

South Tyneside Strategic Land Review

Character Area Site Assessments

Jarrow

January 2018



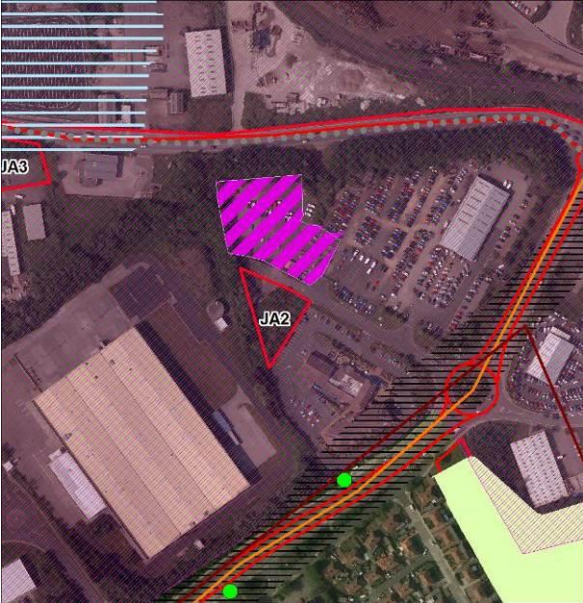
South Tyneside Council

Jarrow 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
JA1	Port of Tyne, Jarrow Road, South Shields	Bede	10.42	7.82	4.17		Y		Permitted	N/A	N/A	Withdrawn
JA10	Large open grassed space, west of Priory Road, Jarrow	Primrose	0.50	0.45	0.20			Y		18	69	Amber
JA11	Large open grassed space, Saxon Way, Jarrow	Primrose	0.90	0.81	0.36		Mixed	Mixed		32		Amber
JA12	Land at Friar Way, Jarrow	Primrose	0.60	0.54	0.24		Y		Permitted	N/A		Withdrawn
JA13	Land at High Street/Stanley Street, Jarrow	Primrose	0.20	0.20	0.20			Y	Permitted	N/A		Withdrawn
JA14	Land at Salem Street, Jarrow	Primrose	0.10	0.10	0.10			Y	Permitted	N/A		Withdrawn
JA15	Land at Grange Road/Monkton Road, Jarrow	Primrose	0.10	0.10	0.10			Y		5		Green
JA16a	Car Park adj. Jarrow bus station, Napier Street, Jarrow	Primrose	0.09	0.09	0.09			Y			31	Green
JA16b	Land adj. and under Albert Road flyover, Napier Street/Greenbank, Jarrow	Primrose	0.25	0.25	0.12			Y		13	N/A	Amber
JA17	Balgownie House (vacant former clinic) and Suffolk Street Registry Office, 43 Bede Burn Road / Suffolk Street, J	Primrose	0.20	0.20	0.20		Y		Permitted	N/A		Withdrawn
JA18	Large open grassed space, Bede Burn Road, Jarrow	Primrose	2.40	1.80	0.96			Y		72		Red
JA19	Police Station & Magistrates Court, Clervaux Terrace, Jarrow	Primrose	0.41	0.37	0.41		Y		Permitted		142	Green
JA2	Land west of Hobson Way, Simonside East Industrial Estate, South Shields	Bede	0.20	0.20	0.20		Y				69	Green
JA20	Land adjacent to River Don, including King George's Playing Fields, Jarrow	Primrose	42.81	32.11	17.12	28.41		Y		1136		Red
JA21	Land at Salcombe Avenue, Jarrow	Bede	0.90	0.81	0.36			Y		32		Amber
JA22	Land at Filtrona Park (Mariners' Park), Shaftesbury Avenue, Jarrow	Bede	2.30	1.73	0.92			Y	Permitted	N/A	N/A	Red
JA23	Large open grassed space, Falmouth Drive, South Shields	Bede	1.30	1.17	0.52			Y		47		Amber
JA24	Land at rear of Shaftesbury Avenue, Tyne Point Industrial Estate, South Shields	Bede	0.60	0.54	0.24			Y			83	Amber
JA25	Land at Shaftesbury Avenue, Simonside Industrial Estate, South Shields	Bede	1.20	1.08	0.48		Y				112	Green
JA26	Porlock Gardens, Low Simonside, South Shields	Bede	0.70	0.63	0.28			Y		25		Green
JA27	Large open grassed space, Stanhope Road, South Shields	Bede	0.60	0.54	0.24			Y		22		Amber
JA28	Large open grassed space, Peel Gardens, South Shields	Bede	0.80	0.72	0.32			Y		29		Red
JA29	Large open grassed space, John Reid Road, South Shields	Bede	1.70	1.53	0.68			Y		61		Red
JA3	Land at Hobson Way, Simonside East Industrial Estate, South Shields	Bede	0.14	0.14	0.14	0.11	Y				38	Green
JA30	Residential garages, Melbourne Gardens / Australia Grove, South Shields	Bede	0.10	0.10	0.10		Y			4		Green
JA31	Neon Social Club/The Red Hackle, Perth Avenue, Jarrow	Bede	0.60	0.54	0.24		Y			22		Green
JA32	Perth Green Youth Centre and grassed area, Perth Avenue, Jarrow	Bede	0.80	0.72	0.32		Mixed	Mixed		29		Amber
JA32a	Perth Green House, Perth Avenue, South Shields	Bede	0.42	0.38	0.17		Y			15		Green
JA33	Land at Perth Green Community Centre, Inverness Road, Jarrow	Bede	2.14	1.61	0.86		Mixed	Mixed		64		Amber
JA34	Land at Bedes Children Centre and playing fields, Inverness Road, Jarrow	Bede	1.92	1.73	0.77		Mixed	Mixed		69		Amber
JA35	Large open grassed space, Inverness Road, Jarrow	Bede	4.44	3.33	1.78	3.11		Y		124		Red
JA36	Land to north of Kirkstone Avenue / east of Coniston Drive, Jarrow	Bede	0.30	0.30	0.30			Y		12		Amber
JA37	Land at Grasmere Avenue / Eskdale Drive, Jarrow	Bede	0.70	0.63	0.28		Mixed	Mixed		25		Amber
JA38	Land at Rohm and Haas, Ellison Street, Jarrow	Primrose	13.76	10.32	5.50		Y			413	786	Green
JA39	Land at Shell UK Oil Terminal, adjacent businesses and railhead, Priory Road / Church Bank, Jarrow	Bede	11.60	8.70	4.64		Y			348	663	Amber
JA4	Land west of Bedesway/Jarrow Road Junction, Bede Industrial Estate, South Shields	Bede	0.24	0.24	0.24	0.18		Y			62	Green
JA40	Land at Mercantile Docks (Cemex UK), Priory Road, Jarrow	Bede	7.63	5.72	1.60		Y			286	229	Amber
JA41	Land at Martin Hall, Monkton Terrace, Jarrow	Primrose	0.41	0.37	0.41		Y			18		Green
JA42	Land at Nolan Hall, Concorde Way, Jarrow	Primrose	0.50	0.45	0.20		Y			23		Green
JA43	Land at Leamside, Jarrow	Primrose	3.36	2.52	1.34			Y		76		Red
JA44	Land at Palmer Street, Jarrow	Primrose	0.33	0.33	0.33			Y			114	Green
JA45	Land at Be Modern, Simonside Industrial Estate, Jarrow	Bede	0.41	0.37	0.41			Y			142	Green
JA46	Land adjacent to A19, Jarrow	Primrose	5.27	3.95	2.11			Y		158		Red
JA47	Land adj. Hill Crest, Sheldon Street, Jarrow	Primrose	0.10	0.10	0.1		Y			5		Amber
JA48	Land above new Tyne Tunnel, Chaytor Street/Tyne Street, Jarrow	Primrose	0.62	0.56	0.25			Y		N/A	N/A	Red
JA49	Land above new Tyne Tunnel, Ferry Street, Jarrow	Primrose	3.47	2.60	1.39			Y		N/A	N/A	Red
JA5	Land east of Pilgrims Way, Bede Industrial Estate, South Shields	Bede	0.50	0.45	0.20			Y			69	Green
JA6	Land west of Pilgrims Way, East of Mitsumi, Bede Industrial Estate, South Shields	Bede	1.70	1.53	0.68			Y			158	Green
JA7	Land at Straker Street, Jarrow	Bede	3.09	2.32	1.24			Y			287	Red
JA8	Land at Church Bank, Jarrow	Bede	12.28	9.21	4.91			Y		368	702	Red
JA9	Large open grassed space, south of Priory Road, Jarrow	Primrose	1.10	0.99	0.44			Y		N/A	N/A	Red

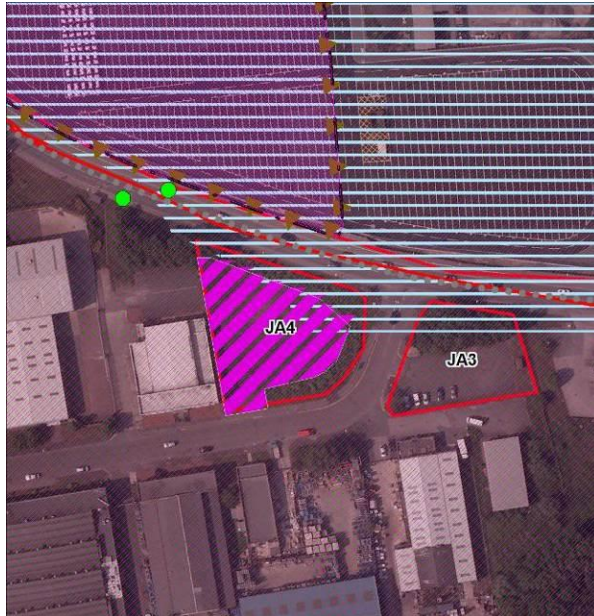
SLR Ref: JA1 SHLAA Ref: NA		Site Area: 10.42ha		Site Location: Port of Tyne Infill, Jarrow Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☐							
Land Use: Commercial Adjacent Uses: River and Road Infrastructure				Site appraised for: Residential / B-use class Economic Devt		Green Belt 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?				
 				<u>Key Designations / Allocations:</u> LDF Economic Development site / Predominantly Industrial Area / Tyne Regeneration Corridor / Flood Risk / Coal Resource and Standing Advice Area / Historic Landfill Site					<u>Adjacent Designations / Allocations:</u> Flood Risk / Predominantly Industrial Area / LDF Jarrow AAP boundary		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				
									or minimal mitigation required				
									mitigation required				
									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 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?					
								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?		Category 1: Significant Constraints	Historic Park or Garden (EH List)					
		Village Green									
		Cemetery / Churchyard									
	World Heritage Site & Setting (+ candidate)				Category 2: Constraints	Public Open Space/Playing Field/Play Area					
Grade I/Grade II*Listed Building/Structure		Allotment									
		Public Right of Way (cycleway/ footpath/bridleway)									
		Green Infrastructure corridor									
Category 2: Constraints	Grade II Listed Building/Structure				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	
	Conservation Area				Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015						
	Archaeological Site (Known & potential)										
	Locally-Listed Building/ Structure/ Space										
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?					
					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			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				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?		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	Site has been is under development 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)									

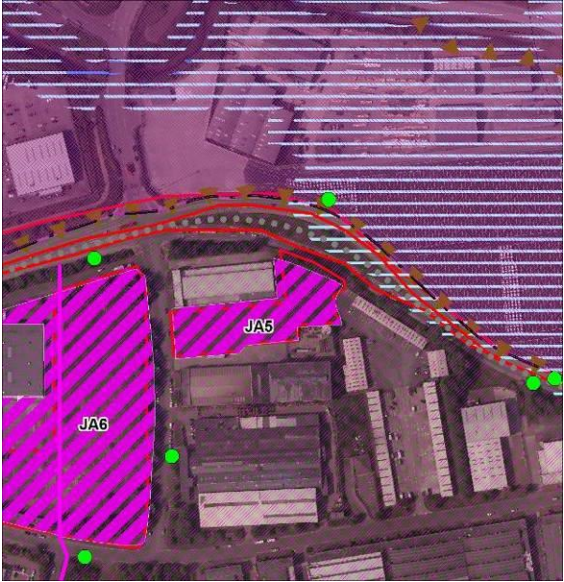
SLR Ref: JA2 SHLAA Ref: ss.21.018a		Site Area:0.2ha		Site Location: Land west of Hobson Way, Simonside East Industrial Estate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Derelict Land Adjacent Uses: Industrial/A3 Restaurant				Site appraised for: Residential / B-use class 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?										
		<u>Key Designations / Allocations:</u> Predominantly Industrial Area / Tyne Regeneration Corridor / Coal Resource and Standing Advice Area		<u>Adjacent Designations / Allocations:</u> LDF Economic Development site Flood Risk / Strategic Route Network		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		This area is industrial and commercial with limited views and utilitarian buildings. The site itself is surrounded by industrial and commercial development and very contained. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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. 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		
												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)			It is considered that developing this site would have a zero/low impact 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 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		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		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%	A large proportion of the site is at risk of surface water flooding. 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 low impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. 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?									
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, but it has poor access to green infrastructure and it is noted that there is no allotment provision. Bus stops are close by with Simonside Metro Station a short distance away. There are also 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/200a) with former uses including Infilling (c1862), Railway Land (c1898-1952), Sawmill (c1921-1952), Heap of unknown constituents (c1921- 1938), Factory (c1951), Road Haulage (c1987), Waste Transfer Station (WML). 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 commercial development, but not in a strong 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?		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 likely low impacts, it is considered that it is suitable for B-use class economic development, but not suitable for residential development due to the adjacent land uses of the surrounding sites.		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: JA3 SHLAA Ref: ss.20.017		Site Area:0.14ha		Site Location: Land east of Bedesway/Jarrow Road Junction, Bede Industrial Estate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																													
Land Use: Car Park Adjacent Uses: Industrial/Transport Infrastructure				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: Predominantly Industrial Area / Tyne Regeneration Corridor / Flood Risk / Coal Resource and Standing Advice Area / Strategic Route Network		Adjacent Designations / Allocations: LDF Economic Development site / Flood Risk / Predominantly Industrial Area / Historic Landfill Site / LDF Jarrow AAP boundary		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		This area is industrial and commercial with limited views and utilitarian buildings. The site is surrounded by industrial and commercial development and very contained. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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. 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)																							
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															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 																							

SLR Ref: JA4 SHLAA Ref: ss.20.016 (part)		Site Area:0.24ha		Site Location: Land west of Bedesway/Jarrow Road Junction, Bede Industrial Estate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒											
Land Use: Vacant Open Space Adjacent Uses: Industrial/Transport Infrastructure				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						
Site Photos 				Designations Map 					1. To check the unrestricted sprawl of the built-up area?								
				<u>Key Designations / Allocations:</u> LDF Economic Development site / Predominantly Industrial Area / Tyne Regeneration Corridor / Flood Risk / Coal Resource and Standing Advice Area / Strategic Route Network					<u>Adjacent Designations / Allocations:</u> Flood Risk / Predominantly Industrial Area / Historic Landfill Site / LDF Jarrow AAP boundary		2. To safeguard borough's countryside from further encroachment?						
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	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	Category 2: Constraints Local Wildlife Site (LWS) Local Geodiversity Site (LGS) Great Crested Newt Pond (+500m buffer) 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								
						Would the development of the site impact upon the connectivity of habitats?			Unlikely								

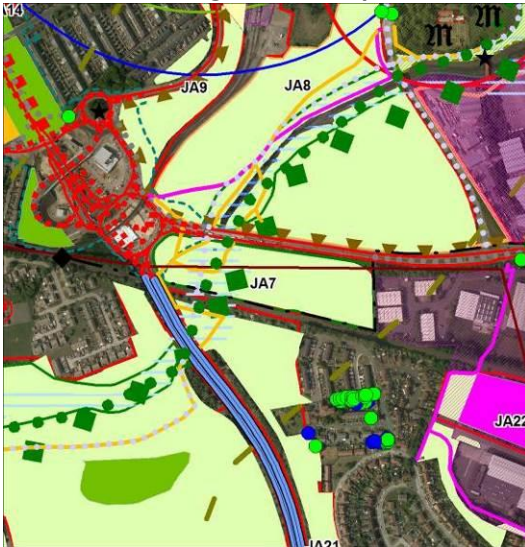
Historic Environment and Culture					Green Infrastructure																	
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		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 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		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?		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%	Site comprises section within Flood Risk Zone 2 and suffers from partial surface water flooding issues as identified by the SFRA (2011). It is on the boundary of a Critical Drainage Area and surface water runoff will need to be carefully managed to ensure that discharges are not increased over the lifetime of the developments and there will be no increased risk of flooding downstream - 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 low impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. It should be noted access to services would be poor for any residential development and this would have a greater impact. 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)	27%	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 has limited access to local shopping services, access to green infrastructure is poor and it is noted there is no allotment provision. Bus stops are close by with Bede Metro Station a short distance away. The nearest education and community facilities are in nearby Jarrow Town Centre and Simonside due to the predominant industrial use of the area.					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/200a) with former uses including Infilling (c1862), Railway Land (c1898-1952), Sawmill (c1921-1952), Heap of unknown constituents (c1921-1938), Factory (c1951), Road Haulage (c1987), Waste Transfer Station (WML). 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 commercial development, but not in a strong 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?		62	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 suitable for economic development, but not suitable for residential development due to the adjacent land uses of the surrounding sites.		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: JA5 SHLAA Ref: ss.20.013		Site Area:0.5ha		Site Location: Land east of Pilgrims Way, Bede Industrial Estate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: Vacant Open Space Adjacent Uses: Industrial/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																									
									<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td colspan="5">1. To check the unrestricted sprawl of the built-up area?</td></tr><tr><td colspan="5">2. To safeguard borough's countryside from further encroachment?</td></tr><tr><td colspan="5">3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td></tr><tr><td colspan="5">4. To preserve the special & separate characters of the Urban Fringe villages?</td></tr><tr><td colspan="5">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td></tr></table>					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?
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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: LDF Economic Development site / Predominantly Industrial Area / Tyne Regeneration Corridor / Coal Resource and Standing Advice Area / Strategic Route Network		Adjacent Designations / Allocations: Flood Risk / Predominantly Industrial Area / LDF Jarrow AAP boundary		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		This area is industrial and commercial with limited views and utilitarian buildings. The site is surrounded by industrial and commercial development and very contained. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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)																						
	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																															

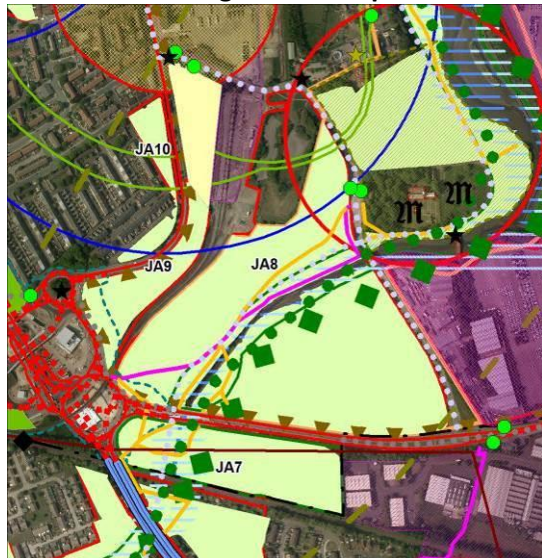
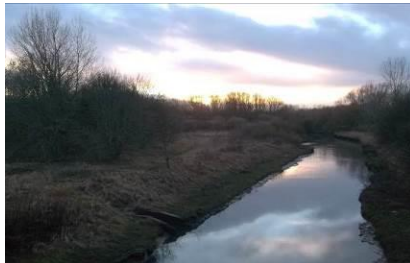
Historic Environment and Culture						Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on 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 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?		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). See SFRA for further details. Developing this site is considered to have a zero/low impact 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. It should be noted access to services would be poor for any residential development and this would have a greater impact. 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?		✓									
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 has limited access to local shopping services, access to green infrastructure is poor and it is noted there is no allotment provision. Bus stops are close by with Bede Metro Station a short distance away. The nearest education and community facilities are in Jarrow Town Centre and Simonside due to the predominant industrial use of the area.							
	Surface Water Flooding	0%															
Ground Conditions & Contamination						Deliverability											
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref – ES/200a) with former uses including Infilling (c1862), Railway Land (c1898-1952), Sawmill (c1921-1952), Heap of unknown constituents (c1921- 1938), Factory (c1951), Road Haulage (c1987), Waste Transfer Station (WML). 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 commercial development, but not in a strong 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?		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		It is considered that the site is suitable for economic development, but not suitable for residential development due to the adjacent land uses of the surrounding sites being commercial and industrial units.		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 suitable for economic development, but not suitable for residential development due to the adjacent land uses of the surrounding sites being commercial and industrial units.		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: JA6 SHLAA Ref: ss.20.007		Site Area:1.7ha		Site Location: Land west of Pilgrims Way, East of Mitsumi, Bede Industrial Estate, South Shields			Is the site in the Green Belt?		YES ☐ NO ☒														
Land Use: Vacant Open Site Adjacent Uses: Commercial/Road Infrastructure				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: LDF Economic Development site / Predominantly Industrial Area / Tyne Regeneration Corridor / Coal Resource and Standing Advice Area / Strategic Route Network / Footpath								Adjacent Designations / Allocations: LDF Economic Development site / Predominantly Industrial Area / LDF Jarrow AAP boundary				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 area is industrial and commercial with limited views and utilitarian buildings. The site is surrounded by industrial and commercial development and very contained. Developing this site is considered to have a low impact upon the landscape/townscape of the area. Mitigation would be required where appropriate.						Category 1: Significant Constraints		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						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		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 on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		There is a footpath that runs through the centre of the site which would need to be mitigated. There are no other green infrastructure designations on the site and developing it is considered to therefore have a low impact. 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 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		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?		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%	Partial surface water flooding has been identified on a small part of 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?		?	It is considered that the site would have a low impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. It should be noted access to services would be poor for any residential development and this would have a greater impact. 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?		✓			
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 has limited access to local shopping services, access to green infrastructure is poor and it is noted there is no allotment provision. Bus stops are close by with Bede Metro Station a short distance away. The nearest education and community facilities are in Jarrow Town Centre and Simonside due to the predominant industrial use of the area.			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/200a) with former uses including Infilling (c1862), Railway Land (c1898-1952), Sawmill (c1921-1952), Heap of unknown constituents (c1921-1938), Factory (c1951), Road Haulage (c1987), Waste Transfer Station (WML). 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 commercial development, but not in a strong 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?		158	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 suitable for B-use class economic development, but not suitable for residential development due to the adjacent land uses of the surrounding sites being commercial and industrial units.		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: JA7 SHLAA Ref: ja.02.016		Site Area:3.09ha		Site Location: Land at Straker Street, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒																	
Land Use: Green Open Space Adjacent Uses: Transport Infrastructure				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					Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required					High Impact – significant mitigation required										
				Key Designations / Allocations: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / Wildlife Corridor / Habitat Creation Zone / Local Wildlife Site / Recreational Open Space / Flood Risk / Linked Open Space System / Footpaths / Cycleways / Coal Resource and Standing Advice Area / Strategic Route Network / Strategic Trunk Network				Adjacent Designations / Allocations: Predominantly Industrial Area / Conservation Area / Recreational Open Space																	
Landscape and Townscape										Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land				This area is industrial and commercial with limited views and utilitarian buildings. The site is nestled between the A185 and the A19 roads with also the railway line running along the south boundary of the site. The transport infrastructure both frames and dominates the site. However the site does provide openness within a wider corridor. Developing the site is considered to have a medium impact upon the landscape/townscape of the area. Mitigation would be required.				Would development of the site have an adverse impact on:					The site is designated a Local Wildlife site, with the River Don running through the site together with a pond. A water vole population was found at the site along with the regular presence of Kingfisher and Grey Heron. It also forms part of a wider wildlife corridor running from the Tyne through Jarrow connecting up to the Jarrow Slake which has the boroughs most important inter-tidal mud flat area. It is considered developing this site would have a high impact, 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)													
		Site of Special Scientific Interest (SSSI)																							
		Local Nature Reserve																							
		Tree Preservation Order (TPO)										Category 2: Constraints		Local Wildlife Site (LWS)						✓					
Grade 2 or 3a Agricultural Land				Local Geodiversity Site (LGS)																					
Great Crested Newt Pond (+500m buffer)					Wildlife Corridor			✓																	
Area of Significant Historic Landscape						Are there any known protected / DBAP species or habitats on the site?		Yes			Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required					High Impact – significant mitigation required				
						Would the development of the site impact upon the connectivity of habitats?		Yes																	

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)			As identified in SPD3 the site has two designated open spaces and is part of the wider green infrastructure corridor. The public rights of way that run through the site form part of a wider network to both the North and the South, losing this connection would impact on this severely. 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 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)						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		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		29				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	20.8%	Part of the site is within Flood Risk Zones 2 and 3 and surface water flooding has been identified on the site. 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. Although the scale of development is not considered to put significant pressure on local capacity, obtaining immediate access would have to be explored further.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	24.2%	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 but it is noted that allotment provision is limited. It is close to bus stops and within walking distance to Jarrow metro station. There are also education and community facilities in the locality. However, accessing road and water infrastructure would have to be considered further as it is reasonably isolated from services.				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, but does have an uneven topography. 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 required.			What is considered deliverable on the site?		It is not considered that site is within a viable area for residential, but in 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?		287	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 likely high impacts upon green infrastructure and biodiversity, it is not considered that it is 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: JA8 SHLAA Ref: ja.02.015 (part)		Site Area:12.28ha		Site Location: Land at Church Bank, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒															
Land Use: Open Space/Local Wildlife Site Adjacent Uses: Conservation Area/ 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?			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?												
												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: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / Wildlife Corridor / Habitat Creation Zone / Local Wildlife Site / Recreational Open Space / Flood Risk / Linked Open Space System / Footpaths / Cycleways / COMAH Inner, Middle, Outer Zones / Coal Resource and Standing Advice Area / Strategic Route Network / Strategic Trunk Network				Adjacent Designations / Allocations: Scheduled Ancient Monument / Predominantly Industrial Area / Conservation Area / 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				Part of a river valley landscape with extensive semi-natural woodland, the site is within the St Pauls conservation area and forms part of the local wildlife corridor. Developing this site is considered to have a high impact upon the landscape/townscape of the area. Significant mitigation would be required.				Would development of the site have an adverse impact on:			The site is identified a candidate Local Wildlife site and also includes a designated Local Wildlife Site. The site contains the following DBAP habitats: a)Mudflat b) Coastal Saltmarsh c) Successional Brownfield Land d) Lowland meadow and pasture e) Small pond – including 16 wetland species and UKBAP priority Tubular water drop-wort. f) Broadleaf woodland g) Hedgerow h) River It also forms part of a wider wildlife corridor running from the Tyne through Jarrow. This site is seen as high value due to its interconnectivity to the adjacent Jarrow Slake which has the boroughs most important inter-tidal mud flat area. It is considered that developing this site would have a high impact, and significant 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)				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		✓													
		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?				Yes – see text						
														Would the development of the site impact upon the connectivity of habitats?				Yes						
																								

Historic Environment and Culture						Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site falls within the St Pauls monastery conservation area and within the settings of a variety of important heritage assets.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			As identified in the Open Space Study the site has two designated open spaces and is part of the wider green infrastructure corridor. The study identifies the sites as having the following: Church Bank: Quality –High Value –High Land between A185 and River Don – Quality: High Value: High									
	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 required in order to take into account the settings of Scheduled Monuments and other heritage assets.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	The public rights of way that run through the site form part of a wider network to both the North and the South, losing this connection would impact on this severely. It is considered that developing this site would have a high impact with 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?		Yes		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		See Text											
Flooding						Infrastructure and Services													
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	9.4%	Parts of site are within Flood Risk Zones and suffer from surface water flooding as identified on the site. 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 high impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. However, its scale and the subsequent loss of green infrastructure in combination are considered to have a high adverse impact which would need significant mitigation.										
	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)	11.6%	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 it is noted that allotment provision is limited. It is close to bus stops and within walking distance to Jarrow metro station. There are also 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 - ES125-F5) with former uses including Heap of unknown constituents (c1862-1995), Quarry (c1921-1938), Infilling (c1995). It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further. The site has uneven topography and is within COMAH zones. It is considered to have a high impact with significant mitigation required.			What is considered deliverable on the site?		It is considered that 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?		368	Site would significantly support economic growth and/or regeneration priorities?		✓								
	Undulating	✓				How many jobs could the site provide for?		702	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 likely high impacts on landscape, biodiversity, heritage, ground conditions and infrastructure, it is not considered that it is 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: JA9 SHLAA Ref: NA		Site Area:1.1ha		Site Location: Large open grassed space, south of Priory Road, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																
Land Use: Open space Adjacent Uses: Conservation Area/Transport Infrastructure				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? <table><thead><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><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></tbody></table> 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						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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Landscape and Townscape						Biodiversity																																																
Category 1: Significant Constraints	Grade I Agricultural Land		An open space, but predominantly residential and commercial to the west. The site has built development to the north, but is within a more general open space corridor with transport infrastructure a dominant feature. This site provides a natural barrier between residential development and roads and railway line. It also provides open views across to the St Paul's Conversation Area. Developing this site is considered to have a medium impact upon the landscape of the area. Mitigation would be required.			Would development of the site have an adverse impact on:			Although the site has no biodiversity designations on site; it is directly adjacent to a Candidate Local Wildlife site and 100m from an existing LWS designation. The site also contributes to forming a green wildlife corridor alongside the River Don. It is considered that development of this site could have an impact on neighbouring wildlife designations.																																													
Category 2: Constraints	Area of High Landscape Value or Significance					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		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? The site has no historical or archaeological significance, but is adjacent to a Conservation Area.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is designated as green open space; and contributes to a wider green infrastructure network, including district sites. It forms part of the GI corridor running from the River Don towards the Green Belt. It is considered that development of this site would have a high impact 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 and 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						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: Low 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. Developing this site is considered to have a zero/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 of infrastructure and services. It has good access to some existing services and would increase critical mass. Although the scale of development is not considered to put significant pressure on local capacity, its proximity to a busy junction and restricted layout are considered to create significant issues for securing sufficient access arrangements. 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?		✓												
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 close to bus stops and within walking distance to Jarrow metro station. There are also education and community facilities in the locality.							
	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 adjacent to a mineral railway line so there could be an issue with contamination. It is also within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further, and COMAH zones. 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 site is within a viable area for residential or 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?		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 likely adverse impacts upon the landscape, and its restrictive layout and access between road and rail 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: JA10 SHLAA Ref: ja.01.038		Site Area:0.5ha		Site Location: Large open grassed space, west of Priory Road, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																			
Land Use: Open space Adjacent Uses: Residential/Industrial				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: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / Habitat Creation Zone / Recreational Open Space / COMAH Inner and Middle Zone / Coal Resource and Standing Advice Area / Strategic Route Network				Adjacent Designations / Allocations: LDF Mixed-use Allocation / Scheduled Ancient Monument / Predominantly Industrial Area / Conservation Area / Recreational Open Space / COMAH Development Proximity Zone				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 area as open space, but predominantly residential and commercial to the east and west. The site is a partially tree lined open green space enclosed by a boundary wall resulting in limited views from the site, this sense of privacy adds to its value as recreational space for the surrounding houses which characterises this small area. Developing this site is considered to have a medium impact upon the landscape/townscape of the area. Mitigation would be required.							Would development of the site have an adverse impact on:			Although there are no biodiversity designations on site, the site is within 100m of Candidate Local Wildlife Site and 250m from a designated Local Wildlife Site. It is considered that this site could have a medium impact.															
Category 2: Constraints	Area of High Landscape Value or Significance									Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required							High Impact – significant mitigation required		Category 1: Significant Constraints		Ramsar Site					
	Area of Significant Historic Landscape																								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					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 on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is designated as an amenity greenspace site, and forms part of a wider network of greenspace in this area. This site is also identified as having potential for improvement in the Open Space Strategy. It is considered that developing this site would have a medium impact. 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 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		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?		Amenity Greenspace					
					Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Quality score: Low Value score: High							
Flooding					Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	There is minor surface water flooding issues identified on a small part of the site. Developing this site is considered to have a zero/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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. However, it is understood that the site includes a main sewerage pipe (divert or place in an easement). 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 reasonably close to local shopping services and has good access to green infrastructure. It is close to bus stops and within walking distance to Jarrow metro station. There are also education and community facilities in the locality.					
	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 COMAH inner zone, as does the neighbouring development. 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 high 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 broad strong market location for 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	Medium Impact - mitigation required	High Impact – significant mitigation required 	It is considered that the site is potentially suitable for residential development due to its surroundings. However guidance from the Health and Safety Executive would be required regarding the extent of residential development that could be suitable in relation to COMAH Zones to the east.			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: JA11 SHLAA Ref: NA		Site Area:0.9ha		Site Location: Large open grassed space, Saxon Way, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒										
Land Use: Open Space and former day care centre. Adjacent Uses: Residential/Industrial				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 / Allocations: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / Recreational Open Space / COMAH Inner and Middle Zone / Coal Resource and Standing Advice Area				Adjacent Designations / Allocations: LDF Mixed-use and Housing Allocations / Scheduled Ancient Monument / Predominantly Industrial Area / COMAH Development Proximity Zone/ Strategic Route Network / Proposed footpath/cycleway				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 site is surrounded by built development, largely residential, and more or less contained with limited views. However, it provides openness to the local area and developing this site is considered to have a medium impact upon the townscape / landscape of the area. 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 required where appropriate such as protecting/offsetting biodiversity loss.					
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				Zero/Low Impact - no or minimal mitigation required				Category 2: Constraints			Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape											Local Geodiversity Site (LGS)					
													Great Crested Newt Pond (+500m buffer)					
													Wildlife Corridor					
						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					
						Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required					
										Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required					

Historic Environment and Culture						Green Infrastructure														
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		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 identified as amenity greenspace and includes a children’s play area. Both assets score high value and quality in the Open Space Strategy. As the site is designated as recreational space, it is considered that developing this site would have a high impact with mitigation required.										
	Village Green																			
	Cemetery / Churchyard																			
Category 2: Constraints	Grade I/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																			
	Archaeological Site (Known & potential)			Allotment																
	Locally-Listed Building/ Structure/ Space			Public Right of Way (cycleway/ footpath/bridleway)																
			Zero/Low Impact - no or minimal mitigation required			Green Infrastructure corridor														
			Zero/Low Impact - no or minimal mitigation required			Is the proposed development site designated as open space or playing fields?		Amenity Greenspace and children’s play area												
			Zero/Low Impact - no or minimal mitigation required			Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Greenspace & Play area Quality score: High Value score: High												
Flooding						Infrastructure and Services														
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Partial surface water flooding has been identified on a small part of the site. Developing this site is considered to have a zero/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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. However it would result in the loss of recreational open space. Northumbrian Water have also indicated they would object to development of this site. 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			The site is very close to local shopping services and has good access to green infrastructure. It is also adjacent to bus stops, and in proximity to Jarrow metro station. There are also 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/209-F5) with former uses including infilling (c1862). It is also within COMAH Zones and 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 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 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			It is considered that the site is potentially suitable for development, but likely impacts upon landscape, infrastructure and ground conditions would have to be considered further. Further guidance from the Health and Safety Executive will be required in regards to any development restrictions caused by the existing COMAH Zones that affect the site.		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 potentially suitable for development, but likely impacts upon landscape, infrastructure and ground conditions would have to be considered further. Further guidance from the Health and Safety Executive will be required in regards to any development restrictions caused by the existing COMAH Zones that affect the site.		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: JA12 SHLAA Ref: ja.01.031		Site Area:0.6ha		Site Location: Land at Friar Way, Jarrow		Is the site in the Green Belt? YES ☐ NO ☐						
Land Use: Disused Brownfield Site Adjacent Uses: Residential/Public Open Space				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? 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								
												
				<u>Key Designations / Allocations:</u> Tyne Regeneration Corridor / LDF Jarrow AAP boundary / LDF Housing Allocation / COMAH Outer Zone / Coal Resource and Referral Area		<u>Adjacent Designations / Allocations:</u> LDF Recreational Open Space Allocation / COMAH Middle and Inner Zones / Strategic Route Network / Proposed footpath/cycleway						
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				
		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?				
								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				

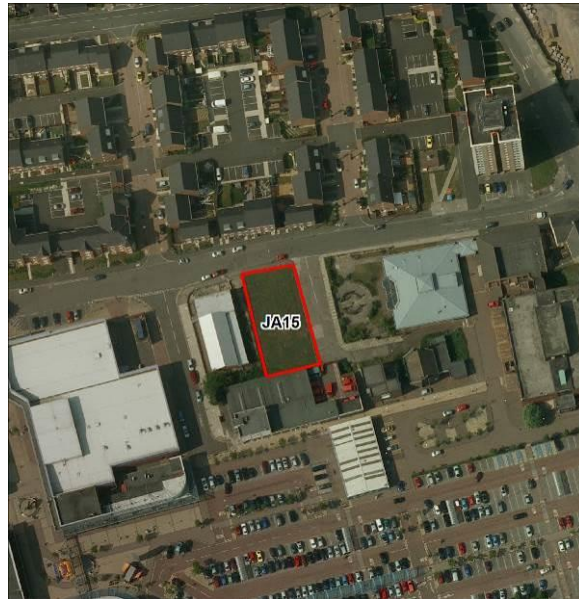
Historic Environment and Culture					Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance?		Category 1: Significant Constraints	Historic Park or Garden (EH 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					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)				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	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				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				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	The site is being developed 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: JA13 SHLAA Ref: ja.01.068		Site Area:0.2ha		Site Location: Land at High Street/Stanley Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☐						
Land Use: Informal Open Space Adjacent Uses: Residential/Commercial				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? 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 / Allocations: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / LDF Housing Allocation / COMAH Outer Zone / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: LDF Recreational Open Space Allocation / COMAH Middle Zone / Proposed footpath/cycleway								
Landscape and Townscape						Biodiversity						
Category 1: Significant Constraints		Grade I Agricultural Land				Would development of the site have an adverse impact on:		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required				
Category 2: Constraints		Area of High Landscape Value or Significance				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									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?			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					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)					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			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?		
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			The site is under development 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: JA14 SHLAA Ref: ja.01.045		Site Area:0.1ha		Site Location: Land at Salem Street, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☐													
Land Use: 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?										
						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: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / LDF Housing Allocation / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: LDF Recreational Open Space and Housing Allocations / COMAH Outer Zone / Proposed footpath/cycleway		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)										
											Local Nature Reserve										
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?										
											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?		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				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				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		
					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?						
					The site is very close to local shopping services and has good access to existing and proposed green infrastructure but it is noted that allotment provision is limited. It is also reasonably close to the bus station and Jarrow metro station. There are also 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				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	The site is under developed 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: JA15 SHLAA Ref: ja.01.062		Site Area:0.1ha		Site Location: Land at Grange Road/Monkton Road, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒								
Land Use: Open Space Adjacent Uses: Commercial/Residential				Site appraised for: Residential / B-use class Economic Devt / Retail / Leisure / Community				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: Tyne Regeneration Corridor / LDF Jarrow AAP boundary / Jarrow Town Centre / LDF Mixed Use Allocation / Coal Resource and Standing Advice Area / COMAH Outer Zone				Adjacent Designations / Allocations: LDF Recreational Open Space and Mixed Use Allocations / Primary Shopping Area and Frontage/ COMAH Outer Zone				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 built development and is a disused infill site with adjacent commercial buildings. Developing this site is considered to have a low impact upon the landscape/townscape of the area. Mitigation 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				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
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						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
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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)												
	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 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?		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%	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 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 of infrastructure and services. It has good very good access to existing services and would have a minimal increase on critical mass. 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 extremely close to local shopping services, and green infrastructure. It is also close to Jarrow bus interchange and Jarrow metro station. There are also 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/193-F5) with former uses including claypit (c1862), and infilling (c1995). 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 partially in a COMAZ Zone. 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/commercial development, but not in a strong location for wider 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	It is considered that the site is suitable for development. Uses such as commercial / offices / retail as well as residential are considered appropriate in this town centre location. However it is unlikely to be viable or appropriate for wider B-use class development. Further guidance from the Health and Safety Executive would be required in regards to any development restrictions caused by COMAZ Zones.			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: JA16a SHLAA Ref:		Site Area:0.09ha		Site Location: Car park adj. Jarrow Bus Station, Napier Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒											
Land Use: Open Space Adjacent Uses: Commercial/Bus Station				Site appraised for: Residential / B-use class Economic Devt / Retail / Leisure / Community				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: LDF Mixed Use Development Site Allocation/ Central Jarrow Area Action Plan/ Jarrow Town Centre				Adjacent Designations / Allocations: Recreational Open Space/ Key Gateway Arrival Point/ Strategic Route Network/ HSE COMAH outer consultation zone/ Jarrow Town Centre Primary Shopping Area				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 an infill open space creating a buffer between the flyover of the main road, the A185 and the neighbouring uses in particular the bus station. The area is largely commercial and surrounded by built development. The site is hidden, with the views and skyline dominated by the road flyover. Due to the dominance of the flyover developing this site is considered to have a low impact upon the townscape of the area. Mitigation would be required where appropriate.		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 and therefore it is considered that developing the site would have a zero/low impact. Mitigation would be 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										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 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 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?		No						
					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)		Partial 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?			It is considered that the site would have a low impact in regards to capacity of infrastructure and services. It has good very good access to existing services and would have a minimal increase on critical mass. 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?							
					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	The site is very close to local shopping services, and has reasonable access to green infrastructure. It is also adjacent to Jarrow bus interchange and Jarrow metro station. There are also 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 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?		The site is not in a viable for residential development but is in 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?		31	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 low impact and general lack of constraints, 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)												

SLR Ref: JA16b SHLAA Ref:		Site Area:0.25ha		Site Location: Land adj. and under Albert Road flyover, Napier Street/Greenbank, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																									
Land Use: Open Space Adjacent Uses: Residential, Car Park				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>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="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/ Jarrow Town Centre/ Central Jarrow Area Action Plan		Adjacent Designations / Allocations: HSE COMAH outer consultation zone/ LDF Mixed Use Development Site Allocation/ Strategic Route Network/ Key Gateway Arrival point/ Jarrow Town Centre Primary Shopping Area																																																									
Landscape and Townscape						Biodiversity																																																									
Category 1: Significant Constraints		Grade I Agricultural Land		The site is an infill open space creating a buffer between the flyover of the main road, the A185 and the neighbouring uses. The site is hidden, with the views and skyline dominated by the road flyover. Due to the dominance of the flyover developing this site is considered to have a medium impact upon the townscape of the area. 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 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)																																																									
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						Are there any known protected / DBAP species or habitats on the site?		NA		Are there any known protected / DBAP species or habitats on the site?		NA																																																			
						Would the development of the site impact upon the connectivity of habitats?		NA		Would the development of the site impact upon the connectivity of habitats?		NA																																																			

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 the site would have a low impact on Green Infrastructure. Though it is public open space it is not of good quality. 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 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		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?		No				
						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)		Partial 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?			It is considered that the site would have a low impact in regards to capacity of infrastructure and services. It has good very good access to existing services and would have a minimal increase on critical mass. 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?						
		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 very close to local shopping services, and has reasonable access to green infrastructure. It is also adjacent to Jarrow bus interchange and Jarrow metro station. There are also 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 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 the 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?		6	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		N/A	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 low impacts, it is considered to be potentially suitable for residential development. However, the site’s proximity to the flyover would need further consideration.		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: JA17 SHLAA Ref: ja.03.008		Site Area:0.2ha		Site Location: Balgownie House (vacant former clinic) and Suffolk Street Registry Office, 43 Bede Burn Road / Suffolk Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☐						
Land Use: Former Commercial Building Adjacent Uses: Residential/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				
								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 / Strategic Route Network / Tree preservation orders		Adjacent Designations / Allocations: Recreational Open Space		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				
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 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								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?			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						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)			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)					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 has been developed 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: JA18 SHLAA Ref: NA		Site Area:2.4ha		Site Location: Large open grassed space, Bede Burn Road, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒						
Land Use: Open Space Adjacent Uses: Allotments/Residential/Wildlife 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? 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 								
				<u>Key Designations / Allocations:</u> Recreational Open Space / Linked Open Space System / Public Right of Way / Coal Resource and Standing Advice Area / Strategic Route Network / Tree preservation orders		<u>Adjacent Designations / Allocations:</u> LDF Housing Allocation / Recreational Open Space						
Landscape and Townscape						Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land		The area is predominantly open space. The site provides informal open green space, with footpaths and appears well used. The site is partially wooded with a number of trees on boundaries and within. Developing this site is considered to have a medium impact upon the townscape of the area. Mitigation would be required.			Would development of the site have an adverse impact on:			The site has no biodiversity designations but a large amount of vegetation which provides networks to adjacent areas. 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					
	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?	Unknown								

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 provides open space, with recreational benefits such as footpaths. It is considered that developing the site would have a high impact and significant mitigation would be required.			
	Village Green												
	Cemetery / Churchyard												
Category 2: Constraints	World Heritage Site & Setting (+ candidate)		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	
	Grade I/Grade II*Listed Building/Structure												
	Allotment												
	Public Right of Way (cycleway/ footpath/bridleway)						✓						
	Conservation Area		Zero/Low Impact - no or minimal mitigation required ✓				Green Infrastructure corridor		✓				
	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: High				
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on a small area of 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?		?	It is considered that the site would have a medium impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass, but would lead to the loss of a large area of green infrastructure. The scale of development is not considered to put significant pressure on local capacity, but impacts on roads and securing sufficient water infrastructure would need to be considered further. 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?			✓										
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required ✓			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services and has very good access to green infrastructure. It is close to bus stops. There are also 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 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 strong market location for B- use class economic development.					
	Gentle Slope					How many homes could be provided?		72	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 ✓			It is considered that the site is not suitable for development due to high impacts upon green infrastructure.			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: JA19 SHLAA Ref: JA.04.002/a		Site Area:0.4ha		Site Location: Police Station & Magistrates Court, Clervaux Terrace, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒																																
Land Use: Former Police Station Adjacent Uses: Residential/School				Site appraised for: Residential / B-use class Economic Devt Permitted for use as offices				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: LDF Housing Allocation / Coal Resource and Standing Advice Area / Strategic Route Network				Adjacent Designations / Allocations: Recreational Open Space / Habitat Creation Zone / Local Wildlife Site / Car Parking Improvement 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																												
												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, predominantly residential, and is previously developed. There is residential and schools adjacent. Although the site has closed views, it is close by to the Primrose Nature Reserve and open green space around this site. Developing this site is considered to have a low impact upon the townscape of the area. Mitigation would be required where appropriate.				Would development of the site have an adverse impact on:					The site has no biodiversity designations but is less than 50m from a Local Wildlife Site. Any impacts on long established wildlife habitats would need to be considered. Development is considered to have a medium impact																									
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 a building currently on the site which is locally listed and should be retained and enhanced.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have a zero/low impact 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 medium impact upon historic environment and culture. 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
	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?		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. Developing this site is considered to have a zero/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. 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?						
	Surface Water Flooding	✓										
						The site is reasonably close to local shopping services, schools and has good access to green infrastructure. It is also adjacent to bus stops and there are also 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, 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 in 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?		138	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 suitable for development, but unlikely to be appropriate for B-use class economic development due to predominant residential surroundings.		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: JA20 SHLAA Ref: NA		Site Area:42.81ha		Site Location: Land adjacent to River Don, including King George's Playing Fields, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒							
Land Use: Green Open Space Adjacent Uses: Residential / A19				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 / Habitat Creation Zone / Wildlife Corridor / Local Nature Reserve / Local Wildlife Site / Linked Open Space System / Public Rights of way / Flood Risk Zones / LDF Cemetery Extension Allocation / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Strategic Trunk Network / Strategic Route Network		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		A river valley landscape with informal and formal open space that contributes to a range of views and open connections along the River Don. The site itself has a significant natural character and landscape in a largely urbanised area. It is considered developing this site would have a high impact on the landscape and significant mitigation would be required.		Would development of the site have an adverse impact on:		The site has four Durham Biodiversity Action Plan habitats present, lowland fen habitat; ponds; river; and broadleaf woodland. It is also home to the largest reed bed in South Tyneside. As a local nature reserve it is also home to reed bunting, mallard, moorhen and coot. Due to the sites biodiversity designations, and its wider role as part of a wildlife corridor, it is considered any development would have a high impact and 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										Local Wildlife Site (LWS)	
		Area of Significant Historic Landscape				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?		Yes					
						Would the development of the site impact upon the connectivity of habitats?		Yes					
								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)			This site is recognised as a strategic provider of recreational open space in South Tyneside. The site is designated as playing fields and public open space in the Open Space Strategy (2015). The following assets have been identified on this site: - Lindsfarne Road Play area – low quality / high value - King George V Playing Field – high quality/ high value 2 x senior football – standard quality It also includes footpaths and cycle paths across the sites. The site is part of a wider green infrastructure corridor and is adjacent to an allotment site. 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 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)						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?		Playing Field Children’s play area Amenity greenspace			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.		See text					
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	16.8%	Parts of site are within Flood Risk Zones and suffer from surface water flooding as identified by the SFRA (2011). 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 high impact in regards to capacity of infrastructure and services. Not only through the loss of significant green infrastructure but also the significant size of development. It would provide further critical mass to support services, but put significant pressure on all surrounding infrastructure and services.				
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	21.1%	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 schools. There are bus stops, education and community facilities in the locality. Green infrastructure is in abundance on the site.						
Ground Conditions & Contamination						Deliverability							
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/159-D5) with former uses including landfill and waste management facilities. It is within a Mineral Safeguarding Area and where prior extraction of minerals would have to be considered further and has an uneven topography. It also has potential mineral legacy issues. 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 strong market location for B-use class economic development.					
	Gentle Slope	✓				How many homes could be provided?		1,136	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 high impacts on landscape, biodiversity, ground conditions and infrastructure, it is not considered suitable for either residential or 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: JA21 SHLAA Ref: NA		Site Area:0.9ha		Site Location: Land at Salcombe Avenue, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																										
Land Use: Open Greenspace Adjacent Uses: Residential/Road Infrastructure				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?					A	B	C	D	E																
										2. To safeguard borough's countryside from further encroachment?																									
				Key Designations / Allocations: Recreational Open Space / Coal Resource and Standing Advice Area				Adjacent Designations / Allocations: Recreational Open Space / Strategic Trunk Network				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 provides open space between the A19 and residential. Characterised by the adjacent A19 leading to the Tyne Tunnel, the green open space creates a buffer between the road and the adjacent residential area. Views stretch down the length of the site with the residential area always in view. Developing this site is considered to have a medium impact upon the landscape/townscape of the area and mitigation would be required.					Would development of the site have an adverse impact on:					The site is not in close proximity to biodiversity designations. It is considered that developing this site would have a zero/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														
		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)									
																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 evidence of ridge and furrow on the site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site is designated as local open space and is recognised as part of a wider linked open space system. It is considered that developing this site would have a medium impact 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 medium impact upon historic environment and culture. A topographical survey will be required as well as a geophysical survey to establish whether any earlier features survive beneath it.			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	✓	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				
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: Low Value: Low				
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Parts of site suffer from surface water flooding as identified by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a zero/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 of infrastructure and services. It has good access to some existing services and would increase critical mass. But green infrastructure services would be impacted upon. 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?		✓			
	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. It is also close to bus stops. There are also 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, but not in a 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	It is considered that the site is potentially suitable for residential development, but is unlikely to be appropriate for B-use class economic development due to predominant residential surroundings. However, impacts upon the landscape, and infrastructure would have to be considered further, as would any residential amenity issues linked to the adjacent A19.			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: JA22 SHLAA Ref: ss.27.028 (part)		Site Area:2.3ha		Site Location: Land at Filtrona Park (Mariners' Park), Shaftesbury Avenue, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒										
Land Use: Former Football Pitch and Stadia Adjacent Uses: Industrial/Transport/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: Tyne Regeneration Corridor / LDF Economic Development Allocation/ Predominantly Industrial Area / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space / Predominantly Industrial 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 as industrial and commercial with limited views and utilitarian buildings. The site itself is contained and tree-lined down the northern side creating separation from the metro line. The approach is dominated by large scale industrial units. Although the site does border on to residential properties, this is minimal and site's predominant character is industrial. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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 such as considering impacts on vegetation.					
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				
								Great Crested Newt Pond (+500m buffer)								
								Wildlife Corridor								
								Are there any known protected / DBAP species or habitats on the site?		NA		Zero/Low Impact - no or minimal mitigation required				
								Would the development of the site impact upon the connectivity of habitats?		NA						
												Medium Impact - mitigation required				
												High Impact – significant mitigation required				

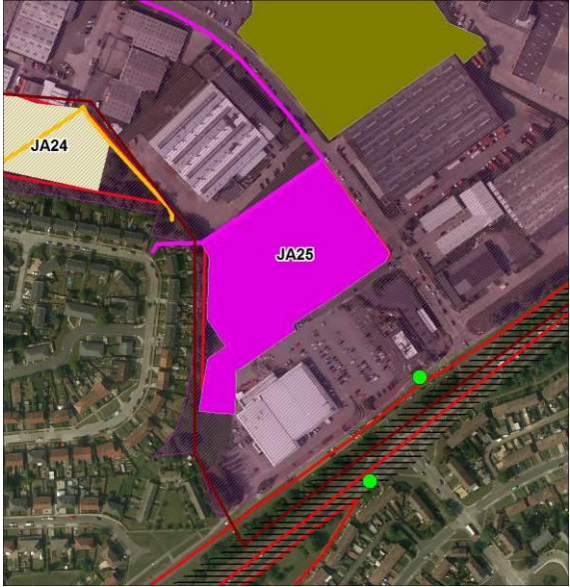
Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Filtrona Park is the current home ground for South Shields Football Club. South Shields FC play at a high level in the football league. The Playing Pitch Strategy (2015) identifies the site as having one good quality football pitch and associated facilities. Although the site is not available for community use, development of this site would have a high impact due to the loss of the facilities and provision for South Shields FC.		
	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		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?		1 x Senior Football					
					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%	The majority of the site has surface water flooding issues as identified by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a medium impact 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 of infrastructure and services. It has reasonable access to some services and would increase critical mass. Development, depending on its nature, could put some pressure on road access to the site when taken into consideration the commercial use of the area. Some 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?		There are some local shopping services nearby, and access to green infrastructure. However, allotment provision is very limited. Both bus stops and a metro station is a short walk away. Education and community facilities are also close.	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 adjacent to an AFI associated with industry. 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 strong market location for B-use class economic development, but may prove unviable 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?		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	While previously allocated as being suitable for economic development, since South Shields F.C. have now returned to and invested in the site as the club’s home ground (rather than looking to relocate) the site is no longer a potential development site option.		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: JA23 SHLAA Ref: NA		Site Area:1.3ha		Site Location: Large open grassed space, Falmouth Drive, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: 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?																							
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></tr></table>					A	B	C	D	E														
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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		Adjacent Designations / Allocations: Recreational Open Space / LDF Housing Allocation		Zero/Low Impact - no or minimal mitigation required																										
Landscape and Townscape								Biodiversity																										
Category 1: Significant Constraints		Grade I Agricultural Land		The area is predominantly residential with a range of incidental open spaces. The site itself is contained by residential development and it adds openness to the urbanised area. This is a particular feature to the townscape and developing this site is considered to have a medium impact. Mitigation would be required.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		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																																
		Woodland Plantation																																
		Tree Preservation Order (TPO)																																
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		Area of Significant Historic Landscape										Zero/Low Impact - no or minimal 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 on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is identified as amenity greenspace in the Open Space Strategy and is considered to have low quality and low value. It is considered that developing this site would have a medium impact 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)		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?		Amenity Greenspace		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required 		
						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Quality score: Low Value score: 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, by the SFRA (2011). 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. Green infrastructure would be impacted upon. 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?		✓							
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 green infrastructure. Allotment provision is limited. It is also adjacent to bus stops and Bede metro station is close by. There are also 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 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. 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 strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		47	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 unlikely to be viable for B-use class economic development due to predominant residential surroundings. Impacts upon green infrastructure and townscape 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: JA24 SHLAA Ref: ss.28.003		Site Area:0.6ha		Site Location: Land at rear of Shaftsbury Avenue, Tyne Point Industrial Estate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: Vacant land Adjacent Uses: Commercial/Residential				Site appraised for: Residential / B-use class Economic Devt / Community				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></tr></table>					A	B	C	D	E															
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				Key Designations / Allocations: Tyne Regeneration Corridor / Predominantly Industrial Area / Recreational Open Space / Public Right of Way / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Predominantly Industrial Area / Public Rights of Way		Zero/Low Impact - no or minimal mitigation required																										
Landscape and Townscape								Biodiversity																										
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is industrial and commercial with limited views and utilitarian buildings. The site is surrounded by industrial development, and provides a buffer to adjacent residential. The site appears to be well used by people accessing the residential area from the nearby metro station. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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 be required where appropriate such as considering any potential impacts upon vegetation.																							
Category 2: Constraints	Area of High Landscape Value or Significance							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		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 on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is designated as amenity green space in the Open Space Strategy (2015), and also has public rights of way across the site aswell as around all but one boundary. Due to the number of public rights of way across the site and the importance they play for the wider area, it is considered that developing this site would have a medium impact 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		✓				
	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?		Amenity Greenspace		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.		Quality score: Low Value score: High					
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 medium impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads but would result in the loss 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	✓				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,. Allotment provision is limited. It is also adjacent to bus stops and Bede metro station is close by. There are also 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, 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 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?		83	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 development. However its green infrastructure impact, poor access, and potential impacts on surrounding uses would need to be considered further. Low-scale uses such as community/commercial may be appropriate as a buffer between the surrounding industrial and residential developments.		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: JA25 SHLAA Ref: ss.28.004		Site Area:1.2ha		Site Location: Land at Shaftsbury Avenue, Simonside Industrial Estate, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																
Land Use: Vacant land. Adjacent Uses: Commercial/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: Tyne Regeneration Corridor / Predominantly Industrial Area / Public Right of Way / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Predominantly Industrial Area / Strategic Route Network		Zero/Low Impact - no or minimal mitigation required																														
Landscape and Townscape						Biodiversity																																
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area is industrial and commercial with limited views and utilitarian buildings. The site itself is adjacent to a supermarket and main service road that connects the whole industrial estate. Although the site borders on to residential properties, this is minimal with a tree line creating a buffer. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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 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																												
										✓																												

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 a public right of way is present along one edge of the site, this can easily be mitigated. It is considered that developing this site would have a zero/low impact with minimal 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 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 		
	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%	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 of infrastructure and services. It has reasonable access to some services and would increase critical mass. It is not considered that developing this site would put significant pressure on local infrastructure capacity. 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?		✓							
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? There are some local shopping services nearby, and there is access to green infrastructure. However, allotment provision is limited. Both bus stops and Bede metro station is a short walk away. Education and community facilities are also close.			Zero/Low Impact - no or minimal 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/159-D5) with former uses including landfill and waste management facilities. 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 B-use class economic development, but not in a strong market location for residential development due to industrial estate location.				
	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?		112	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 B-use class development but inappropriate for residential uses due to its industrial surroundings. Impacts would have to be mitigated such as road capacity, and public right of way 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)											

SLR Ref: JA26 SHLAA Ref: ss.27.016		Site Area:0.7ha		Site Location: Porlock Gardens, Low Simonside, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																																																																																																																																																																																																																
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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)			Although the site is designated as an allotment, this is now no longer in use. 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 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)									
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor									
					Is the proposed development site designated as open space or playing fields?		No		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required					
					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%	Although the risk of surface water flooding has been identified on the majority of the site, it is not a high risk of flooding. 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. However, it is known that a large waste sewerage pipe cuts across the site. 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 green infrastructure. It is also adjacent to bus stops and Bede metro station is close by. There are also 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 in a 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	It is considered that the site is suitable for residential development (subject to appropriate mitigation in relation to the sewerage pipe across the site, which may reduce the capacity), but not appropriate for B-use class economic development due to predominant residential surroundings.			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: JA27 SHLAA Ref: ss.27.010		Site Area:0.6ha		Site Location: Large open grassed space, Stanhope Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: Open space Adjacent Uses: Road Infrastructure 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																										
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Landscape and Townscape						Biodiversity																												
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is predominantly residential in character. The site itself is open and between a main road and access road. The site has a number of defined footpaths across it providing access across to local shops with some formal planting and mature trees and vegetation in some places. Developing this site is considered to have a medium impact upon the landscape/townscape of the area and mitigation would be required if site was developed.			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)																						
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						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)		The site is identified as amenity open space in the Open space Strategy and has been assessed as having a low quality and value score. However, there is access to other open spaces in the immediate vicinity of the site. It is considered that developing this site would have a medium impact 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)		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											Public Right of Way (cycleway/ footpath/bridleway)
						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.	Quality score: Low Value score: Low					
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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads but would result in the loss 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	✓				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 green infrastructure. Allotment provision is limited. It is also adjacent to bus stops and Bede metro station is close by. There are also 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, 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 in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		22	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 B-use class economic development is considered inappropriate due to surroundings. Impacts upon 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: JA28 SHLAA Ref: ss.31.014		Site Area:0.8ha		Site Location: Large open grassed space, Peel Gardens, South Shields		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: 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?							
Site Photos 				Designations Map 				Low ← Impact → High A B C D E							
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Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area is predominantly residential. The site itself is enclosed by residential development which faces inwards towards the site along all boundaries. The site provides openness within a largely developed area. Developing this site is considered to have a high impact upon the landscape/townscape of the area, significant mitigation would be required.		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)							
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								Wildlife Corridor							
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								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 contains open space that is considered to be of high quality in terms of amenity green space providing value to the local area. It is identified as a ‘local’ open space site and therefore its loss would have a high impact. 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 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			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?		Amenity greenspace		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		Quality: High Value: Low									
Flooding					Infrastructure and Services											
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Minor 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 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads, but would result in the loss of 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?				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	✓														
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 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 strong market location for B-use class economic development.								
	Gentle Slope	✓				How many homes could be provided?		29	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 likely adverse impacts upon the local townscape, green infrastructure, as well as its restricted developable potential due to surrounding residential properties, 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			Due to the site’s likely adverse impacts upon the local townscape, green infrastructure, as well as its restricted developable potential due to surrounding residential properties, 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
	Landfill sites, Contaminated land															
	Minerals Legacy (quarries and coal mining)															
	High Voltage electricity line(+10m buffer zone)															

SLR Ref: JA29 SHLAA Ref: ss.31.018/019		Site Area:1.7ha		Site Location: Large open grassed space, John Reid Road, South Shields		Is the site in the Green Belt? YES ☐ NO ☒																																									
Land Use: Open space/Grass Verge Adjacent Uses: Residential/Road				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 				<table><tr><td></td><td>Low ←</td><td>Impact</td><td>→</td><td>High</td></tr><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td colspan="5">1. To check the unrestricted sprawl of the built-up area?</td></tr><tr><td colspan="5">2. To safeguard borough's countryside from further encroachment?</td></tr><tr><td colspan="5">3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td></tr><tr><td colspan="5">4. To preserve the special & separate characters of the Urban Fringe villages?</td></tr><tr><td colspan="5">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td></tr></table>						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: Recreational Open Space / Open Space Priority Area / Important Archaeological Site – Wrekendyke Road / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Open Space Priority Area / Junction Improvements / Proposed footpaths / cycleways / Strategic Route Network 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		This is an important linear green space. The site itself has built development on its northern boundary and provides separation between the adjacent houses and the main road which frames the site. Developing this site is considered to have a high impact upon the townscape of the area and significant 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																																			
		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			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required																												
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																						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 site of the Wrekendyke Road runs across the north boundary of the site. It was a Roman road running from Wrekenton (Gateshead) to South Shields. The extent this would have on any development is limited, but would need to be considered, particularly in terms of archaeological investigation ahead of any potential development.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is designated as amenity green space and site quality is rated highly. Access to other green space is limited in the immediate locality. It is considered that developing this site would have a high impact and 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 medium impact upon historic environment and culture. Mitigation would be 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		Is the proposed development site designated as open space or playing fields?	Amenity Greenspace	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required				
	Locally-Listed Building/ Structure/ Space												Public Right of Way (cycleway/ footpath/bridleway)			
						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%	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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads, but would result in the loss of green infrastructure. Mitigation would be 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	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 some access to green infrastructure but it is noted that allotment provision is limited. It is close to bus stops but there are no metro stations in the area. There are also 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 strong market location for B-use class economic development.								
	Gentle Slope					How many homes could be provided?		61	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 likely adverse impacts upon the local townscape and green infrastructure. It also provides an important buffer between surrounding residential and the strategic road network, and has a compact width, that would impact on the practicality of developing.			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: JA30 SHLAA Ref: ss.35.017		Site Area:0.1ha		Site Location: Residential garages, Melbourne Gardens / Australia Grove, South Shields		Is the site in the Green Belt?		YES ☐ NO ☒											
Land Use: Residential 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: Open Space Priority Area / 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 wider area is predominantly residential. The site itself is surrounded by built development and of small scale. It is an enclosed hidden site used for residential garages and as an informal thoroughfare to neighbouring residential properties. Developing this site is considered to have a low impact upon 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 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						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)			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	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?			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). 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 of infrastructure and services. It has good access to some 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.					
		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 and has good access to green infrastructure but it is noted that allotment provision is limited. It is also adjacent to bus stops but near to a metro station. There are also 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, but not in a 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, it is considered that it is suitable for residential development, but not appropriate for B-use class economic development due to predominant residential surroundings. However the developability of the site in relation to surrounding residential properties 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: JA31 SHLAA Ref: ss.35.002		Site Area:0.6ha		Site Location: Neon Social Club/The Red Hackle, Perth Avenue, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																												
Land Use: Commercial Adjacent Uses: Residential, Commercial, Play 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? <table><thead><tr><th></th><th>Low ←</th><th colspan="3">Impact</th><th>→ High</th></tr><tr><th></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><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="5"></td></tr></tbody></table>						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 <table><thead><tr><th>Category 1: Significant Constraints</th><th>Grade I Agricultural Land</th><th></th><th colspan="3">The wider area is predominantly residential. The site itself is surrounded by built development and of relatively small scale. It does not have or contribute to wider townscape views and has community facilities and shops nearby, including an adjacent play park. Developing this site is considered to have a low impact upon the townscape of the area. Mitigation would be required where appropriate.</th></tr></thead><tbody><tr><td rowspan="4">Category 2: Constraints</td><td>Area of High Landscape Value or Significance</td><td></td><td rowspan="4"></td><td rowspan="4"></td><td rowspan="4"></td></tr><tr><td>Woodland Plantation</td><td></td></tr><tr><td>Tree Preservation Order (TPO)</td><td></td></tr><tr><td>Grade 2 or 3a Agricultural Land</td><td></td></tr><tr><td></td><td>Area of Significant Historic Landscape</td><td></td><td></td><td></td><td></td></tr></tbody></table>								Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is predominantly residential. The site itself is surrounded by built development and of relatively small scale. It does not have or contribute to wider townscape views and has community facilities and shops nearby, including an adjacent play park. Developing this site is considered to have a low impact upon the townscape of the area. Mitigation would be 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					Biodiversity <table><thead><tr><th colspan="3">Would development of the site have an adverse impact on:</th></tr></thead><tbody><tr><td rowspan="4">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>Site of Special Scientific Interest (SSSI)</td><td></td></tr><tr><td rowspan="5">Category 2: Constraints</td><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>Great Crested Newt Pond (+500m buffer)</td><td></td></tr><tr><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>Unknown</td></tr><tr><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td>Unlikely</td></tr></tbody></table>			Would development of the site have an adverse impact on:			Category 1: Significant Constraints	Ramsar Site		Special Protection Area (SPA)		Special Area of Conservation (SAC)		Site of Special Scientific Interest (SSSI)		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	The site has no biodiversity designations although it is within 300m of a Local Wildlife Site. Overall it is considered that developing the site would have a zero/low impact. Mitigation would be required where appropriate.		
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is predominantly residential. The site itself is surrounded by built development and of relatively small scale. It does not have or contribute to wider townscape views and has community facilities and shops nearby, including an adjacent play park. Developing this site is considered to have a low impact upon the townscape of the area. Mitigation would be 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? 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.		
		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?		No		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). 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. But loss of the existing facilities onsite would have to be considered further. 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 very close to local shopping services and has good access to green infrastructure including allotments. It is also adjacent to bus stops and near to a metro station and has 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 in a strong market location for B- use class economic development.				
	Gentle Slope					How many homes could be provided?		22	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 not appropriate for B-use class economic development due to predominant residential surroundings.		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: JA32 SHLAA Ref: ss.35.003/a		Site Area:0.8ha		Site Location: Perth Green Youth Centre and grassed area, Perth Avenue, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																
Land Use: Community Facilities / open space Adjacent Uses: Resi/Play Park/Community Facilities				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 / Open Space Priority Area / Coal Resource and Standing Advice Area				Adjacent Designations / Allocations: Open Space Priority Area / LDF Recreational Open Space Allocation / Recreational Open Space / Community Hub / Local Neighbourhood Shopping 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 wider area is predominantly residential. The site itself is surrounded by built development with limited views but does provide some openness. Developing this site is considered to have a medium impact upon the landscape/townscape of the area. 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:			There are no biodiversity designations on site; however it is within 70m of the Inverness Road LWS and 150m from a Local Nature Reserve. Known bat roost in an adjacent building, so this building would require a survey. Development of this site may have some impact on these sites and therefore it is considered that development may have a medium 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													

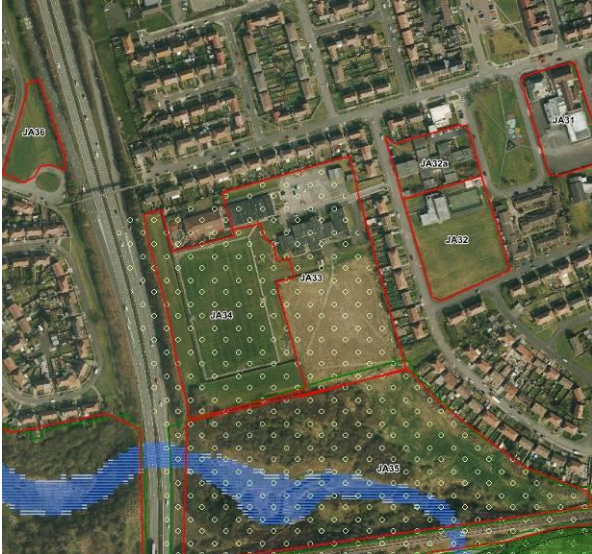
Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site has MUGA provision attached to the youth centre on the site; however there is a high concentration of other open space and playing fields nearby. It is considered that developing this site would have a medium impact. 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 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		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?		Amenity Greenspace				
						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Quality score: High Value score: Low				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Minor surface water flooding issues have been identified on a small part of 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?		✓	It is considered that the site would have a medium impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads but would result in the loss of green infrastructure. 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 extremely close to local shopping services and has very good access to green infrastructure. It is also close to bus stops and a metro station. There are also education and community facilities in the immediate 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 in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		29	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, due to only having potential low impacts. B-use class economic development is considered likely to be inappropriate due to predominant residential surroundings. However development would result in the loss of a ‘local’ green space which 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: JA32a SHLAA Ref:		Site Area:0.42ha		Site Location: Perth Green House, Perth Avenue, South Shields		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Vacant Buildings Adjacent Uses: Residential, Recreational open space				Site appraised for:				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: Coal authority resource and standing advice area Adjacent Designations / Allocations: Community Hubs, Local Access Point/ Great North Forest/ Strategic Recreational Open Space/ Local Neighbourhood 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 area is predominantly residential with a weak sense of character. Development should promote place making. The site is surrounded by built development with limited views. Development of the site is considered to have a low impact on landscape and townscape. Mitigation would be required where necessary.		Would development of the site have an adverse impact on:		The site has no biodiversity designations however there are known bat roosts on the site. Development is considered to have a medium impact on biodiversity. Mitigation would only 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?		European Protected species on the site (bats)							
						Would the development of the site impact upon the connectivity of habitats?									

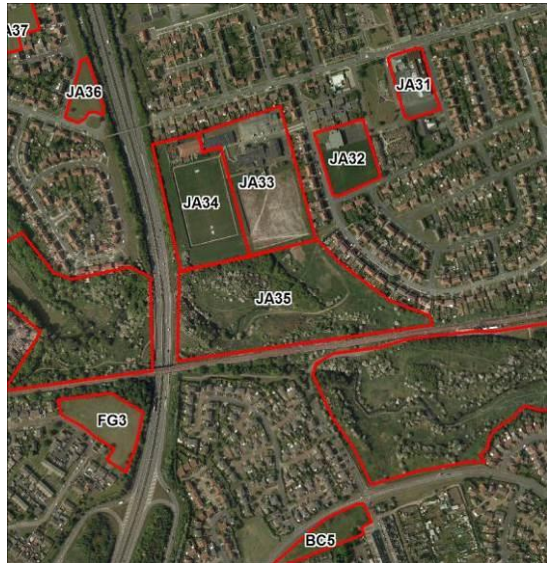
Historic Environment and Culture						Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is adjacent to recreational open space, any development should be sensitive to the open feel around the site. The site is considered to have a low impact on Green Infrastructure. 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 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)		The site isn’t within a Flood Risk Zone. A small amount of Surface Water Flooding has been identified on the site. Developing this 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity. 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			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. 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 the site is in a viable area for residential and 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 low impacts and overall lack of constraints, the site is considered suitable for development. Any impact on infrastructure and services 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: JA33 SHLAA Ref: ss.35.004 ss.35.005a		Site Area:2.14ha		Site Location: Land at Perth Green Community Centre, Inverness Road, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒							
Land Use: Green space/ Community Facilities Adjacent Uses: Resi/Playing Pitches/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				
											A B C D E				
 				Key Designations / Allocations: Great North Forest / Habitat Creation Zone / LDF Recreational Open Space / LDF Community Hub / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Open Space Priority Area / Recreational Open Space / Local Wildlife Site / Wildlife Corridor / Flood Risk Zones / Local Neighbourhood Shopping Centre		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		This area is predominantly residential. The site is partially surrounded by built development, but it enjoys a prominent open view across the adjacent Inverness Road local wildlife site from south of the site. Developing this site is considered to have a medium impact upon the landscape of the area due its potential impact on neighbouring site. Mitigation would be required.			Would development of the site have an adverse impact on:			The site is directly adjacent to the Inverness Road LWS and within close proximity to a Local Nature Reserve. Due to the location of these designations, it is considered that development may have a medium impact and mitigation maybe 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)									
						Local Geodiversity Site (LGS)									
						Great Crested Newt Pond (+500m buffer)									
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						

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 evidence of possible WWII obstructions on the site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		This site contains a disused playing field; however it is adjacent to existing playing fields and open space facilities. It is considered that development of this site would have a low impact.						
	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		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?					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%	Minor surface water flooding has been identified on a very small part 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 of infrastructure and services due to the loss of the community centre if the entire site was developed. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, but access and the loss of green infrastructure would have to be considered further. 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 extremely close to local shopping services and has very good access to green infrastructure but it is noted that allotment provision is limited. It is also close to bus stops and a metro station. There are also education facilities in the immediate 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 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 strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		64	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 appropriate for B-use class economic development due to predominant residential surroundings. Impacts on landscape, biodiversity 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: JA34 SHLAA Ref: NA		Site Area:1.92ha		Site Location: Land at Bedes Children Centre and playing fields, Inverness Road, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Playing pitch and Community Centre Adjacent Uses: Residential/Community Facilities				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 or minimal mitigation required mitigation required significant mitigation required							
Site Photos				Designations Map											
															
				Key Designations / Allocations: Great North Forest / Habitat Creation Zone / Recreational Open Space / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Open Space Priority Area / LDF Recreational Open Space / LDF Community Hub / Local Wildlife Site / Wildlife Corridor / Flood Risk Zones / Local Neighbourhood Shopping Centre									
Landscape and Townscape								Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area as predominantly residential. The site itself has a small amount of neighbouring residential properties but is defined most by the adjacent A19, community centre and local wildlife site which it has semi open views across. Access to the site is limited and only available through the neighbouring sites. Developing this site is considered to have a medium impact upon the landscape/townscape of the area. Mitigation would be required.					Would development of the site have an adverse impact on:			The site has no biodiversity designations on site, but due to its proximity and location next to a Local Wildlife Site and Wildlife Corridor, it is considered that developing the site would have a medium impact and appropriate 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	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										
			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)			The site provides playing pitch provision and has a community centre as well. Along with the adjacent local wildlife site, this forms a ‘green buffer’ between the A19, railway line and the local residential area. 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 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				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?		1 x Senior 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%	No 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 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 access/capacity of infrastructure. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on some local capacity, but road access and green/community infrastructure implications would need to be considered further. 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			The site is close to local shopping services and has good access to green infrastructure but it is noted that allotment provision is limited. It is also close to bus stops and a metro station. There are also education facilities in the immediate 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, 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 strong market location for B-use class economic development.												
	Gentle Slope					How many homes could be provided?		69	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 appropriate for B-use class economic development due to predominant residential surroundings. Impacts on landscape, biodiversity 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		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 appropriate for B-use class economic development due to predominant residential surroundings. Impacts on landscape, biodiversity 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	
	Landfill sites, Contaminated land																			
	Minerals Legacy (quarries and coal mining)																			
	High Voltage electricity line(+10m buffer zone)																			

SLR Ref: JA35 SHLAA Ref: ss.35.005		Site Area:4.44ha		Site Location: Large open grassed space, Inverness Road, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																										
Land Use: Open land - greenfield Adjacent Uses: 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?					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: Great North Forest / Habitat Creation Zone /Wildlife Corridor / Local Wildlife Site / Recreational Open Space / Linked Open Space System / Flood Risk Zones / Coal Resource and Standing Advice Area				Adjacent Designations / Allocations: Open Space Priority Area / LDF Recreational Open Space / LDF Community Hub / 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				The wider area is a green fringe that provides access along the River Don and railways that link the wider area to the urban fringe to the south. The site itself is open green space, follows the River Don and is used for informal recreational use. Whilst it is surrounded by built development and the metro line, it does offer a variety of views over surrounding area. Developing this site is considered to have a high impact upon the landscape of the area. Significant mitigation would be required.					Would development of the site have an adverse impact on:					The site is within a wildlife corridor and contains the Inverness Road Local Wildlife Site (4.9ha). The site is also adjacent to a Local Nature Reserve. The site includes small broadleaf plantations which have a variety of trees such as alder and rowan, whilst the embankments of the A19 and the railway have developed mature scrub, with hawthorn, ash and willows near the Don – see Local Wildlife Sites Technical Appendices (2010). It is considered that developing the site would have a high impact on the biodiversity value and within the River Don corridor habitat network and would require significant mitigation.																			
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?				a) Lowland meadows and pastures b) River c) Broadleaf woodland d) Scrub																							
								Would the development of the site impact upon the connectivity of habitats?				Impact upon Local Wildlife Site and Wildlife Corridor.																							
						Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required					High Impact – significant mitigation required																			

Historic Environment and Culture						Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		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 high impact as it would largely constrain a green infrastructure corridor and impact on public rights of way network. 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 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?		Semi-natural greenspace											
						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Quality score: Low Value score: High											
Flooding						Infrastructure and Services													
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	15.5%	Flood Risk Zones and surface water flooding issues have been identified on the site. Developing this site is considered to have a medium impact 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 the scale of development would put pressure on local capacity, particularly roads, adversely impact on local infrastructure and securing access for site services will be challenging. Significant 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)	17.5%	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 where prior extraction of minerals would have to be considered further. The site has a very uneven topography. 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, but not in a strong market location for B-use class economic development.											
	Gentle Slope					How many homes could be provided?		124	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			Due to the site's likely adverse impacts on landscape, biodiversity, ground conditions, infrastructure and flooding issues, 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			Due to the site's likely adverse impacts on landscape, biodiversity, ground conditions, infrastructure and flooding issues, 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	
	Landfill sites, Contaminated land																		
	Minerals Legacy (quarries and coal mining)																		
	High Voltage electricity line(+10m buffer zone)																		

SLR Ref: JA36 SHLAA Ref: pr.03.004		Site Area:0.3ha		Site Location: Land to north of Kirkstone Avenue / east of Coniston Drive, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																																																					
Land Use: Open space Adjacent Uses: Residential, Infrastructure				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="2">Low ←</td><td colspan="2">Impact</td><td colspan="2">→ 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></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 / Allocations: Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: A19 buffer				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 the area is predominantly residential with incidental open spaces permeating the area. The site itself is adjacent to residential development to one side, with the A19 providing a barrier to the other side of the site. The site does provide open views and a green wedge forming part of the A19 buffer corridor. Development would have a medium impact upon this elongated green landscape 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						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																																																				
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								Wildlife Corridor																																																						
		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 on site.			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 open space in an area with limited provision, albeit that there is other open spaces close by. 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 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 score: Low Value score: 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, by the SFRA (2011). 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads but would result in the loss of green infrastructure provision. 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 but it is noted that allotment provision is limited. It is also close to bus stops, but no nearby metro stations. There are also education and community facilities in the locality which can be accessed across the A19 foot bridge.			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. 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 in a 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 unlikely to be attractive for B-use class economic development. The impact of loss of open space and impact on landscape would need to be considered further and mitigated where appropriate.		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: JA37 SHLAA Ref: pr.03.005		Site Area:0.7ha		Site Location: Land at Grasmere Avenue / Eskdale Drive, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Residential (Garages) & 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 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 / Allocations: Recreational Open Space / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations:								
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land		The wider area is predominantly residential. The site is enclosed with limited views, surrounded by built development. Site access is provided where access to the garages currently exists. Developing this site is considered to have a low impact upon the townscape of the area. 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 200m of a Local Wildlife Site. 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) Site of Special Scientific Interest (SSSI) Local Nature Reserve Category 2: Constraints Local Wildlife Site (LWS) Local Geodiversity Site (LGS) Great Crested Newt Pond (+500m buffer) Wildlife Corridor								
	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	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)			It is considered that developing this site would have a medium impact as it is a open space in an area with limited provision, albeit that there is other open spaces close by. Mitigation would 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			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 Open Space			
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: Low 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, by the SFRA (2011). 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads or green infrastructure, but would result in the loss of an open space. Mitigation would be 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	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 reasonably close to local shopping services and has good access to green infrastructure but it is noted that allotment provision is limited. It is also close to bus stops, but is not nearby a metro station. There are also 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, 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 in a 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	It is considered that the site is potentially suitable for residential development but unlikely to be attractive for B-use class economic development. The impact of loss of open space would need to be considered further and mitigated where appropriate.		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: JA38 SHLAA Ref: ja.01.066		Site Area:13.76ha		Site Location: Land at Rohm and Haas, Ellison Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: Industrial Adjacent Uses: Office / Industry / Warehouse / 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 						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></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E															
A	B	C	D	E																														
				Key Designations / Allocations: Tyne Regeneration Corridor / Predominantly Industrial Area / LDF Employment Expansion Site / COMAH Inner and Middle Zone / Hazardous - Polluting Installation / Coal Resource, Referral and Standing Advice Area / Flood Risk Zones / Historic Landfill		Adjacent Designations / Allocations: LDF Recreational Open Space Allocation / Wildlife Corridor / Predominantly Industrial Area / COMAH Zones / Strategic Route Network / Footpath/cycleway / Hazardous - Polluting Installation / New Tyne Crossing		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 lies within a broad industrial riverside character and forms part of a long, narrow industrialised stretch of riverside. The site itself is adjacent to residential and commercial units, as well as the Jarrow Riverside Park and the River Tyne. Developing this site is considered to have a medium impact upon the townscape/landscape of the area as it is somewhat contained by its topography and adjacent uses and is previously developed. 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 such as considering wildlife connected with the adjacent wildlife corridor of the River Tyne.																							
Category 2: Constraints	Area of High Landscape Value or Significance							Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required				High Impact – significant mitigation required		Category 1: Significant Constraints Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC) Site of Special Scientific Interest (SSSI) Local Nature Reserve																		
	Woodland Plantation																																	
	Tree Preservation Order (TPO)																																	
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			Are there any known protected / DBAP species or habitats on the site?		Unknown		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 the development of the site impact upon the connectivity of habitats?			Unlikely																								

SLR Ref: JA39 SHLAA Ref: ja.02.03, 07, 08		Site Area: 11.6ha		Site Location: Land at Shell UK, adjacent businesses and railhead, Priory Road / Church Bank, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																																																									
Land Use: Petroleum distribution facility, light industrial and training, railhead Adjacent Uses: Residential, Bedesworld, Aggregate distribution, Recreational open space				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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Landscape and Townscape						Biodiversity																																																												
Category 1: Significant Constraints	Grade I Agricultural Land		The area lies within a broad industrial riverside character and forms part of a long, narrow industrialised stretch of riverside. The site itself is adjacent to development comprising residential and aggregate distribution. It is also next to significant open space and vegetation along the Don Valley. Developing this site is considered to have a medium impact upon the townscape / landscape of the area due to the site’s current uses. Mitigation would be required.			Would development of the site have an adverse impact on:			The site has no biodiversity designations, but is large scale and adjacent to a candidate Local Wildlife Site and in close proximity to other Local Wildlife Sites and Wildlife corridors. 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						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?		Potential impact upon a Local Wildlife Site and Wildlife Corridor.																																																																
Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																																								

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, but there is a conservation area, Listed Buildings and two Scheduled Monuments in close proximity.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is considered to have a zero/low impact due to the absence of current infrastructure onsite. However, there is potential for redevelopment of the site to have a significant positive impact by the incorporation of open space and access.		
	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 medium impact on the settings of heritage assets. 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
	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%	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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is considered to put pressure on local capacity, particularly roads. However, a water main and public sewer cross the site (divert or place in an easement). 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 is very close to local shopping services and has good access to green infrastructure but it is noted that allotment provision is limited. It is also adjacent to bus stops. There are also 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/123-F5) with former uses including oil refining, storage manufacture, chemical manufacture (c1862), railway land (c1898) and oil refinery (c1951-1995). The site sits within COMAH development proximity and inner/middle/outer zones in association with existing hazardous installation. 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 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, and within a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		341	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		663	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 development, subject to the continued future need for the oil terminal facility and associated railhead to be retained. Appropriate consideration will need to be given to ground conditions, and impacts upon landscape, heritage and biodiversity, as well as viability due to previous uses. The long-term plans of existing businesses will also 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: JA40 SHLAA Ref: ja.02.001		Site Area: 7.63ha		Site Location: Land at Cemex UK/Mercantile Wharves, Priory Road, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒																										
Land Use: Minerals Shipping Wharf Adjacent Uses: Petroleum distribution facility, light industrial and training / Residential / Sewerage Pumping 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></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E														
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				Key Designations / Allocations: Tyne Regeneration Corridor / Predominantly Industrial Area / LDF Mixed Use site / COMAH Development Proximity Zone, Inner and Middle Zone / Coal Resource and Standing Advice Area / Strategic Route Network / Minerals Shipping Wharf		Adjacent Designations / Allocations: LDF Recreational Open Space Allocation / Hazardous - Polluting Installation / COMAH Zones / Footpath/cycleway / New Tyne Crossing / Conservation Area / Scheduled Ancient Monument / Listed Building / Local Wildlife Site / Wildlife Corridors		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 forms part of a long, narrow industrialised stretch of riverside. The site itself is surrounded by built development to the south and west with the River Tyne to the north and River Don Valley to the east. Developing this site is considered to have a medium impact upon the townscape/landscape of the area due to the site being already in use and contained by its topography. 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 on site. However, it is adjacent to the River Don Local Wildlife Site and the Rivers Tyne and Don Wildlife Corridors. It is also in close proximity of land which is used by European Protected Bird species, which may require any development to consider Habitat Regulations. 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)				☒																
		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																
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								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 upon a Local Wildlife Site and Wildlife 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? There is no known historical or archaeological significance on site, but it is adjacent to St Paul’s Conservation Area, Listed Buildings and two Scheduled Monuments to the south.	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is considered to have a zero/low impact due to the absence of current infrastructure onsite. However, there is potential for redevelopment of the site to have a significant positive impact by the incorporation of open space and access.		
	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 settings of heritage assets. Mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation 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						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)	4.9%	Partial surface water flooding issues have been identified on the site, by the SFRA (2011) as well as a small strip of land in Flood Risk Zone 2 adjacent to the river. See SFRA for further details. Developing this site is considered to have a medium impact in regards to flooding and mitigation would be required where appropriate.	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 medium impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is considered to put pressure on local capacity, particularly roads. However, a water main and public sewer cross the site (divert or place in an easement). 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)	6%	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 and has good access to green infrastructure but it is noted that allotment provision is limited. It is also adjacent to bus stops. There are also 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/124-F5) with former uses including cement, ceramics, asphalt manufacture. The site also has uneven topography, is within COMAH zones, and within a Mineral Safeguarding Area, where prior extraction of minerals would have to be considered further. The site is considered to have a high impact and significant mitigation would be 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, and within a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		286	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		229	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 some of the site is potentially suitable for development, subject to the need to retain the deep-water wharves and associated land for aggregates shipping, which would affect site capacity. Appropriate consideration will need to be given to ground conditions, and impacts upon landscape, heritage and biodiversity, as well as viability due to previous uses. The long-term plans of minerals shipping wharf which is protected and potential needs to retain facility would have to be explored further. Guidance from the Health and Safety Executive would be required in regards to any development restrictions caused by COMAH zones.		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: JA41 SHLAA Ref: NA		Site Area: 0.4ha		Site Location: Land at Martin Hall, Monkton Terrace, Jarrow		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?																				
				Key Designations / Allocations: Coal Resource and Standing Advice Area				Adjacent Designations / Allocations: LDF Housing Allocation Recreational Open Space / Car Parking Improvement 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 site lies within a predominantly residential area and is surrounded by built. Developing this site is considered to have a low impact upon the townscape of the area. 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								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				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			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	Is the proposed development site designated as open space or playing fields?	No	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required						
				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). 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. 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?	✓									
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, schools and has good access to green infrastructure. It is also adjacent to bus stops and there are also 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, but not in a strong market location for 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?	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 suitable for residential development, but unlikely to be appropriate for B-use class economic development due to predominant residential surroundings.	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: JA42 SHLAA Ref: NA		Site Area: 0.5ha		Site Location: Land at Nolan Hall, Concorde Way, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒									
Land Use: Residential Adjacent Uses: 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?		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 / Allocations: Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: 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		The site lies within a predominantly residential area and is surrounded by built development. Developing this site is considered to have a low impact upon the townscape of the area. 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							

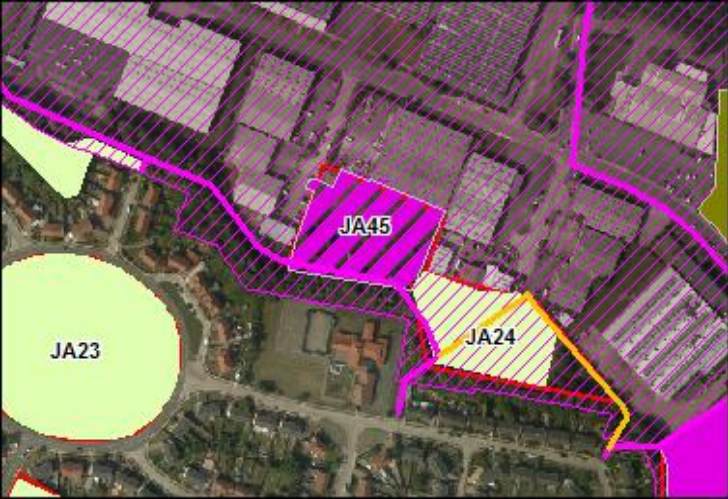
Historic Environment and Culture					
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.		
	World Heritage Site & Setting (+ 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.		
	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	✓			
Green Infrastructure					
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	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)				
	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			
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.		
	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
	Surface Water Flooding	✓			
The site is reasonably close to local shopping services, schools and has good access to green infrastructure. It is also adjacent to bus stops and there are also education and community facilities in the locality.					
Ground Conditions & Contamination					
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.		
	Gentle Slope				
	Undulating				
	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
	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)				
Deliverability					
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.			
How many homes could be provided?		23	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					
It is considered that the site is suitable for residential development, but unlikely to be appropriate for B-use class economic development due to predominant residential surroundings.			Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: JA43 SHLAA Ref: NA		Site Area:3.36ha		Site Location: Land at Leamside, Jarrow		Is the site in the Green Belt?		YES ☐ NO ☒																																																												
Land Use: Recreational open space Adjacent Uses: Open space / Residential / A19				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><th>Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="2">Low ←</th><th colspan="2">Impact</th><th colspan="2">→ High</th></tr><tr><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></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 / Allocations: Recreational Open Space / Habitat Creation Zone / Wildlife Corridor / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Strategic Route Network Local Nature Reserve / Local Wildlife Site / Linked Open Space System / Public Rights of way / Flood Risk Zones																																																														
Landscape and Townscape						Biodiversity																																																														
Category 1: Significant Constraints		Grade I Agricultural Land				The wider area consists of a river valley landscape with informal and formal open space. The site itself has a mixed natural character and landscape in a largely urbanised area. It is partially surrounded by built development and it is considered that developing this site would have a high impact on the landscape and significant mitigation would be required.		Would development of the site have an adverse impact on:				The site is adjacent to the Local Wildlife Site and in close proximity to the Primrose Local Nature Reserve. The site forms part of a wildlife corridor and development would significantly reduce the extent of the wildlife corridor. It is therefore considered that developing the site could have a high 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								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		✓																																																						
												Great Crested Newt Pond (+500m buffer)																																																								
												Wildlife Corridor		✓																																																						
								Are there any known protected / DBAP species or habitats on the site?		No																																																										
								Would the development of the site impact upon the connectivity of habitats?		No																																																										

Historic Environment and Culture						Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		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)			This site forms a section of a much larger area of green space and also part of a green infrastructure corridor. The Open Space Strategy (2015) identifies the site as being of high quality and value. Although the site is on the periphery of a larger site, it is considered that developing this site would narrow the green infrastructure corridor, and result in the loss of high quality green space. 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 would only be required if 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 score: High Value score: High											
Flooding						Infrastructure and Services													
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	NA	There is minor surface water flooding issues onsite. There is evidence of marshy ground on this site suggesting some drainage issues. 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 of infrastructure and services. It would increase critical mass in a reasonably accessible area, but would result in the loss of green infrastructure. 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)	NA	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 within an area for further investigation in relation to contamination (AFI ref - ES/159-D5) with former uses including waste management facilities. It is within a Mineral Safeguarding Area where prior extraction of minerals would have to be considered further, and has an uneven topography on some of the site. 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, but not in a strong market location for B-use class economic development.											
	Gentle Slope	✓				How many homes could be provided?		76	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 residential development due to potential impacts upon landscape, biodiversity and green infrastructure.		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 residential development due to potential impacts upon landscape, biodiversity and green infrastructure.		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: JA44 SHLAA Ref: hb.01.042		Site Area:0.33ha		Site Location: Land at Palmer Street, Jarrow			Is the site in the Green Belt?		YES ☐ NO ☒																	
Land Use: Vacant land Adjacent Uses: Industrial/Transport Infrastructure				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: LDF Economic Development Expansion Site / Predominantly Industrial Area / Tyne Regeneration Corridor / Coal Resources and Standing Advice Area / Strategic Route Network / Outer COMAH Development Zone				Adjacent Designations / Allocations: LDF Jarrow AAP boundary / Jarrow Town 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 wider area is industrial and commercial with limited views and utilitarian buildings. The site itself is situated between industrial and commercial development and the metro line. There is a residential estate to the east. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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 a large number of mature trees onsite. Therefore it is considered that developing the site would have a medium 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				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					
											Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required									
											Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required									
											Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required									

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 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?	No				
	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)	NA	No flooding issues have been identified by the SFRA (2011). Small amount of surface water flooding identified. 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 of infrastructure and services. It has good access to some existing services and would increase critical mass. The scale of development is not considered to put significant pressure on local capacity, particularly roads. However, a water main and public sewer cross the site (divert or place in an easement). Mitigation would be required where appropriate.		
	Flood Risk Zone 3A (High Vulnerability)	NA					Is there water and sewerage capacity for site requirements?	?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	NA					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 has limited access to local shopping services, access to green infrastructure is poor and it is noted there is no allotment provision. Bus stops are close by with Jarrow Metro Station a short distance away. The nearest education and community facilities are in nearby Jarrow Town Centre.	Zero/Low Impact - no or minimal mitigation required					Medium Impact - 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/128-F4) with former uses including railway land (c1898-1951), infilling (c1951) and a factory (Washington Insulation) under waste management licence. 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 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?	114	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 suitable for economic development (subject to appropriate mitigation of the water main and sewer across the site), but not suitable for residential development due to the industrial area surroundings and likely adverse impacts 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										
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: JA45 SHLAA Ref: ss.28.002		Site Area: 0.4ha		Site Location: Land at Be Modern to rear of Tyne Point, Simonside Industrial Estate, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																															
Land Use: Vacant land Adjacent Uses: Commercial/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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Site Photos				Designations Map																																																																	
																																																																					
				Key Designations / Allocations: LDF Economic Development Expansion Site / Tyne Regeneration Corridor / Predominantly Industrial Area / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space / Public Rights of Way																																																															
Landscape and Townscape											Biodiversity																																																										
Category 1: Significant Constraints		Grade I Agricultural Land				The wider area is industrial and commercial with limited views and utilitarian buildings. The site itself is surrounded by industrial development, and has an extensive tree buffer to its southern boundary. Developing this site is considered to have a low impact upon the landscape/townscape of the area. 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 be required where appropriate such as considering any potential impacts upon vegetation.																																																					
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)																																											
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																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)			The site has no green infrastructure designations and it is considered that it would have a zero/low impact if developed. Mitigation would only be required where appropriate.				
		Village Green												
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard							
	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 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	High Impact – significant mitigation required	
	Locally-Listed Building/ Structure/ Space													
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		No						
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 of infrastructure and services. It has good access to some existing services and would increase critical mass. 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?		✓						
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. Allotment provision is limited. It is also adjacent to bus stops and Bede metro station is close by. There are also 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 commercial development, but not in a strong market location for residential development.						
	How many homes could be provided?					NA	Site would significantly support economic growth and/or regeneration priorities?							
	How many jobs could the site provide for?					138	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
					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 considered that the site is suitable for economic development, but not residential due to its industrial and business location.			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: JA46 SHLAA Ref: ss.27.008 (part) ss.27.021 (part) ss.27.022 (part)		Site Area:5.27ha		Site Location: Land adjacent to A19, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Open Greenspace Adjacent Uses: Residential/Road Infrastructure				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?					
				Key Designations / Allocations: Recreational Open Space / Habitat Creation Zone / Public Rights of way / Flood Risk Zones / Coal Resource and Standing Advice Area		Adjacent Designations / Allocations: Recreational Open Space / Strategic Trunk 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						
				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		Characterised by the adjacent A19 leading to the Tyne Tunnel, the green open space creates a buffer between the road and the adjacent residential area. Views stretch down the length of the site with the residential area always in view. Developing this site is considered to have a medium impact upon the landscape/townscape of the area and mitigation would be required.		Would development of the site have an adverse impact on:			The site has a wildlife corridor to its northern corner and significant vegetation on boundaries. 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				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)			Zero/Low Impact - no or minimal mitigation required				
							Great Crested Newt Pond (+500m buffer)			Medium Impact - mitigation required				
							Wildlife Corridor			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 on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site is designated as open space with a public right of way and wildlife corridor to the northern edge of the site. It is also recognised as part of a wider linked open space system and is the principal open space within this area. It is considered that developing this site would have a high impact and 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 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?		Amenity Greenspace						
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: Low Value: Low						
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	6.8%	Parts of site are within Flood Risk Zones and suffer from surface water flooding as identified by the SFRA (2011). 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 high impact in regards to capacity of infrastructure and services. It has good access to some existing services and would increase critical mass. But the scale of development is considered to put pressure on local capacity, particularly roads in this area which is constrained by the A19 and metro line. Green infrastructure services would also be significantly impacted upon. Significant 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)	8.9%	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 close to bus stops. There are also 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 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 strong market location for B-use class economic development. However it is noted that the proximity of the A19 Strategic Trunk Road may impact on the comprehensive development of this site.					
	Gentle Slope					How many homes could be provided?		158	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 high adverse impacts upon green infrastructure, wider infrastructure and the proximity of the A19 Strategic Trunk Road			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: JA47 SHLAA Ref:		Site Area:0.10ha		Site Location: Land adj. Hill Crest, Sheldon Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																														
Land Use: Vacant Land Adjacent Uses: Metro Line, Medical Centre				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="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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Category 1: Significant Constraints	Grade I Agricultural Land		The area is predominantly commercial and residential. The site is bounded by the Metro line and built development with limited views to or from the site. Developing this site is considered to have a low impact on the landscape/townscape. Mitigation would be required where appropriate.			Would development of the site have an adverse impact on:			There are no biodiversity designations on the site. The site is considered to have a low impact. Mitigation would only be required where appropriate.																																																											
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SLR Ref: JA48 SHLAA Ref:		Site Area:0.62ha		Site Location: Land above new Tyne Tunnel, Chaytor Street/Tyne Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																									
Land Use: Recreational Open Space Adjacent Uses: Open Space: Open Space, 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>Low ←</td><td>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="5"></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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Category 1: Significant Constraints	Grade I Agricultural Land		The area is predominantly residential with major transport infrastructure. Open space forms an integral part of the housing areas. The site provides open views to the riverside and provides the area with an open feel. Development should ensure a high standard of new open space and integration with surrounding commercial and residential areas. The site is considered to have a high impact on the landscape and townscape. Significant 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 be 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? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Development of the site is considered to have a high impact on Green Infrastructure as it is a large area recreational open space in an area of limited 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 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 Is the proposed development site designated as open space or playing fields? Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		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									
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone. Some minor Surface Water Flooding has been identified on the site. Development of the site is considered to have a low impact in regards to flooding. 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 of infrastructure and services. It has good access to some 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.			
	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 the proposed development site designated as open space or playing fields? Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		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 very close to local shopping services and has good access to green infrastructure. It is also adjacent to close to bus stops, and in close proximity to Jarrow metro station. There are also education and community facilities in the locality.					
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The new Tyne Tunnel, which runs beneath the site, precludes development. Development of the site could jeopardise the integrity of the tunnel's structure. The site is also within a COMAH zone. Development of the site is considered to have a high impact on ground conditions, significant mitigation would be required.			What is considered deliverable on the site?		It is considered the site is viable for residential development but not within a strong market area for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		N/A	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		N/A	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 Is the proposed development site designated as open space or playing fields? Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		The site is not considered suitable for development due to potential impacts on the townscape, Green Infrastructure and ground conditions.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development Is the proposed development site designated as open space or playing fields? Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?	
	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 Is the proposed development site designated as open space or playing fields? Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		The site is not considered suitable for development due to potential impacts on the townscape, Green Infrastructure and ground conditions.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development Is the proposed development site designated as open space or playing fields? Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?	
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: JA49 SHLAA Ref:		Site Area:3.47ha		Site Location: Land above new Tyne Tunnel, Ferry Street, Jarrow		Is the site in the Green Belt? YES ☐ NO ☒																																																																																																																																																																												
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Landscape and Townscape <table><thead><tr><th>Category 1: Significant Constraints</th><th>Grade I Agricultural Land</th><th></th><th colspan="3" rowspan="5">The area is predominantly residential with major transport infrastructure. Open space forms an integral part of the housing areas and the site itself provides open views towards the riverside, giving the area an open feel. Development should ensure a high standard of new open space and integration with surrounding commercial and residential areas. It is considered that development of the site would have a high impact on the landscape and townscape. Significant mitigation would be required.</th></tr></thead><tbody><tr><td rowspan="4">Category 2: Constraints</td><td>Area of High Landscape Value or Significance</td><td></td></tr><tr><td>Woodland Plantation</td><td></td></tr><tr><td>Tree Preservation Order (TPO)</td><td></td></tr><tr><td>Grade 2 or 3a Agricultural Land</td><td></td></tr><tr><td></td><td>Area of Significant Historic Landscape</td><td></td><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr></tbody></table>						Category 1: Significant Constraints	Grade I Agricultural Land		The area is predominantly residential with major transport infrastructure. Open space forms an integral part of the housing areas and the site itself provides open views towards the riverside, giving the area an open feel. Development should ensure a high standard of new open space and integration with surrounding commercial and residential areas. It is considered that development of the site would have a high impact on the landscape and townscape. Significant mitigation would be required.			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	Biodiversity <table><thead><tr><th colspan="3">Would development of the site have an adverse impact on:</th></tr></thead><tbody><tr><td rowspan="3">Category 1: Significant Constraints</td><td>Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)</td><td></td></tr><tr><td>Site of Special Scientific Interest (SSSI)</td><td></td></tr><tr><td>Local Nature Reserve</td><td></td></tr><tr><td rowspan="4">Category 2: Constraints</td><td>Local Wildlife Site (LWS)</td><td></td></tr><tr><td>Local Geodiversity Site (LGS)</td><td></td></tr><tr><td>Great Crested Newt Pond (+500m buffer)</td><td></td></tr><tr><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></td></tr><tr><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td></td></tr></tbody></table>						Would development of the site have an adverse impact on:			Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)		Site of Special Scientific Interest (SSSI)		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?			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																																																																																																																				
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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)		Development of the site is considered to have a high impact on Green Infrastructure as it is a large area recreational open space in an area of limited 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 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
	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?						
	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)		The site is not within a Flood Risk Zone. Some minor Surface Water Flooding has been identified on the site. Development of the site is considered to have a low impact in regards to flooding. 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 of infrastructure and services. It has good access to some 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.			
	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?				
								The site is very close to local shopping services and has good access to green infrastructure. It is also adjacent to close to bus stops, and in close proximity to Jarrow metro station. There are also 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					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The new Tyne Tunnel, which runs beneath the site, precludes development. Development of the site could jeopardise the integrity of the tunnel’s structure. The site is also within a COMAH zone. Development of the site is considered to have a high impact on ground conditions, significant mitigation would be required.				What is considered deliverable on the site?	It is considered that the site is viable for residential development but not in a strong market area for B-use class economic development.				
	Gentle Slope						How many homes could be provided?	N/A	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating						How many jobs could the site provide for?	N/A	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 high potential high impacts on, ground conditions, green infrastructure and townscape, 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)											

To find out more about the Local Plan, please contact:

Spatial Planning
Development Services
South Tyneside Council
Town Hall and Civic Offices, Westoe Road
South Shields, Tyne & Wear NE33 2RL

Telephone: **(0191) 424 7688**
E-mail: **local.plan@southtyneside.gov.uk**
Visit: **www.southtyneside.gov.uk/planning**

If you know someone who would like this information in a different format contact the communications team on (0191) 424 7385