residential with linear green spaces along roads. The site is surrounded by built development and provides separation between the adjacent houses and main road which frame the site. Developing this site is considered to have a medium impact upon the townscape of the area and mitigation would be required.		Would development of the site have an adverse impact on:		The site has no biodiversity designations and therefore it is considered that developing the site would have a zero/low impact. Mitigation would only be required where appropriate.																										
Category 2: Constraints		Area of High Landscape Value or Significance																																
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Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																										
						☒																												
						Are there any known protected / DBAP species or habitats on the site?		Unknown		☒																								
						Would the development of the site impact upon the connectivity of habitats?		Unlikely																										

SLR Ref: OSS39 SHLAA Ref: ss.35.016		Site Area:2.98ha		Site Location: Land at Brockley Whins triangle, South Shields			Is the site in the Green Belt?		YES ☐ NO ☒										
Land Use: Open Space/Rail + electricity infrastructure Adjacent Uses: Residential / Recreational open space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?								
Site Photos 				Designations Map 							1. To check the unrestricted sprawl of the built-up area?								
											2. To safeguard borough’s countryside from further encroachment?								
											3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?								
											4. To preserve the special & separate characters of the Urban Fringe villages?								
				<u>Key Designations / Allocations:</u> LDF Reclamation Site / Great North Forest / Coal Resource and Standing Advice Area / Linked Open Space System		<u>Adjacent Designations / Allocations:</u> Open Space Priority Area / Green Belt / Local Nature Reserve / Public Right of Way		5. To assist in the regeneration of the urban area, by encouraging the recycling of land?											
								Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside											
								Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required		High Impact – significant mitigation required				
Landscape and Townscape							Biodiversity												
Category 1: Significant Constraints		Grade I Agricultural Land				This site forms a green wedge between residential areas and infrastructure/open areas to the south. The site is surrounded by rail infrastructure. It is considered that developing this open area would have a medium impact upon the surrounding landscape and mitigation would be required.			Would development of the site have an adverse impact on:			The site has no formal biodiversity designations, but comprises a large area of open space and vegetation adjacent to a Local Nature Reserve and Local Wildlife Site. It is therefore considered that developing the site would have a high impact on biodiversity. Significant mitigation would be required.							
Category 2: Constraints		Area of High Landscape Value or Significance							Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)								
		Woodland Plantation									Site of Special Scientific Interest (SSSI)								
		Tree Preservation Order (TPO)									Local Nature Reserve						✓		
		Grade 2 or 3a Agricultural Land									Category 2: Constraints						Local Wildlife Site (LWS)		✓
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
								✓								✓			
										Are there any known protected / DBAP species or habitats on the site?		Unknown							
										Would the development of the site impact upon the connectivity of habitats?		Potential impact on adjacent Local Wildlife Site and Local Nature Reserve							

SLR Ref: OSS39a SHLAA Ref: ss.35.016		Site Area:2.32ha		Site Location: Land adj. Tyne Dock mineral line, Chaucer Ave/Masefield Drive, South Shields		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Open Space, Rail/electricity infrastructure Adjacent Uses: Residential/Recreational Open Space				Site appraised for: Residential/B-use class Economic Development		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos 				Designations Map 				Low ← Impact → High A B C D E							
								1. To check the unrestricted sprawl of the built-up area?							
				Key Designations: Great North Forest/ Overhead Power Lines/LDF safeguarded route for possible Metro Line extension		Adjacent Designations / Allocations: Green Belt/ Linked Open Space System/Land Reclamation Site/Strategic Recreational open space		2. To safeguard borough's countryside from further encroachment?							
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?							
								4. To preserve the special & separate characters of the Urban Fringe villages?							
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?							
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								Zero/Low Impact - no or minimal mitigation required							
								Medium Impact - mitigation required							
								High Impact – significant mitigation required							
Landscape and Townscape								Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		This area forms a green wedge between residential areas and infrastructure/open areas to the south. The site is surrounded by rail infrastructure. It is considered that developing this open area would have a medium impact upon the surrounding landscape and mitigation would be required.		Would development of the site have an adverse impact on:		The site has no formal biodiversity designations, but comprises a large area of open space and vegetation within 100m of a Local Nature Reserve and Local Wildlife Site. The site is considered to have a medium impact on Biodiversity. Mitigation would be required.							
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints							Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)		
		Woodland Plantation				Site of Special Scientific Interest (SSSI)									
		Tree Preservation Order (TPO)				Local Nature Reserve									
		Grade 2 or 3a Agricultural Land				Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Category 2: Constraints		Local Geodiversity Site (LGS)			
						Great Crested Newt Pond (+500m buffer)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
						Wildlife Corridor				Are there any known protected / DBAP species or habitats on the site?		Potential adverse impact on LWS and LNR		Zero/Low Impact - no or minimal mitigation required	
										Would the development of the site impact upon the connectivity of habitats?				Medium Impact - mitigation required	
														High Impact – significant mitigation required	

Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite, but it is noted that the ‘Other Important Archaeological Remains’ - Railway remains, Boldon Colliery are adjacent.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a low impact. The site is open space but is not of good quality. Mitigation required where appropriate.			
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required 			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)					
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor					
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone but a small amount of Surface Water Flooding has been identified on the site. The site is considered to have a low impact with regards to flooding, mitigation required where appropriate.			Is there road capacity for site traffic generation?			It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to green infrastructure, but is largely isolated from services and would need investment in getting road and water infrastructure to the site. It is also considered that access would have to be through existing residential areas and this would have adverse impacts on local capacity. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is isolated from local shopping services but has good access to green infrastructure within the urban fringe. It has reasonable access to allotments but is lacking in children’s play facilities. It is also reasonably close to bus stops and Brockley Whins Metro Station. It is noted that the site is partially constrained by surrounding rail infrastructure.		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required 
	Surface Water Flooding								✓			
	Ground Conditions & Contamination								Suitability and Deliverability			
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/163-D7) with former uses including railway land (c1862-1951). It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. There is also electricity infrastructure overhead. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not within a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		70	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope					Site Appraisal Conclusion						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	The site is considered potentially suitable for residential development – Network Rail suggest capacity for up to 12 dwellings (allowing for retaining access to the railway). Potential impacts on the landscape and townscape, ground conditions and contamination and infrastructure and services would have to be considered further and mitigated.		Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)	✓										
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land	✓										
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)	✓										

SLR Ref: OSS40 SHLAA Ref: ss.39.021/22/29		Site Area:4.67ha		Site Location: Land at Chuter Ede Education Centre / Vacant former Brydan Court Nursing Home, Galsworthy Road, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒																																																																																																																																																																																																																																																																			
Land Use: Former school / community and recreation Adjacent Uses: Residential / recreational open space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation																																																																																																																																																																																																																																																																			
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It is noted that the site forms part of a wider open landscape, but is situated at a lower level than the wider area to the south. This reduces potential impacts on the landscape to a medium, but mitigation would be required if site was developed.</td><td colspan="4">Would development of the site have an adverse impact on:</td><td colspan="4" rowspan="5">The site is within a wildlife corridor and within 100m of an area of good quality habitat which is known to support priority species and red listed bird species. Due to the size and scale, developing this site is considered to have a medium impact upon biodiversity. Residential development here may have adverse impacts from urban edge effects, which would need to be assessed and avoided / mitigated / compensated for.</td></tr><tr><td colspan="2" rowspan="4">Category 2: Constraints</td><td colspan="2">Area of High Landscape Value or Significance</td><td colspan="2"></td><td colspan="2">Category 1: Significant Constraints</td><td colspan="2">Ramsar Site</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2">Special Protection Area (SPA)</td><td colspan="2"></td></tr><tr><td colspan="2">Woodland Plantation</td><td colspan="2"></td><td colspan="2">Special Area of Conservation (SAC)</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2">Site of Special Scientific Interest (SSSI)</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2">Tree Preservation Order (TPO)</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Local Nature Reserve</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2">Grade 2 or 3a Agricultural Land</td><td colspan="2"></td><td colspan="2">Category 2: Constraints</td><td colspan="2">Local Wildlife Site (LWS)</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Local Geodiversity Site (LGS)</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2">Area of Significant Historic Landscape</td><td colspan="2"></td><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Great Crested Newt Pond (+500m buffer)</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Wildlife Corridor</td><td colspan="2">✓</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Are there any known protected / DBAP species or habitats on the site?</td><td colspan="2">Unknown</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td colspan="2">Unlikely</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr></table>					Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside										Key Designations / Allocations: LDF Housing Allocations / LDF Community Hub / Coal Authority Standing Advice Area / Source Protection Zone		Adjacent Designations / Allocations: Recreational Open Space / LDF Recreational Open Space Allocation / Green Belt / Great North Forest		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required		Landscape and Townscape								Biodiversity								Category 1: Significant Constraints		Grade I Agricultural Land				The wider area predominantly residential with open space to the south which forms part of the wider urban fringe. It is noted that the site forms part of a wider open landscape, but is situated at a lower level than the wider area to the south. This reduces potential impacts on the landscape to a medium, but mitigation would be required if site was developed.		Would development of the site have an adverse impact on:				The site is within a wildlife corridor and within 100m of an area of good quality habitat which is known to support priority species and red listed bird species. Due to the size and scale, developing this site is considered to have a medium impact upon biodiversity. Residential development here may have adverse impacts from urban edge effects, which would need to be assessed and avoided / mitigated / compensated for.				Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site						Special Protection Area (SPA)				Woodland Plantation				Special Area of Conservation (SAC)								Site of Special Scientific Interest (SSSI)						Tree Preservation Order (TPO)						Local Nature Reserve						Grade 2 or 3a Agricultural Land				Category 2: Constraints		Local Wildlife Site (LWS)												Local Geodiversity Site (LGS)						Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required										Great Crested Newt Pond (+500m buffer)																		Wildlife Corridor		✓																Are there any known protected / DBAP species or habitats on the site?		Unknown																Would the development of the site impact upon the connectivity of habitats?		Unlikely							
Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High																																																																																																																																																																																																																																																																										
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1. To check the unrestricted sprawl of the built-up area?																																																																																																																																																																																																																																																																											
2. To safeguard borough's countryside from further encroachment?																																																																																																																																																																																																																																																																											
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																																																																																																																																																																																																																																																																											
4. To preserve the special & separate characters of the Urban Fringe villages?																																																																																																																																																																																																																																																																											
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																																																																																																																																																																																																																																																																											
Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																																																																																																																																																																																																																																																																											
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Historic Environment and Culture					Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a medium impact as it provides a sport pitch and recreational open space which links into a much wider recreational framework and public right of way network. Mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure					Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints				
	Conservation Area		Allotment										
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)										
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor						Is the proposed development site designated as open space or playing fields?				
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	Quality: High Value: High Football-poor quality							
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. It has good access to some existing services and would increase critical mass, but would result in loss of sports provision. The scale of development is considered to put pressure on local capacity, particularly roads. Mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?					
		Is there education/community/health facility capacity for site requirements?				?							
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services and has good access to green infrastructure at Newton Garths and children’s play facilities adjacent, but there are no allotments in the locality. It is also reasonably close to bus stops education and community facilities in the locality.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding	✓											
Ground Conditions & Contamination					Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination, but is adjacent to an AFI. It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		175	Site would significantly support economic growth and/or regeneration priorities?			✓	
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall potential low impacts, and on the assumption that impacts upon landscape and green infrastructure could be appropriately mitigated, it is considered potentially suitable for residential development, but unlikely to be viable for B-use class economic development. Note: the developed part of the site is considered suitable for development.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone												
	Landfill sites, Contaminated land												
	Minerals Legacy (quarries and coal mining)												
High Voltage electricity line(+10m buffer zone)													