

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 onsite historical / archaeological significance.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within the green belt green infrastructure corridor. It is considered that developing this site would have a 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 zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Conservation Area						Allotment								
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓										
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor		✓										
						Is the proposed development site designated as open space or playing fields?		NA		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)	32%	Over 30% of the site is within Flood Risk Zone 2 and 3, and the site is at risk from surface water flooding. The site is also within a Critical Drainage Area. Developing this site is considered to have a high impact and would need significant mitigation such as managing surface water runoff to ensure that discharges are not increased over the lifetime of the development and there will be no increased risk of flooding downstream.			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. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put pressure on local capacity, particularly roads. Mitigation would be required.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	35%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding					✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to shopping services at East Boldon and Boldon Colliery. There is also good access to green infrastructure, however children’s play areas and allotments are lacking. It lacks existing bus provision, but is near East Boldon metro station. There are various education and community facilities in the local area. However, it is also noted that due to the potential extent of development, new infrastructure and services would be required, such as road improvements.						
Ground Conditions & Contamination						Suitability and Deliverability									
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination; however it is adjacent to an AFI. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, and on the periphery of an established employment area.							
	Gentle Slope					How many homes could be provided?		151	Site would significantly support economic growth and/or regeneration priorities?		✓				
	Undulating					How many jobs could the site provide for?		547	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 significant impacts upon the green belt and biodiversity, as well as further impacts upon landscape and flooding, it is considered that the site is unsuitable 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)									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s significant impacts upon the green belt and biodiversity, as well as further impacts upon landscape and flooding, it is considered that the site is unsuitable 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: BC39 SHLAA Ref: NA		Site Area: 4.61ha		Site Location: Land to the south of Tiledshed Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 650m separation distance between Boldon and South Shields by 34% and the 570m between Cleadon and Boldon by 33%.							
Land Use: Agricultural/Farm buildings, Residential Adjacent Uses: Agricultural, residential				Site appraised for: Residential / B-use class Economic Devt												
Site Photos 				Designations Map 												
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Public Rights of Way / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Flood Risk Zones / Predominantly Industrial Area / Local Wildlife Site / Local Nature Reserve / Historic Landfill Sites		Green Belt Separation  It is considered that development of this site would have a medium impact upon the borough’s Green Belt as whilst it will reduce the separation distances between South Shields, Boldon and Cleadon in an already sensitive network of open corridors, it is noted that the site is largely previously developed and therefore impacts would be reduced. The site is separated from East Boldon by the railway line. Some mitigation may be required.								
								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 medium scale and often enclosed by nearby residential development. However, this site itself is situated in an open space corridor and contributes to views of surrounding green belt. Its urban fringe character features residential, garden nursery and the metro line. The site adds to the urban fringe landscape in part, but is largely previously developed which reduces its potential impact upon the surrounding landscape to a medium. Mitigation would be required.			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)			The site is within a wildlife corridor, comprises a River Don tributary, and adjacent to 2 Local Wildlife Sites. It is considered that comprehensive development of this site would have a high impact upon the biodiversity of the area due to its habitat value, and habitat connections. Mitigation would be required.		
Category 2: Constraints	Area of High Landscape Value or Significance								Site of Special Scientific Interest (SSSI)							
	Woodland Plantation								Local Nature Reserve							
	Tree Preservation Order (TPO)								Local Wildlife Site (LWS)		✓					
	Grade 2 or 3a Agricultural Land					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		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?		Impact on Wildlife Corridor and potentially on Local Wildlife Site.								
								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 onsite historical / archaeological significance.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within the green belt green infrastructure corridor, and has a public right of way adjacent to the metro line. It is considered that developing this site would have a low impact assuming public right of way retained – appropriate mitigation would be required.					
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area						Allotment								
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?		NA						
	Locally-Listed Building/ Structure/ Space						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)	42.5%	Over 40% of the site is within Flood Risk Zone 2 and 3, and the site is at risk from surface water flooding. It is within a Critical drainage Area. Developing the overall site is considered to have a high impact in regards to flooding and mitigation would be required such as managing surface water runoff to ensure that discharges are not increased over the lifetime of the developments and there will be no increased risk of flooding downstream.			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. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put pressure on local capacity, particularly roads. Mitigation would be required.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	57.7%	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 shopping services at Whiteleas, East Boldon and Boldon Colliery. There is also good access to green infrastructure, however children’s play areas and allotments are lacking. It lacks existing bus provision, but is near East Boldon metro station. There are various education and community facilities in the local area. However, it is also noted that due to the potential extent of development, new infrastructure and services would be required, such as road improvements.					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 but is adjacent to an AFI. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need 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 an area identified as a strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		55	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 significant flood risk implications and biodiversity impacts, including adverse effects upon green belt and landscape, it is considered that the whole site is unsuitable 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: BC40 SHLAA Ref: NA		Site Area: 46.43ha		Site Location: Land to the north of Tiledshed Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current separation distance between Cleadon and South Shields and reduce the current 650m separation distance between Boldon and South Shields by 65%.			
Land Use: Agricultural/Farm buildings, Recreational open space Adjacent Uses: Residential, agricultural				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation			
Site Photos				Designations Map					Would development on this site impact upon the five purposes of the Green Belt? 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: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Local Nature Reserve / Local Wildlife Site/ Linked Open Space System / Public Rights of Way / Public recreational open space / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Historic Landfill Sites			Adjacent Designations: Flood Risk Zones / Predominantly Industrial Area / Local Wildlife Site			It is considered that development of this site would have a high impact upon the borough's Green Belt due to its key Green Belt location separating South Shields from the fringe villages of East Boldon and Cleadon. Significant mitigation would be required.		
Landscape and Townscape				Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land		A key sensitivity in this area is narrow areas between settlements that are potentially vulnerable to development and coalescence. This site is situated in an open space corridor and contributes to views of surrounding green belt as well as the separation of surrounding settlements. Due to its location and scale, developing this site is considered to have a high impact and significant mitigation would be required.			Would development of the site have an adverse impact on:			The site comprises the majority width of a Wildlife Corridor and includes the Tiledsheds Local Wildlife Site and Local Nature Reserve. Ranges of wildlife use the site including mute swans, coots, moorhens, mallards and grey heron. It also occasionally attracts locally scarce ducks such as gargoney and pintail, whilst snipe and jack snipe have used the marsh in recent winters. Sizeable flocks of house sparrows use a hawthorn hedgerow adjacent to the pond – see Local Wildlife Sites and Local Geodiversity Sites, Technical Appendices (2010). The majority of the site is also within 500m of a Great Crested Newt Pond and therefore could have the species onsite. An area to the western edge of the site has recently been assessed for ecological value; although it does not merit designation, the site does have some ecological value and DBAP habitats. It is considered that development of this site would have a high impact upon the biodiversity of the area due to its habitat value. Significant mitigation would be required.			
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)					
	Woodland Plantation						Site of Special Scientific Interest (SSSI)					
	Tree Preservation Order (TPO)						Local Nature Reserve	✓				
	Grade 2 or 3a Agricultural Land						Category 2: Constraints	Local Wildlife Site (LWS)				✓
Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	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) Ponds b) Lowland meadows and pasture c) Broadleaf woodland		Zero/Low Impact - no or minimal mitigation required								
Would the development of the site impact upon the connectivity of habitats?		Impact on Wildlife Corridor and Local Wildlife Site.										
				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 onsite historical/ archaeological significance.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site is located within the green belt green infrastructure corridor, with good access to a range of opportunities and a network of public rights of way and linked open space system. The site includes the following areas of designated recreational open space: - Tiledshed Piggery - low quality/ high value - Tiledshed LNR - high quality/ high value - West Harton Mineral Line - high quality/ high value Due to the sites size, location, recreational opportunities and assets on site, it is considered that developing this site would have a high 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 zero/low impact upon historic environment and culture, and mitigation would only be required where appropriate.				
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 – natural or semi-natural 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)	0%	Patches of the site are at risk from surface water flooding. The site is also slightly in Flood Risk Zone 2. Developing this site is considered to have a low impact.			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. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put significant pressure on local capacity, particularly roads, and the sites development would adversely impact upon green infrastructure. Significant mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	<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 close to local shopping services at Whiteleas and good access to district services at Boldon Colliery. There is also good access to green infrastructure, however children’s play areas are lacking. It is also adjacent to bus stops along the strategic route network and reasonably close to East Boldon metro station. It is likely that due to the potential extent of development, new infrastructure and services would be required, such as local access, education and community improvements.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination					Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is within areas for further investigation in relation to contamination (AFI refs - ES/009-C8, ES/048-C8) with former uses including brickpit (c1898-1938), railway Land (c1898-1938), Heap of unknown constituents (c1987) and waste management facilities. There is electricity infrastructure onsite and within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further along with contamination. 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 within a strong market location for B-use class economic development.			
	Gentle Slope					How many homes could be provided?		1045	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 significant impact upon the green belt, landscape, biodiversity, ground conditions and green infrastructure, as well as infrastructure capacity issues, it is not considered that the site 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					Site Appraisal Conclusion					
	Landfill sites, Contaminated land	✓									
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)	✓									

SLR Ref: BC40a SHLAA Ref:		Site Area: 2.60ha		Site Location: Land south-west of Whiteleas, South Shields			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 780m separation distance between Boldon and South Shields by 22%.														
Land Use: Agricultural/ Farm buildings, Recreational open space Adjacent Uses: Residential, agricultural				Site appraised for: Residential/ B-use class Economic Devt					Green Belt Separation														
Site Photos 				Designations Map 																			
				Key Designations: Green Belt/ Great North Forest/ Historic Landfill & Waste Management Sites/ Surface water flooding zones/ Green infrastructure and wildlife corridors/ Great crested Newt Pond/ Public right of way			Adjacent Designations / Allocations: Flood Risk Zones/ Predominantly Industrial Area/ Local Wildlife Site/			Development on the site would narrow the green belt gap. Mitigation would be 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				A key sensitivity in this area is narrow areas between settlements that are potentially vulnerable to development and coalescence. This site is situated in an open space corridor and contributes to the separation of surrounding settlements. Due to its location, developing this site is considered to have a medium impact and mitigation would be required.					Would development of the site have an adverse impact on:					Although there are no biodiversity designations on this site, it is within 200m of a Local Wildlife Site, and 400m of a Local Nature Reserve and a SSSI. It is also directly adjacent to areas of valuable DBAP habitats. Impacts on these sites should be considered. 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)						✓		
		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?			In close proximity								
												Would the development of the site impact upon the connectivity of habitats?			Potential impact on priority 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 onsite historical/ archaeological significance.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within the green belt green infrastructure corridor, with good access to a range of opportunities and a network of public rights of way and linked open space system. There is also public recreational open space with associated wildlife value. Due to the site's location and opportunities, it is considered that developing this site would have a medium impact which would need mitigation.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/ low impact upon historic environment and culture, and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓									
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor		✓									
						Is the proposed development site designated as open space or playing fields?		NA						
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA						
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Some mitigation would be necessary to attenuate current surface water flooding on the site, but this could be reasonably dealt with through any detailed planning application.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a low-to-moderate impact in regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the site's development would adversely impact upon green infrastructure. Moderate mitigation would be required.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?						
			Is there education/community/health facility capacity for site requirements?		?									
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to local shopping services at Whiteleas and good access to district services at Boldon Colliery. There is also good access to green infrastructure, however children's play areas are lacking. It is also adjacent to bus stops along the strategic route network and reasonably close to East Boldon metro station. It is likely that due to the potential extent of development, new infrastructure and services would be required, such as local access, education and community improvements.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Surface Water Flooding	✓												
Ground Conditions & Contamination						Suitability and Deliverability								
Site Topography	Predominantly Flat	✓	The site is within a Mineral Safeguarding Area, the potential presence of minerals and their extraction would need to be considered further. Development of the site is considered to have a low impact, mitigation required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but just outside a strong market location for B-use class economic development.						
	Gentle Slope					How many homes could be provided?		23	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating					How many jobs could the site provide for?		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	Given the potential visual impacts and green infrastructure in this location, it is considered that this site is potentially suitable for development subject to significant mitigation.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
	Electricity Pylon (+ 10m buffer zone)													
Category 2: Constraints	HSE COMAH Middle or Outer Zone													
	Landfill sites, Contaminated land	✓												
	Minerals Legacy (quarries and coal mining)													
	High Voltage electricity line(+10m buffer zone)													

SLR Ref: BC40b SHLAA Ref:		Site Area: 3.23ha		Site Location: Land south-west of Whiteleas Way, South Shields			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 650m separation distance between East Boldon and South Shields by 25%.																																													
Land Use: Agricultural/ Farm Buildings, Recreational open space Adjacent Uses: Residential, agricultural				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation																																													
Site Photos				Designations Map					 Development on the site would narrow the green belt gap. Mitigation would be required.																																													
				Key Designations: Green Belt/ Great Crested Newt Pond/ Green Infrastructure & Wildlife corridors/ Public right of way/ Other recreational open space & playing fields.			Adjacent Designations / Allocations: Great North Forest/ Local Wildlife Site/			Would development on this site impact upon the five purposes of the Green Belt? <table><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>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></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?			✓		
	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?			✓																																																			
Landscape and Townscape							Biodiversity																																															
Category 1: Significant Constraints	Grade I Agricultural Land		A key sensitivity in this area is narrow areas between settlements that are potentially vulnerable to development and coalescence. This site is situated in an open space corridor and contributes to views of surrounding green belt as well as the separation of surrounding settlements. Due to its location and scale, developing this site is considered to have a high impact and significant mitigation would be required.				Would development of the site have an adverse impact on:			The site comprises of a Wildlife Corridor and is in close proximity to the Tiledsheds Local Wildlife Site and Local Nature Reserve, and Cotman Gardens Local Wildlife Site– see Local Wildlife Sites and Local Geodiversity Sites, Technical Appendices (2010). The majority of the site is also within 500m of a Great Crested Newt Pond and therefore could have the species onsite. It is considered that development of this site would have a high impact upon the biodiversity of the area due to its habitat value. 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)																																													
	Woodland Plantation								Local Nature Reserve																																													
	Tree Preservation Order (TPO)								Local Wildlife Site (LWS)																																													
	Grade 2 or 3a Agricultural Land								Local Geodiversity Site (LGS)																																													
Category 2: Constraints	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	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?						Impact on Wildlife Corridor and Local Wildlife Site.																																										

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 onsite historical/ archaeological significance.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within the green belt green infrastructure corridor, with good access to a range of opportunities and a network of public rights of way and linked open space system. There is also public recreational open space with associated wildlife value. Due to the sites size, location and opportunities, it is considered that developing this site would have a high impact which would need mitigation.							
	World Heritage Site & Setting (+ candidate)						Village Green										
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard										
Category 2: Constraints	Grade II Listed Building/Structure		Developing the site is considered to have a zero/ low impact upon historic environment and culture, and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required			
	Conservation Area						Allotment										
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓												
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor		✓												
						Is the proposed development site designated as open space or playing fields?											
						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 and minimal surface water flooding has been identified on the site. Some mitigation would be necessary to attenuate current surface water flooding on the site, but this could be reasonably dealt with through any detailed planning application. Development of the site is considered to have a low/zero impact on flooding.			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. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put significant pressure on local capacity, particularly roads, and the sites development would adversely impact upon green infrastructure. 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)		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 with regards to contamination. The site is within a Mineral Safeguarding Area, the potential presence of minerals and their extraction would need to be considered further. Development of the site is considered to have a low impact, mitigation required where appropriate.			What is considered deliverable on the site?		It is considered that the site is in a viable area for residential development but not in a strong market area for B-use class economic development.									
	Gentle Slope					How many homes could be provided?		73	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		Given the high adverse impacts the development of this site would have on the green belt, landscape, green and other infrastructure in this location, development of this site is not considered to be 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									
	Landfill sites, Contaminated land																
	Minerals Legacy (quarries and coal mining)																
	High Voltage electricity line(+10m buffer zone)																

SLR Ref: BC41 SHLAA Ref: gb.04.003 (part)		Site Area: 5.45ha		Site Location: Land to East of Cleadon Lane Industrial Estate, Cleadon Lane, Cleadon / East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current separation distances between Cleadon and Boldon but would not reduce the current separation gap between the built up areas of South Tyneside and Sunderland.																																																																																						
Land Use: Agricultural, electricity infrastructure Adjacent Uses: Agricultural, Residential, Industrial				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation																																																																																						
Site Photos 				Designations Map 					 It is considered that development of this site would have a high impact upon the borough's Green Belt as it will eradicate the separation between the fringe villages of East Boldon and Cleadon. And result in development protruding south into the green belt as well. Significant mitigation would be required.																																																																																						
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Local Wildlife Site / Flood Risk / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice and Resource Area		Adjacent Designations: Green Belt / Great North Forest - Habitat Creation / Flood Risk Zones / Historic Landfill Site / Predominantly Industrial Area		<table><tr><td colspan="2">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 colspan="2"></td><td colspan="2">A</td><td colspan="2">B</td><td colspan="2">C</td><td colspan="2">D</td><td colspan="2">E</td></tr><tr><td colspan="2">1. To check the unrestricted sprawl of the built-up area?</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">✓</td></tr><tr><td colspan="2">2. To safeguard borough's countryside from further encroachment?</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">✓</td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2">3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td colspan="2">✓</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2">4. To preserve the special & separate characters of the Urban Fringe villages?</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">✓</td></tr><tr><td colspan="2">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">✓</td><td colspan="2"></td><td colspan="2"></td></tr></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 <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> 					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?						✓						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
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?						✓																																																																																									
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 medium scale and often enclosed by nearby residential development. A key sensitivity in this area is narrow areas between settlements that are potentially vulnerable to development and coalescence. The site itself is situated in an open space corridor and has a semi-rural character, but with urban features such as adjacent residential/industrial and electricity pylons and power lines. It contributes an important open aspect to the urban fringe landscape and townscape of the urban fringe villages. Due to its location that is the principal separation between Cleadon and East Boldon, developing this site is considered to have a high impact and significant mitigation would be required.						Would development of the site have an adverse impact on:				The site comprises parts of the Boldon Flats Local Wildlife Site which is an area of low lying pasture which is subject to seasonal flooding. The winter flood attracts many waterbirds including large flocks (thousands) of lapwing and golden plover, curlew, redshank and snipe. In terms of wildfowl there are hundreds of wigeon and teal, also many other species of duck, geese and swans in addition to large gatherings of gulls (up to 1000) – see Local Wildlife Sites and Local Geodiversity Sites, Technical Appendices (2010). It is considered that development of this site would have a high impact upon the biodiversity of the area due to its habitat value, habitat connections and taking into account potential impacts on the Local Wildlife Site. 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												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?		a) Lowland meadows and pasture b) Ponds																																																																																	
												Would the development of the site impact upon the connectivity of habitats?		Impact on Local Wildlife Site and Wildlife Corridor.																																																																																	
																Zero/Low Impact - no or minimal mitigation required																																																																															
																Medium Impact - mitigation required																																																																															
																High Impact – significant mitigation required																																																																															
																																																																																															

SLR Ref: BC41a SHLAA Ref: gb.04.003		Site Area: 0.50ha		Site Location: Compound South of Brookside, Cleadow Lane, Cleadow		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 200m separation distance between Cleadow and East Boldon by 80% . Development would not reduce the current separation gap between the built up areas of South Tyneside and Sunderland.																																																		
Land Use: Industrial Adjacent Uses: Residential, Agricultural/Open Space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation																																																		
Site Photos				Designations Map																																																						
				Key Designations: Great North Forest / Green Belt / Wildlife Corridor Adjacent Designations / Allocations: Local Wildlife Site / Industrial / Wildlife Corridor																																																						
				Development on this site would have a high impact on the green belt corridor between the separate and distinct fringed villages of Cleadow and East Boldon. Significant mitigation would be required.				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></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><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><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><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><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><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?			✓			
	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?			✓																																																							
Landscape and Townscape								Biodiversity																																																		
Category 1: Significant Constraints	Grade I Agricultural Land		A key sensitivity in this area is narrow areas between settlements that are potentially vulnerable to development and coalescence. The site is situated in an open space corridor and has a semi-rural character, but with urban features such as adjacent residential/industrial and electricity pylons and power lines. It contributes an important open aspect to the urban fringe landscape and townscape of the urban fringe villages. Due to its location that is the principal separation between Cleadow and East Boldon, developing this site is considered to have a high impact and significant mitigation would be required.					Would development of the site have an adverse impact on:		The site forms part of a wildlife corridor and near to a Local Wildlife Site. Whilst part of the site has been developed, there are areas of natural scrubland and it is therefore considered that development of this site would have a medium impact upon the biodiversity of the area due to its habitat value.																																																
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)		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?	Impact on Local Wildlife Site and Wildlife Corridor																																																			

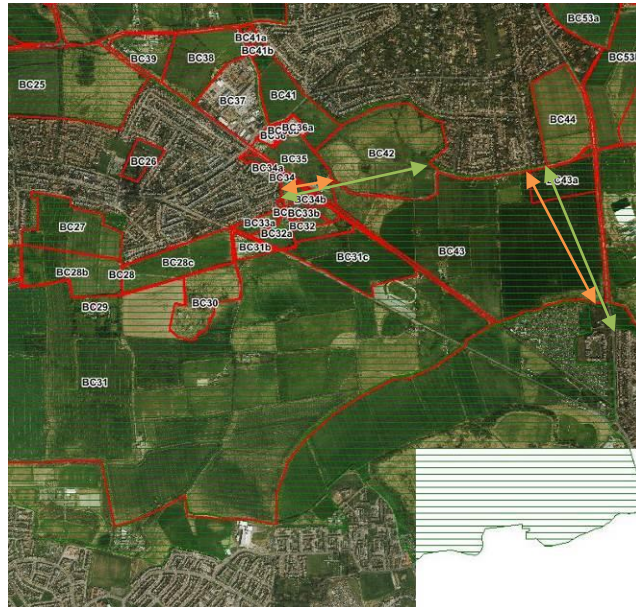
Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site is located within the green belt green infrastructure corridor. It is considered that developing this site would have a low impact and mitigation would be required where appropriate.			
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Development of this site is considered to have a low impact in terms of heritage. 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				
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone but some surface water flooding has been identified on the site. Developing the site is considered to have a low impact on flooding. Mitigation required where appropriate.			Category 2: Constraints	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. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put pressure on local capacity, particularly roads. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?					
					Is there education/community/health facility capacity for site requirements?							
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to shopping services at East Boldon and Cleadon and reasonably close to district services at Boldon Colliery. There is also good access to green infrastructure, however children’s play areas and allotments are lacking. It has existing bus provision, and is near East Boldon metro station. There are various education and community facilities in the local area	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required			
	Surface Water Flooding	✓										
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is within two areas for further investigation in relation to contamination (AFI refs - ES167-B9, ES/166-C9) with former uses including brick manufacture (c1898-1921), road haulage (c1987) and infilling. There is also electricity infrastructure onsite and it is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need 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 the site is in a viable area for residential development and 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?		48	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 potential adverse impacts on the green belt and landscape.	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: BC41b SHLAA Ref: gb.04.003		Site Area: 0.41ha		Site Location: Land East of Cleadon Lane, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 80m separation distance between Cleadon and Boldon by 100%. Development would not reduce the current separation gap between the built up areas of South Tyneside and Sunderland.									
Land Use: Agricultural/Open Space Adjacent Uses: Industrial, Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation									
Site Photos				Designations Map				 Development on site would have a significant impact on the green belt corridor and would effectively merge the separate and distinct fringe villages of Cleadon and East Boldon. Significant mitigation would be required.									
				Key Designations: Great North Forest / Green Belt / Wildlife Corridor		Adjacent Designations / Allocations: Local Wildlife Site / Industrial / Wildlife Corridor											
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					
Landscape and Townscape								Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land				A key sensitivity in this area is narrow areas between settlements that are potentially vulnerable to development and coalescence. The site is situated in an open space corridor and has a semi-rural character, but with urban features such as adjacent residential/industrial and electricity pylons and power lines. It contributes an important open aspect to the urban fringe landscape and townscape of the urban fringe villages. Due to its location that is the principal separation between Cleadon and East Boldon, developing this site is considered to have a high impact and significant mitigation would be required.		Would development of the site have an adverse impact on:				The site forms part of a wildlife corridor and near to a Local Wildlife Site. It is considered that development of this site would have a high impact upon the biodiversity of the area as it would greatly narrow this part of the wildlife corridor.					
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							

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)			Site is located within the green belt green infrastructure corridor. It is considered that developing this site would have a medium impact and mitigation would be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Development of this site is considered to have a low impact in terms of heritage. Mitigation required as 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				✓	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								
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone but surface water flooding issues have been identified across the whole site. Developing the site is considered to have a medium impact on flooding and some 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. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put pressure on local capacity, particularly roads. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
		Is there education/community/health facility capacity for site requirements?										
		What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?										
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	The site is close to shopping services at East Boldon and Cleadon and reasonably close to district services at Boldon Colliery. There is also good access to green infrastructure, however children’s play areas and allotments are lacking. It has existing bus provision, and is near East Boldon metro station. There are various education and community facilities in the local area.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	✓										
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is within two areas for further investigation in relation to contamination (AFI refs - ES167-B9, ES/166-C9) with former uses including brick manufacture (c1898-1921), road haulage (c1987) and infilling. There is also electricity infrastructure onsite and it is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need 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 the site is in a viable area for residential development and a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		15	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		57	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 potential adverse impacts on the green belt and landscape.		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: BC42 SHLAA Ref: NA		Site Area:26.43ha		Site Location: Boldon Flats, Moor Lane, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,220m separation distance between the built up areas of South Tyneside and Sunderland by 6% and the 400m separation distance between Cleadon and East Boldon by				
Land Use: Agricultural Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation				
Site Photos				Designations Map				It is considered that development of this site would have a high impact upon the borough's Green Belt as it would result in the encroachment into the countryside and reduce the separation distance between Cleadon and Boldon by 45%. Significant mitigation would be required to reduce the overall impact on the area.				
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Water Source Protection Zone / Flood Risk / Mineral Safeguarding Area / SSSI/Local Wildlife Site/ Important Archaeological Sites Adjacent Designations: Flood Risk / Public Right of Way								
Landscape and Townscape								Biodiversity				
Category 1: Significant Constraints	Grade I Agricultural Land		This area is open to semi-enclosed urban fringe and agricultural land associated with Boldon and Cleadon. A key characteristic of the landscape is this site – the majority of Boldon Flats. It is located within an open space corridor between Cleadon, East Boldon and Sunderland. The site boundary along Moor Lane is predominantly heavily vegetated with hedgerows and trees. Open aspects from Moor Lane provide views across the site towards Cleadon. Due to its prominent location and scale, developing this site is considered to have a high impact upon the landscape of the area and the townscape of Cleadon and East Boldon. Significant mitigation would be required.					Would development of the site have an adverse impact on:		The north-east corner (land to the rear of Broadlands) of the site contains the Boldon Pastures SSSI; it comprises unimproved neutral grassland with associated hedge banks and drainage channels. Such sites are now rare. The SSSI is considered to be in an unfavourable condition. The remainder of the site also designated as the Boldon Flats Local Wildlife Site (see Local Wildlife Sites and Geodiversity Sites, Technical Appendices.) Due to the important biodiversity and geodiversity designations and the size of the site, it is considered that development would have a high impact upon biodiversity 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								Category 2: Constraints			Local Wildlife Site (LWS)
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Local Geodiversity Site (LGS)						
						Great Crested Newt Pond (+500m buffer)						
						Wildlife Corridor						
						Are there any known protected / DBAP species or habitats on the site?	Lowland meadow and pasture Ponds Neutral grassland					
			Would the development of the site impact upon the connectivity of habitats?		Impact upon 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 a locally listed heritage asset identified within the designated SSSI, where there are examples of medieval ridge and furrow cultivation. There are also two sites of archaeological importance identified within the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site is also located within the green belt green infrastructure corridor, with good access to a range of opportunities including public rights of way and open spaces. Although there are no green infrastructure assets on the site, due to the sites size and location, and biodiversity assets it is considered that developing this site would have a medium impact which would need mitigation.		
	World Heritage Site & Setting (+ candidate)							Village Green				
	Grade I/Grade II*Listed Building/Structure							Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		It is considered that development of this site would have a medium impact upon this historic environment. Consideration should be had to the identified historic assets on the site and appropriate mitigation required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints	Public Open Space/Playing Field/Play Area				
	Conservation Area							Allotment				
	Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?	N/A		
	Locally-Listed Building/ Structure/ Space	✓									Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	N/A
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	15%	The SFRA has identified that the site comprises of functional floodplain and falls within Flood Risk zone 3A and 2. Surface water flooding issues have been identified throughout the site, including some areas identified as ‘vulnerable’ to surface water flooding by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a high impact in regards to flood risk. Significant mitigation would be required to alleviate associated flood risk issues.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to access and capacity of infrastructure and services. It is close to some services but it is likely to add pressure on education, community and road infrastructure. Significant mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	23%	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 northern boundary of the site is adjacent to existing residential development at Cleadon, and close to some existing local services. The site is also close to existing bus stops and 800m from the East Boldon Metro Station. However, it is also noted that due to the potential extent of development, new infrastructure and services could be required.						
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/013-B9) and has electricity infrastructure onsite. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a high impact and significant mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.			
	Gentle Slope						How many homes could be provided?		681	Site would significantly support economic growth and/or regeneration priorities?		✓
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential significant impacts upon the Green Belt, landscape, biodiversity, ground conditions, flood risk and infrastructure, it is not considered that the site 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		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential significant impacts upon the Green Belt, landscape, biodiversity, ground conditions, flood risk and infrastructure, it is not considered that the site is 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: BC43 SHLAA Ref: NA		Site Area:61.07ha		Site Location: Land between Shields Road and the East Boldon/Sunderland metro line, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current 900m separation distances between the built up areas of South Tyneside and Sunderland by 83% and the current 410m separation gap between East Boldon and Cleadon by 44%												
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Allotments, Metro line, Sunderland AFC Academy of Light				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?										
Site Photos 				Designations Map 						1. To check the unrestricted sprawl of the built-up area?										
										2. To safeguard borough’s countryside from further encroachment?										
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Public Right of Way / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area				Adjacent Designations: Flood Risk / Public Right of Way / Proposed footpath and cycleway / Strategic Route Network				It is considered that development of this site would have a high impact upon the borough’s Green Belt as it would significantly reduce the current separation between Cleadon and Sunderland. Development would also have a high impact on the setting of the village of Cleadon. Significant mitigation would be required.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		
Landscape and Townscape						Biodiversity														
Category 1: Significant Constraints		Grade I Agricultural Land		The area is open to semi-enclosed urban fringe and agricultural land associated with Boldon and Cleadon. The site is situated in an open space corridor with a rural character. The area is predominantly open and rural in nature, which hedgerow boundaries. The site allows views of the green belt, towards Sunderland and Fullwell Mill. Due to its prominent location and scale, developing this site is considered to have a high impact upon the landscape of the area and the townscape of Cleadon. Significant mitigation would be required.		Would development of the site have an adverse impact on:				The western section of the site contains part of the Boldon Flats Local Wildlife Site, and adjacent to the Low House Copse Local Wildlife Site– see Local Wildlife Sites and Geodiversity Sites, Technical Appendices. The site also provides a key wildlife habitat corridor. Arable farmland may also support a range of farmland birds and mammals. Developing this site is considered to have a high impact upon biodiversity due to the combination of designations. Significant mitigation would be required.										
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)												
		Woodland Plantation						Site of Special Scientific Interest (SSSI)												
		Tree Preservation Order (TPO)						Local Nature Reserve												
		Grade 2 or 3a Agricultural Land						Category 2: Constraints								Local Wildlife Site (LWS)		✓		
		Area of Significant Historic Landscape						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?		Lowland meadows and pasture & ponds										
								Would the development of the site impact upon the connectivity of habitats?		Due to presence of LWS and wildlife corridor, development would 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/archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site is located within Green Belt green infrastructure corridors, with extensive public rights of way networks. Due to the sites size and location which provides significant openness, it is considered that developing this site would have a high impact which would need significant mitigation.			
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)	✓		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor	✓				
					Is the proposed development site designated as open space or playing fields?	N/A						
					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)	0%	Surface water flooding issues have been identified throughout the site, including some areas identified as ‘most vulnerable’ to surface water flooding by the SFRA (2011). The site is also in close proximity to areas identified as flood risk zone 3A and 2. See SFRA for further details. Developing this site is considered to have a medium impact in regards to more vulnerable and intermediate surface water flooding. Consideration should be had to overall flood risk impacts on this site with appropriate attenuation measures incorporated in any planning application scheme for development.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to access and capacity of infrastructure and services. Whilst it has good access to some existing services such as bus stops on the strategic road network, and would increase critical mass, the scale of development would put significant pressure on local capacity, particularly education, community and road infrastructure. Significant mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably isolated from existing services and due to its size is considered to have significant infrastructure requirements.				
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination but is adjacent to an AFI to the north. There are overhead power lines on a small part of the site and it is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		1,374	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?			Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s potential significant impact upon the Green Belt, landscape/townscape - particularly on the character of the urban fringe, and biodiversity and infrastructure, it is not considered that the site 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: BC43a SHLAA Ref:		Site Area:5.53ha		Site Location: Land south of Moor Lane and west of Sunderland Road, Cleadon		Is the site in the Green Belt? YES☒ NO☐		Residential/Economic development would reduce the current 900m separation distance between the built up areas of South Tyneside and Sunderland by 22%.				
Land Use: Agricultural Adjacent Uses: Residential, Agriculture,				Site appraised for: Residential/ B-use class Economic Devt				Green Belt Separation				
Site Photos				Designations Map								
				Key Designations: Green Belt/ Wildlife Corridor/ Surface Water flooding zones.		Adjacent Designations / Allocations: Flood Risk/ Public Right of Way/ Other recreational open space/ Strategic Route Network		It is considered that development of this site would have a medium impact upon the Borough's Green Belt as it would reduce the current separation between Cleadon and Sunderland. Development would have a high impact on the setting of Cleadon Village. Significant mitigation would be required.				
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
Landscape and Townscape								Biodiversity				
Category 1: Significant Constraints		Grade I Agricultural Land				The area is predominately open and rural in nature, with hedgerow boundaries. The site allows views of the green belt, towards Sunderland and Fullwell Mill. Due to its prominent location, developing this site is considered to have a high impact upon the landscape area and the townscape of Cleadon. Significant mitigation would be required.		Would development of the site have an adverse impact on:			The site falls within a key wildlife corridor. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Developing this site is considered to have a medium impact upon biodiversity as it would essentially close off the wildlife corridor between Cleadon and the football academy. Significant mitigation would be required.	
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints				
		Woodland Plantation						Site of Special Scientific Interest (SSSI)				
		Tree Preservation Order (TPO)						Local Nature Reserve				
		Grade 2 or 3a Agricultural Land						Category 2: Constraints				
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		
								Are there any known protected / DBAP species or habitats on the site?			Unknown	
								Would the development of the site impact upon the connectivity of habitats?			Potential impact on 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/ archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within Green Belt green infrastructure corridors, with extensive public rights of way networks. Due to the sites location which provides a certain level of openness, it is considered that developing this site would have a high impact which would need significant mitigation.										
	World Heritage Site & Setting (+ candidate)						Village Green													
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard													
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required					
	Conservation Area						Allotment													
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)																	
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor		✓															
						Is the proposed development site designated as open space or playing fields?		N/A												
						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)	0%	Surface water flooding issues have been identified throughout the site, including some areas identified as ‘most vulnerable’ to surface water flooding by the SFRA (2011). The site is also in close proximity to areas identified as flood risk zone 3A and 2. See SFRA for further details. Developing this site is considered to have a medium impact in regards to more vulnerable and intermediate surface water flooding. Consideration should be had to overall flood risk impacts on this site with appropriate attenuation measures incorporated in any planning application scheme for development.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to access and capacity of infrastructure and services. Whilst it has good access to some existing services such as bus stops on the strategic road network, and would increase critical mass, the scale of the development would put significant pressure on local capacity, particularly education, community and road infrastructure. Significant mitigation would be required.											
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?												
						Is there education/community/health facility capacity for site requirements?		?												
						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?														
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			The site is reasonably isolated from existing services and may have some infrastructure requirements.			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 and therefore the potential presence of minerals and their extraction would need 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, but not in a strong market location for B-class use 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?		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 potential significant impact upon the Green Belt, landscape/townscape- particularly on the character of the urban fringe, and biodiversity and infrastructure, it is not considered that the site 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		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)																			
						Site Appraisal Conclusion														

SLR Ref: BC44 SHLAA Ref: gb.04.004		Site Area:10.4ha		Site Location: Land at West Hall Farm, Moor Lane / Sunderland Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 900m separation distance between the built up areas of South Tyneside and Sunderland by 2%and the current 1,040m between Cleadon and Whitburn by 12%												
Land Use: Agricultural, Adjacent Uses: Residential, Agriculture				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: Green Belt / Great North Forest - Habitat Creation / Public Right of Way / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Wildlife Corridor / Conservation Area / Flood Risk / Public Right of Way / Strategic Route Network		Whilst development would have a high impact upon the openness of the area and views across the landscape, and the setting of the village would be affected, it is considered that development of this site would have an overall medium impact upon the borough's Green Belt. Mitigation would be required.		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		Views are predominantly framed by the settlement boundary of Cleadon. The site is an open agricultural field with a semi-rural character and bordered by residential and prominent roads. The site allows views of the surrounding green belt in places. It is considered that developing the site would have a high impact upon the landscape of the area and the townscape of Cleadon, due to the existing containment provided by built development and roads on the site boundaries. Significant mitigation would be required.		Would development of the site have an adverse impact on:				The site is within a wildlife corridor. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Due to the site's scale and location adjacent to existing developments, it is considered that development of this site would have a medium impact upon the biodiversity of the area, 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)														
						Great Crested Newt Pond (+500m buffer)														
						Wildlife Corridor		✓												
						Are there any known protected / DBAP species or habitats on the site?		Includes habitats for priority species and/or those high on the list of conservation concern.												
						Would the development of the site impact upon the connectivity of habitats?		Potential impact on Wildlife Corridor												
										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required						
								✓				✓								

SLR Ref: BC45 SHLAA Ref: NA		Site Area:29.89ha		Site Location: Land between Cleadon and South Shields Community School, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current separation distance between Cleadon and South Shields.				
Land Use: Agricultural, Greenfield Adjacent Uses: Residential, Agriculture, Allotments, School				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?				
Site Photos 				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Local Wildlife Site/ Public Right of Way / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area/ Recreational Open Space		Adjacent Designations: Conservation Area / Public Right of Way / Strategic Route Network / Recreational Open Space		It is considered that development of this site would have a high impact upon the borough’s Green Belt. Development of this site would result in the merging of South Shields and Cleadon significantly affecting the character of this urban fringe village. Significant mitigation would be required.				
										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 semi-rural with a fragmented agricultural landscape with hedgerows and fields. A key sensitivity identified in this landscape is the narrow areas between settlements that are potentially vulnerable to development and coalescence. This site is within such an area contains extensive views of the surrounding green belt landscape and of Cleadon Hills and Water Tower which are key features. It is considered that developing this site would have a high impact and require significant mitigation.				Site contains the Cotman Gardens Local Wildlife Site (see Local Wildlife Sites and Geodiversity Sites, Technical Appendices.) The site is also identified as a wildlife corridor. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Due to the existing designations and the size of the site, it is considered to have a high impact upon biodiversity due to the combination of designations. 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		
										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? No known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site includes the following areas of designated recreational open space: - Cotman Gardens – low quality/ low value - Green Man Plantation – low quality / high value There are also public rights of way along the southern boundary of the site. Holder House allotments and the King George V playing fields are also adjacent to the site. The site is located within green belt infrastructure corridors. It is considered that developing this site would have an overall 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 not considered to have a zero/low impact upon the historic environment. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	Natural / Semi-natural green space				
	Locally-Listed Building/ Structure/ Space									Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		
								See text		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on the site. Development of the site is considered to have a low impact on flooding; mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	Although the site is situated adjacent to the edge of Cleadon Village and South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a high impact in regards to capacity of infrastructure and services. 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	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 adjacent to the current built extent of South Shields and the north of Cleadon Village. The site would be in relatively close proximity to existing services and bus stops, but the extent of development is likely to put significant pressure on local capacity.	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 does have electricity infrastructure onsite and is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		673	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope					Site Appraisal Conclusion						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s potential significant impact upon the green belt and surrounding landscape / townscape, biodiversity, green infrastructure and potential adverse impacts on local infrastructure such as road capacity, it is not considered that the site 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: BC45a SHLAA Ref:		Site Area:7.95ha		Site Location: Land north-west of Cleadon North Farm, Shields Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 460m separation distance between Cleadon and South Shields by 24%.			
Land Use: Agricultural Adjacent Uses: Agricultural, Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			
Site Photos				Designations Map							
				Key Designations: Green Infrastructure and Wildlife Corridors / Green Belt Adjacent Designations / Allocations: Green Infrastructure and Wildlife Corridors / Green Belt							
				Development on this site would have an impact on the openness of the green belt by reducing the separation distance between settlements from a gap of 460m to 340m to the north west of Cleadon village but it would not reduce the overall green belt separation to the north east of Cleadon village. Development would have a significant impact on the setting of the historic urban fringe village of Cleadon.							
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views over countryside and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.		Would development of the site have an adverse impact on:		The site is identified as a Wildlife Corridor linking farmland north of Cleadon with Cleadon Hills. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Development on the site would therefore be considered to have a medium impact on biodiversity with 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						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)		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?		Impact on 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? No known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt infrastructure corridors. It is considered that development would have a medium impact and mitigation would be required.		
		Village Green										
		Cemetery / Churchyard										
		Grade I/Grade II*Listed Building/Structure										
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is not considered to have a zero/low impact upon the historic environment. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			Public Right of Way (cycleway/ footpath/bridleway)				
	Locally-Listed Building/ Structure/ Space							Green Infrastructure corridor		✓		
					Is the proposed development site designated as open space or playing fields?		n/a		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
					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)		The site is not within a Flood Risk Zone, a small amount of surface water flooding has been identified on the site. Development of the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			Although the site is situated adjacent to the edge of Cleadon Village and South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a high impact in regards to capacity of infrastructure and services. Significant mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	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 adjacent to the current built extent of South Shields and the north of Cleadon Village. The site would be in relatively close proximity to existing services and bus stops, but the extent of development is likely to put significant pressure on local capacity.		
					Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required		High Impact – significant mitigation required 			
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It does have electricity infrastructure onsite and is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but just outside a strong market location for B-use class economic development.				
	Gentle Slope						How many homes could be provided?		179	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 potential adverse impacts on the green belt, landscape, biodiversity, green infrastructure and infrastructure capacity, all of which would require significant mitigation.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone					Site Appraisal Conclusion						
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: BC45b SHLAA Ref:		Site Area:8.43ha		Site Location: Land south west of Cleadon North Farm, Shields Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the current 710m separation distance between Cleadon and South Shields by 23%.																																																									
Land Use: Adjacent Uses:				Site appraised for:		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></th><th>B</th><th></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><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><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><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><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><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				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?					✓		
	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?					✓																																																												
Site Photos				Designations Map					Development on this site would have a medium impact as it would reduce the gap between settlements. Development would have a high impact on the setting of the urban fringe village of Cleadon.																																																								
				Key Designations: Green Infrastructure and Wildlife Corridors / Green Belt / Public Right of Way		Adjacent Designations / Allocations: Green Infrastructure and Wildlife Corridors / Green Belt		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																																																									
Landscape and Townscape						Biodiversity																																																											
Category 1: Significant Constraints		Grade I Agricultural Land		This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views over countryside and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.		Would development of the site have an adverse impact on:		The site is identified as a Wildlife Corridor linking farmland north of Cleadon with Cleadon Hills. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Development on the site would therefore be considered to have a medium impact on biodiversity with 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									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?		Impact on 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? No known historical or archaeological significance onsite.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints	Historic Park or Garden (EH List)		There is a Public Right of Way along the southern boundary of the site. The site is located within green belt infrastructure corridors. It is considered that development 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 not considered to have a zero/low impact upon the historic environment. Mitigation would only be required where appropriate.	Category 2: Constraints	Public Open Space/Playing Field/Play Area							
	Conservation Area				Allotment							
	Archaeological Site (Known & potential)				Public Right of Way (cycleway/ footpath/bridleway)	✓						
	Locally-Listed Building/ Structure/ Space				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?	n/a					
						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)		The site is not within a flood risk zone. A small amount of surface water flooding has been identified on the site. Development of the site is considered to have a low impact on flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?			Although the site is situated adjacent to the edge of Cleadon Village and South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a high impact in regards to capacity of infrastructure and services. 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)					The site is adjacent to the current built extent of South Shields and the north of Cleadon Village. The site would be in relatively close proximity to existing services and bus stops, but the extent of development is likely to put significant pressure on local capacity.	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 does have electricity infrastructure onsite and is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but just outside a strong market location for B-use class economic development.			
	Gentle Slope						How many homes could be provided?		190	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					The site is not considered suitable for development. Potential adverse impacts on landscape, green infrastructure and infrastructure capacity would require significant mitigation.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: BC45c SHLAA Ref:		Site Area:3.33ha		Site Location: Land west of Cleadon North Farm, Shields Road, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 620m separation distance between Cleadon and South Shields by 16%.						
Land Use: Agricultural Adjacent Uses: Agricultural				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation						
Site Photos				Designations Map					 Development on this site would have a medium impact on the openness of the green belt by reducing the separation distance between settlements. Development would have a high impact on the setting of the urban fringe village of Cleadon.						
				Key Designations: Green Infrastructure and Wildlife Corridors / Green Belt/ Public Right of Way Adjacent Designations / Allocations: Green Infrastructure and Wildlife Corridors / Green Belt											
				Development on this site would have a medium impact on the openness of the green belt by reducing the separation distance between settlements. Development would have a high impact on the setting of the urban fringe village of Cleadon.					Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						
				Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required		High Impact – significant mitigation required				
Landscape and Townscape									Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land		This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views over countryside and significantly contributes to the character and openness of the area and to the settings of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.						Would development of the site have an adverse impact on:			The site is identified as a Wildlife Corridor linking farmland north of Cleadon with Cleadon Hills. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Development on the site would therefore be considered to have a medium impact on biodiversity with mitigation required.			
Category 2: Constraints	Area of High Landscape Value or Significance								Category 1: Significant Constraints	Ramsar Site					
	Woodland Plantation									Special Protection Area (SPA)					
		Tree Preservation Order (TPO)									Special Area of Conservation (SAC)				
										Grade 2 or 3a Agricultural Land					Site of Special Scientific Interest (SSSI)
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Category 2: Constraints	Local Nature Reserve							
								Local Wildlife Site (LWS)							
								Local Geodiversity Site (LGS)							
								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?		Impact on 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? No known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			There is a Public Right of Way along the southern boundary of the site. The site is located within green belt infrastructure corridors. It is considered that development 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 not considered to have a zero/low impact upon the historic environment. Mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		✓			
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓			
						Is the proposed development site designated as open space or playing fields?		n/a		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
						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)		The site is not within a Flood Risk Zone, a small amount of surface water flooding has been identified on the site. Developing the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			Although the site is situated adjacent to the edge of Cleadon Village and South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a high impact in regards to capacity of infrastructure and services. 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)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is adjacent to the current built extent of South Shields and the north of Cleadon Village. The site would be in relatively close proximity to existing services and bus stops, but the extent of development is likely to put significant pressure on local capacity.		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 does have electricity infrastructure onsite and is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but just outside a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		75	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	The site is not considered suitable for development due to potential adverse impacts on landscape, green infrastructure and infrastructure capacity.		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: BC46a SHLAA Ref:		Site Area:0.80ha		Site Location: Cleadon North Farm inner farmyard, Shields Road, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Previously developed land/brownfield site.																																																																								
Land Use: Agriculture Adjacent Uses: Agriculture, 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? <table><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th></th><th>B</th><th></th><th>C</th><th></th><th>D</th><th></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><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><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><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><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><td></td><td></td><td></td><td></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?			✓						
	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?			✓																																																																														
Site Photos 																																																																																	

Historic Environment and Culture					Green Infrastructure														
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite but development of the site has the potential to better reveal the historical development of the settlement of Cleadon.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt infrastructure corridors. It is considered that developing this site would have an overall low impact, as it would be unlikely to reduce the amount of openness in locality. Some mitigation may 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		A geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching.			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?		n/a												
					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)	0%	The site is not within a Flood Risk Zone and no surface water flooding issues have been identified on the site. Development of the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			It is considered that the site would have a low impact in regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put minimal pressure on local capacity. Development may have an impact on the Strategic Road Network and a robust travel plan would need to be developed and mitigation assessed.										
	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)	0%	Zero/Low Impact - no or minimal mitigation required ✓			The site is adjacent to the current built extent of Cleadon which has some local services. There is green infrastructure in the locality as well as bus stops and education/community facilities. The extent of potential is likely to put pressure on local capacity though, such as the road network.			Zero/Low Impact - no or minimal mitigation required ✓		Medium Impact - mitigation required		High Impact – significant mitigation required						
	Surface Water Flooding	NA																	
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, and therefore the potential presence of minerals and their extraction would need 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 just outside 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?		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 suitable for residential development but is not considered to be in a suitable location for B-use class economic development.		Site is considered suitable for development ✓		Site is considered potentially suitable for development		Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)																		
Category 2: Constraints	HSE COMAH Middle or Outer Zone																		
	Landfill sites, Contaminated land																		
	Minerals Legacy (quarries and coal mining)																		
	High Voltage electricity line(+10m buffer zone)																		

SLR Ref: BC46b SHLAA Ref:		Site Area:0.55ha		Site Location: Cleadon North Farm outer farmyard, Shields Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Development would not reduce the separation distance between Cleadon and South Shields.																																																			
Land Use: Agriculture Adjacent Uses: Agriculture, 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 colspan="2">✓</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					
Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High																																																										
	A	B	C	D	E																																																						
1. To check the unrestricted sprawl of the built-up area?	✓																																																										
2. To safeguard borough’s countryside from further encroachment?				✓																																																							
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓																																																										
4. To preserve the special & separate characters of the Urban Fringe villages?				✓																																																							
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓																																																								
Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																																																											
Site Photos				Designations Map					Development on this site would have a low impact on the openness of the green belt. Development would have a medium impact on the setting of the village of Cleadon and mitigation would be required.																																																		
				Key Designations: Green Belt / Wildlife Corridor / Great North Forest								Adjacent Designations / Allocations: Green Belt / Wildlife Corridor / Great North Forest																																															
						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required																																																
Landscape and Townscape						Biodiversity																																																					
Category 1: Significant Constraints		Grade I Agricultural Land		This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views over countryside and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a negative impact on the character of the urban fringe village of Cleadon and would require some mitigation.		Would development of the site have an adverse impact on:			The site is located within a wider wildlife corridor, however due to the nature of the site it is considered to have a limited role in habitat connectivity. It is considered that development would have a low 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				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?			Impact on 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 onsite but development of the site has the potential to better reveal the historical development of the settlement of Cleadon.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt infrastructure corridors. It is considered that developing this site would have an overall medium impact, as it would reduce the amount of openness in locality. Mitigation would be required.		
	Village Green											
	Cemetery / Churchyard											
Category 2: Constraints	World Heritage Site & Setting (+ candidate)		A geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching.			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)											
	Green Infrastructure corridor						✓					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?	n/a					
	Locally-Listed Building/ Structure/ Space					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?	n/a					
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone and no surface water flooding issues have been identified on the site. Developing the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			It is considered that the site would have a low impact in regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put minimal pressure on local capacity. Development may have an impact on the Strategic Road Network and a robust travel plan would need to be developed and mitigation assessed.			
	Flood Risk Zone 3A (High Vulnerability)											
			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 adjacent to the current built extent of Cleadon which has some local services. There is green infrastructure in the locality as well as bus stops and education/community facilities. The extent of potential is likely to put pressure on local capacity though, such as the road network.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding		NA									
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, and therefore the potential presence of minerals and their extraction would need 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 just outside a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		15	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		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	The site is considered to be potentially suitable for development, however, potential impacts on green belt, landscape, biodiversity, infrastructure capacity and green infrastructure would require some mitigation.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: BC46c SHLAA Ref:		Site Area:3.90ha		Site Location: Land north of Cleadon Farm, Shields Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 630m separation distance between Cleadon and South Shields by 33%.							
Land Use: Agriculture Adjacent Uses: Agriculture				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation							
Site Photos 				Designations Map 				 Development on this site would have a medium impact on the openness of the green belt by reducing the separation distance between settlements. Development would have a high impact on the setting of the historic urban fringe village of Cleadon.							
				Key Designations: Green Belt / Wildlife Corridor / Great North Forest		Adjacent Designations / Allocations: Green Belt / Wildlife Corridor / Great North Forest / Public Right of Way		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					
Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land				This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views westwards over countryside (including Boldon, Sunderland and Penshaw Monument) and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.		Would development of the site have an adverse impact on:		The site is located within a wildlife corridor, allowing the connectivity between Cleadon Hills and farmland north of Cleadon. The site is open farmland which may also support some species. Due to the sites proximity positioning in the wildlife corridor, it is considered to have a medium Impact and mitigation would be required.					
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site					
		Woodland Plantation						Special Protection Area (SPA)							
		Tree Preservation Order (TPO)		✓				Special Area of Conservation (SAC)							
		Grade 2 or 3a Agricultural Land						Site of Special Scientific Interest (SSSI)							
								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?		Impact on 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 onsite but development of the site has the potential to better reveal the historical development of the settlement of Cleadon.		Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt infrastructure corridors. It is considered that developing this site would have an overall medium impact, as it would reduce the amount of openness in locality. 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		A geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching.		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?		n/a		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?		n/a				
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone and no surface water flooding issues have been identified. Developing the site is considered to have a low impact on flooding.		Is there road capacity for site traffic generation?			It is considered that the site would have a low impact in regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put minimal pressure on local capacity. Development would have a significant impact on the Strategic Road Network and a robust travel plan would need to be developed and mitigation assessed.			
	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)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is adjacent to the current built extent of Cleadon which has some local services. There is green infrastructure in the locality as well as bus stops and education/community facilities. The extent of potential is likely to put pressure on local capacity though, such as the road network.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	NA									
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, and therefore the potential presence of minerals and their extraction would need 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 just outside a strong market location for B-use class economic development.				
	Gentle Slope				How many homes could be provided?		88	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	The site is not considered suitable for development due to potential adverse impacts on green belt and the landscape. The site provides long range views and contributes to the openness of the green belt and surrounding area.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land										
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: BC46d SHLAA Ref:		Site Area:6.25ha		Site Location: Land south of Cleadon Farm, Shields Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Development would reduce the 840m separation distance between Cleadon and South Shields by 13%																																																		
Land Use: Agriculture Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation  It is considered that development of this site would have a medium impact upon the borough’s Green Belt and a high impact on the setting of the urban fringe village of Cleadon. Mitigation required.																																																		
Site Photos 				Designations Map 																																																						
				<u>Key Designations:</u> Green Belt / Wildlife Corridor / Great North Forest		<u>Adjacent Designations / Allocations:</u> Green Belt / Wildlife Corridor / Great North Forest		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																																																		
Landscape and Townscape <table><tr><td>Category 1: Significant Constraints</td><td>Grade I Agricultural Land</td><td></td><td rowspan="5">This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views westwards over countryside (including Boldon, Sunderland and Penshaw Monument) and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.</td></tr><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>Area of Significant Historic Landscape</td><td></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></table>						Category 1: Significant Constraints	Grade I Agricultural Land					This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views westwards over countryside (including Boldon, Sunderland and Penshaw Monument) and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.	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><tr><td colspan="3">Would development of the site have an adverse impact on:</td><td rowspan="5">The site is located within a wildlife corridor, allowing the connectivity between Cleadon Hills and farmland north of Cleadon. The site is open farmland which may also support some species. Due to the sites proximity positioning in the wildlife corridor, it is considered to have a medium Impact and mitigation would be required.</td></tr><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 colspan="2">Unknown</td></tr><tr><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td colspan="2">Impact on Wildlife Corridor</td></tr></table>			Would development of the site have an adverse impact on:			The site is located within a wildlife corridor, allowing the connectivity between Cleadon Hills and farmland north of Cleadon. The site is open farmland which may also support some species. Due to the sites proximity positioning in the wildlife corridor, it is considered to have a medium Impact and mitigation would be 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		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?		Impact on Wildlife Corridor	
Category 1: Significant Constraints	Grade I Agricultural Land		This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views westwards over countryside (including Boldon, Sunderland and Penshaw Monument) and significantly contributes to the character and openness of the area and to the setting of the villages. The narrow areas between settlements are potentially vulnerable to development and coalescence. It is considered that developing this site would have a high impact and require significant mitigation.																																																							
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																																																					
Would development of the site have an adverse impact on:			The site is located within a wildlife corridor, allowing the connectivity between Cleadon Hills and farmland north of Cleadon. The site is open farmland which may also support some species. Due to the sites proximity positioning in the wildlife corridor, it is considered to have a medium Impact and mitigation would be 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																																																									
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?		Impact on 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 onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt infrastructure corridors. It is considered that developing this site would have an overall medium impact, as it would reduce the amount of openness in locality. 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		Development of this site is considered to have a low impact in terms of heritage. Mitigation required as 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?		n/a		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?		n/a				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone, a small amount of surface water flooding has been identified on parts of the site. However this could be appropriately attenuated as part of any planning application scheme for development. Developing the site is considered to have a low impact on flooding. Mitigation required where appropriate.			Is there road capacity for site traffic generation?			It is considered that the site would have a low impact in regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put minimal pressure on local capacity. Development would have a significant impact on the Strategic Road Network and a robust travel plan would need to be developed and mitigation assessed.			
	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)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is adjacent to the current built extent of Cleadon which has some local services. There is green infrastructure in the locality as well as bus stops and education/community facilities. The extent of potential is likely to put pressure on local capacity though, such as the road network.			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, and therefore the potential presence of minerals and their extraction would need 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 just outside a strong market location for B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		141	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	The site is not considered suitable for development due to potential adverse impacts on the landscape. The site is highly visible and offers extensive views.			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 Appraisal Conclusion						
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: BC47a SHLAA Ref:		Site Area:0.54ha		Site Location: Cleadon Grange, Shields Road, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Previously developed/brownfield site.											
Land Use: Residential Adjacent Uses: Residential, Agriculture				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?			☐										
						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			☐										
				Key Designations: Green Belt / Wildlife Corridor / Great North Forest		Adjacent Designations / Allocations: Green Belt / Wildlife Corridor / Great North Forest		Previously developed land. Low impact on the green belt. Development likely to have a low impact on the setting of the urban fringe village of Cleadon.			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 consists of fragmented areas of farmland, formal and informal open space. The site comprises a range of built development and is situated in a prominent location along Shields Road. The site is adjacent to some older agricultural style buildings and the residential house set back behind the existing boundary treatments (walls and vegetation). These boundary treatments provide substantial screening from the main road. Development of this site is considered to have a low impact and mitigation would be required where appropriate.		Would development of the site have an adverse impact on:			There are no biodiversity designations identified on this site. It is considered to have an overall zero/low impact upon biodiversity and mitigation would only be required where appropriate.								
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)				Zero/Low Impact - no or minimal mitigation required 					
		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)				Zero/Low Impact - no or minimal mitigation required 					
Area of Significant Historic Landscape						Local Geodiversity Site (LGS)													
						Great Crested Newt Pond (+500m buffer)													
						Wildlife Corridor													
								Are there any known protected / DBAP species or habitats on the site?		Unknown									
								Would the development of the site impact upon the connectivity of habitats?		Unlikely									

Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The historic farmstead will require a building recording should any demolition or extensive alterations be proposed.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that developing this site would have an overall low impact, as it would be unlikely to reduce the amount of openness in locality. Some mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact on heritage. 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)		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?		n/a		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?		n/a				
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone and no surface water flooding issues have been identified on the site. Development of the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?		✓		It is considered that the site would have a low impact in regards to capacity of infrastructure and services. The site has good access to existing services and would increase critical mass, and it is not considered that the scale of development would 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	The site is situated to the northern extent of Cleadon Village which contains services. Due to the size of the site and limited amount of development it could provide, it is considered that existing services within Cleadon and South shields could support development. It also has good access to green infrastructure and adjacent to bus stops on the strategic route network between South Shields and Sunderland.					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
	Surface Water Flooding											
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered that 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 just outside a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		15	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		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 suitable for development. Potential impacts on the historic environment would require mitigation.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone		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: BC47b SHLAA Ref:		Site Area:0.15ha		Site Location: Cleadon North Farm farmstead, Shields Road, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Previously developed/brownfield site.																																																																					
Land Use: Agriculture Adjacent Uses: Residential, Agriculture				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></th><th>B</th><th></th><th>C</th><th></th><th>D</th><th></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><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><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><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><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><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				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?			✓						
	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?			✓																																																																											
Site Photos 				Designations Map 			Previously developed land. Low impact on the green belt. Development likely to have a low impact on the setting of the urban fringe village of Cleadon.			Zero/Low Impact - no or minimal mitigation required ✓																																																																				
				Key Designations: Green Belt / Wildlife Corridor / Great North Forest		Adjacent Designations / Allocations: Green Belt / Wildlife Corridor / Great North Forest					Medium Impact - mitigation required																																																																			
Landscape and Townscape						Biodiversity																																																																								
Category 1: Significant Constraints		Grade I Agricultural Land				This area consists of fragmented areas of farmland, formal and informal open space. The site comprises a range of built development and is situated in a prominent location along Shields Road. The site consists of some older agricultural style buildings and the residential house set back behind the existing boundary treatments (walls and vegetation). These boundary treatments provide substantial screening from the main road. Development of this site is considered to have a low impact and mitigation would be required where appropriate.				Would development of the site have an adverse impact on:			There are no biodiversity designations identified on this site. It is considered to have an overall zero/low impact upon biodiversity and mitigation would only be required where appropriate.																																																																	
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints			Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																																																																	
		Woodland Plantation														Site of Special Scientific Interest (SSSI)																																																														
		Tree Preservation Order (TPO)																																																																												
		Grade 2 or 3a Agricultural Land																																																																												
		Area of Significant Historic Landscape								Category 2: Constraints			Local Wildlife Site (LWS)																																																																	
										Local Geodiversity Site (LGS)																																																																				
										Great Crested Newt Pond (+500m buffer)																																																																				
										Wildlife Corridor																																																																				
										Are there any known protected / DBAP species or habitats on the site?			Unknown																																																																	
										Would the development of the site impact upon the connectivity of habitats?			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? Mid-19 th Century farmstead, layout typical of the High Victorian period, associated with The Grange.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			There are no formal green infrastructure assets on site. It is considered that development would have no 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		Mitigation required where appropriate. The farm will require a building recording should demolition or extensive alterations be proposed.			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?		n/a		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?		n/a				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone but a significant proportion of the site has surface water flooding issues. Development of the site is considered to have a medium impact on flooding, 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. The site has good access to existing services and would increase critical mass, and it is not considered that the scale of development would 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?		✓					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is situated to the northern extent of Cleadon Village which contains services. Due to the size of the site and limited amount of development it could provide, it is considered that existing services within Cleadon and South shields could support development. It also has good access to green infrastructure and adjacent to bus stops on the strategic route network between South Shields and Sunderland.		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, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered that 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 just outside a strong market location for B-use class economic development.				
	Gentle Slope			How many homes could be provided?		5	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating			How many jobs could the site provide for?		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	Subject to mitigation against any flooding and historic environment impacts, 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: BC48 SHLAA Ref: gb.04.001		Site Area:5.13ha		Site Location: Land to South of Cleadon Park, Shields Road, South Shields		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would virtually eradicate the current separation distances between Cleadon and South Shields.			
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Playing Fields,				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?		
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?		
Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area Adjacent Designations: Public Right of Way/ Strategic Route Network / Recreational Open Space / Tree Preservation Orders				It is considered that development of this site would have a high impact upon the borough's Green Belt and would virtually merge the urban fringe village of Cleadon with South Shields reducing the gap from 300m down to 100m. Significant mitigation would be required.		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 semi-rural with a fragmented agricultural landscape with hedgerows and fields. The study sets out that further fragmented should be avoided. A key sensitivity identified in this landscape is the narrow areas between settlements that are potentially vulnerable to development and coalescence. This site is within such an area and comprises a semi-rural character offering extensive views towards the Cleadon Hills Area of High Landscape Value, including Cleadon Mill and Water Tower, as well as to the south west towards Boldon Downhill and Penshaw Monument. The site significantly contributes to the character and openness of the urban fringe area and Cleadon Village. It is considered that developing this site would have a high impact and require significant mitigation.		Would development of the site have an adverse impact on:			The site is identified as part of the strategic Green Belt wildlife corridor running between South Shields and Cleadon. The site occupies a key position in the linking Cleadon Hills with the farmland north of Cleadon, playing a key role in connecting habitats. Significant mitigation would be required.		
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints					
		Woodland Plantation				Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)					
		Tree Preservation Order (TPO)				Site of Special Scientific Interest (SSSI)					
		Grade 2 or 3a Agricultural Land				Local Nature Reserve					
				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?							
				Potential impact on Wildlife Corridors, Local Wildlife Sites and Local Nature Reserve.							
				Zero/Low Impact - no or minimal mitigation required							
				Medium Impact - mitigation required							
				High Impact – significant mitigation required							
											

Historic Environment and Culture					Green Infrastructure														
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The southern boundary of the site is approximately 300m from the Cleadon Conservation Area boundary.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within the strategic green belt green infrastructure corridors, with good access to a range of opportunities. Due to the sites size and location, it is considered that developing this site would have a high impact which would need significant mitigation.									
	World Heritage Site & Setting (+ candidate)						Village Green												
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard												
Category 2: Constraints	Grade II Listed Building/Structure		Development would have a low impact. 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?		N/A												
					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)	0%	Surface water flooding issues have been identified throughout the site, including some areas identified as ‘vulnerable’ to surface water flooding by the SFRA (2011). See SFRA for further details and surface water flood maps. Developing this site is considered to have a low impact in regards to intermediate surface water flooding and mitigation would be required.			Is there road capacity for site traffic generation?		?	Although the site is situated adjacent to the edge South Shields/Cleadon Village and South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a moderate impact in regards to capacity of infrastructure and services. 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 adjacent to the current built extent of South Shields and the north of Cleadon Village which contain local services. It has good access to green infrastructure and bus stops which link Sunderland and South Shields. The extent of development is considered to require significant infrastructure investment.	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, and therefore the potential presence of minerals and their extraction would need 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?		115	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 National 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 unsuitable for either residential or B-use class economic development due to the site’s potential significant impact upon the Green Belt, particularly with regard to the loss of the separation gap between Cleadon and South Shields; and landscape, biodiversity and infrastructure implications.			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: BC48a SHLAA Ref:		Site Area:14.81ha		Site Location: Land to South of Cleadon Park, Shields Road, South Shields			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current separation distances between Cleadon and South Shields.										
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Playing Fields,				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation										
Site Photos 				Designations Map 															
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area		Adjacent Designations: Conservation Area / Area of High Landscape Value / Public Right of Way / Strategic Route Network/ Recreational Open Space / Tree Preservation Order's		It is considered that development of this site would have a high impact upon the borough's Green Belt and would effectively merge the urban fringe village of Cleadon with South Shields. Significant mitigation would be 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				A key sensitivity identified in this landscape is the narrow areas between settlements that are potentially vulnerable to development and coalescence. This site is within such an area and comprises a semi-rural character offering extensive views towards the Cleadon Hills Area of High Landscape Value, which includes the Grade II Listed Cleadon Mill and Grade II* Water Tower, as well as to the south west towards Boldon Downhill and Penshaw Monument. The site significantly contributes to the character and openness of the urban fringe area and Cleadon Village. It is considered that developing this site would have a high impact and require significant mitigation.				Would development of the site have an adverse impact on:				The site is within a strategic wildlife corridor. The north-east boundary is approximately 50m from the Cleadon Pumping Station Local Wildlife Site and the eastern boundary (along Sunnyside Lane), forms part of the Cleadon Hills Local Nature Reserve and forms the boundary of the Cleadon Hills Cliffs Local Geodiversity Site. Due to the sites proximity to designations and being within an open space wildlife corridor, it is considered to have a high impact upon biodiversity. Significant mitigation would be required.					
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)							
		Woodland Plantation										Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)										Local Nature Reserve						✓	
		Grade 2 or 3a Agricultural Land		✓						Category 2: Constraints		Local Wildlife Site (LWS)						✓	
		Area of Significant Historic Landscape						Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required									
								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 on Wildlife Corridors, Local Wildlife Sites and Local Nature Reserve.									

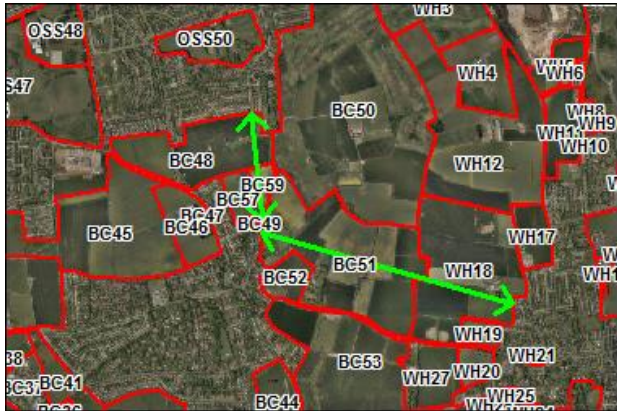
Historic Environment and Culture						Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Sunniside Lane forms the boundary of the Cleadon Hills Conservation Area; Sunniside Lane, originally provided access to the corn mill, quarries and farms around (including Sunniside Farm) and later to the water pumping station. The southern boundary of the site is also approximately 250m from the Cleadon Conservation Area boundary.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within the green belt green infrastructure corridors, with good access to a range of opportunities. Due to the site’s size and location, which includes public right of way network, it is considered that developing this site would have a high impact which would need significant mitigation.							
	Village Green																
	Cemetery / Churchyard																
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		It is considered that development would have a medium impact as it is adjacent to Sunniside Lane which contributes to the setting and character to the Cleadon Hills Conservation Area. 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?						N/A										
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)	0%	Surface water flooding issues have been identified throughout the site, including some areas identified as ‘vulnerable’ to surface water flooding by the SFRA (2011). See SFRA for further details and surface water flood maps. Developing this site is considered to have a low impact in regards to intermediate surface water flooding and mitigation would be required.			Is there road capacity for site traffic generation?		?	Although the site is situated adjacent to the edge South Shields/Cleadon Village and South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a high impact in regards to capacity of infrastructure and services. Significant mitigation would be required.								
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required		Is there education/community/health facility capacity for site requirements?		?	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	
	Surface Water Flooding	✓								What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
						The site is adjacent to the current built extent of South Shields and the north of Cleadon Village which contain local services. It has good access to green infrastructure and bus stops which link Sunderland and South Shields. The extent of development is considered to require significant infrastructure investment.											
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, and therefore the potential presence of minerals and their extraction would need 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?		333	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 National 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 unsuitable for either residential or B-use class economic development due to the site’s potential significant impact upon the Green Belt, particularly with regard to the loss of the separation gap between Cleadon and South Shields; and landscape, biodiversity, heritage and infrastructure implications.		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: BC48b SHLAA Ref: gb.04.001		Site Area:3.42ha		Site Location: Land to South of Cleadon Park, Shields Road, South Shields		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the current separation distances between Cleadon and South Shields but would lead to the loss of green belt land.																																													
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Playing Fields,				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation																																													
Site Photos 				Designations Map 						Would development on this site impact upon the five purposes of the Green Belt? <table><tr><th></th><th>Low ←</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><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></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?			✓		
	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: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area		Adjacent Designations: Public Right of Way/ Strategic Route Network / Recreational Open Space / Tree Preservation Orders		It is considered that development of this site would have a moderate impact upon the borough’s Green Belt but it would not lead to a reduction in separation distances between settlements. Overall impact would be low and mitigation would only be required where appropriate.																																													
Landscape and Townscape						Biodiversity																																															
Category 1: Significant Constraints		Grade I Agricultural Land				The area is semi-rural with a fragmented agricultural landscape with hedgerows and fields. This site comprises a semi-rural character offering views towards the Cleadon Hills Area of High Landscape Value, including Cleadon Mill and Water Tower, as well as to the south west towards Boldon Downhill and Penshaw Monument. It is considered that developing this site would have a medium impact and would require mitigation.				Would development of the site have an adverse impact on:				The site is located 80m from the Temple Park local wildlife site and approximately 600m from the nearest local nature reserve and SSSI. It is also on the edge of the strategic Green Belt wildlife corridor running between South Shields and Cleadon, linking Cleadon Hills with the farmland north of Cleadon, playing a key role in connecting habitats. The undeveloped nature of the site may also support some biodiversity. Mitigation would be required.																																							
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																									
		Woodland Plantation										Site of Special Scientific Interest (SSSI)																																									
		Tree Preservation Order (TPO)										Local Nature Reserve																																									
		Grade 2 or 3a Agricultural Land		✓						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?		Potential impact on Wildlife Corridors, Local Wildlife Sites and Local Nature Reserve.																																							
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																											

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 located on the edge of the strategic green belt green infrastructure corridors, with good access to a range of opportunities. Due to the sites size and location, it is considered that developing this site would have a moderate impact which would need mitigation.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
	Category 2: Constraints	Grade II Listed Building/Structure						Development would have a low impact. Mitigation required where appropriate. It is considered that development would have a low impact. Mitigation required as 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?		N/A							
					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)	0%	Some surface water flooding issues have been identified on the site. See SFRA for further details and surface water flood maps. Developing this site is considered to have a low impact in regards to intermediate surface water flooding and mitigation would be required.			Is there road capacity for site traffic generation?		?	Although the site is situated adjacent to the edge South; it is considered that due to the size of the site and scale of development it could support; this site would have a moderate impact in regards to capacity of infrastructure and services. 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 adjacent to the current built extent of South Shields and the north of Cleadon Village which contain local services. It has good access to green infrastructure and bus stops which link Sunderland and South Shields. The extent of development is considered to require significant infrastructure investment.				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, and therefore the potential presence of minerals and their extraction would need 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?		77	Site would significantly support economic growth and/or regeneration priorities?			✓		
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed National 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, subject to appropriate mitigation of impacts on the Green Belt, landscape, biodiversity and infrastructure implications.			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: BC48c SHLAA Ref:		Site Area:5.97ha		Site Location: Land to South of Cleadon Park, Shields Road, South Shields			Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development would result in a loss of green belt land but it would not affect the current separation distances between Cleadon and South Shields.																
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Playing Fields,				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High A B C D E												
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: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area				Adjacent Designations: Conservation Area / Area of High Landscape Value / Public Right of Way / Recreational Open Space / Tree Preservation Order's				It is considered that development of this site would have a moderate impact upon the borough's Green Belt but it would not reduce the overall separation distance between the urban fringe village of Cleadon and South Shields. Some mitigation may be required.				Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required			High Impact – significant mitigation required		
Landscape and Townscape										Biodiversity																	
Category 1: Significant Constraints		Grade I Agricultural Land				This site comprises a semi-rural character offering views towards the Cleadon Hills Area of High Landscape Value, which includes the Grade II Listed Cleadon Mill and Grade II* Water Tower, as well as to the south west towards Boldon Downhill and Penshaw Monument. It is considered that developing this site would have a medium impact and require mitigation.				Would development of the site have an adverse impact on:				The site is on the edge of a strategic wildlife corridor. The eastern boundary is approximately 50m from the Cleadon Pumping Station Local Wildlife Site and (along Sunnyside Lane) forms part of the Cleadon Hills Local Nature Reserve and forms the boundary of the Cleadon Hills Cliffs Local Geodiversity Site. Due to the sites proximity to designations and being within an open space wildlife corridor, it is considered to have a high impact upon biodiversity. Significant mitigation would be required.													
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)															
		Woodland Plantation										Site of Special Scientific Interest (SSSI)															
		Tree Preservation Order (TPO)										Local Nature Reserve								✓							
		Grade 2 or 3a Agricultural Land		✓						Category 2: Constraints		Local Wildlife Site (LWS)								✓							
								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?		Potential impact on Wildlife Corridors, Local Wildlife Sites and Local Nature Reserve.																	

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? Sunniside Lane forms the boundary of the Cleadon Hills Conservation Area; Sunniside Lane, originally provided access to the corn mill, quarries and farms around (including Sunniside Farm) and later to the water pumping station.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within the green belt green infrastructure corridors, with good access to a range of opportunities. Due to the site’s location, which includes public right of way network, it is considered that developing this site would have a moderate impact which would need mitigation.						
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		It is considered that development would have a medium impact as it is adjacent to Sunniside Lane which contributes to the setting and character to the Cleadon Hills Conservation Area. 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)		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?		N/A											
						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)	0%	A small area of surface water flooding is identified to the western edge of the site. See SFRA for further details and surface water flood maps. Developing this site is considered to have a low impact in regards to intermediate surface water flooding and mitigation would be required.			Is there road capacity for site traffic generation?		?	The site is situated adjacent to the edge South Shields; it is considered that due to the size of the site and scale of development it could support; this site would have a moderate impact in regards to capacity of infrastructure and services. 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?		The site is adjacent to the current built extent of South Shields which contain local services. It has good access to green infrastructure and bus stops which link Sunderland and South Shields. The extent of development is considered to require moderate infrastructure investment.				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					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, and therefore the potential presence of minerals and their extraction would need 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?		134	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 National 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, subject to mitigation of impacts upon the Green Belt, landscape, biodiversity, heritage and infrastructure implications.		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: BC49 SHLAA Ref: NA		Site Area:0.07ha		Site Location: Vacant Garden Plot 32A Sunnside Lane, Sunnside Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,680m separation distance between Cleadon and Whitburn by 2%.												
Land Use: Open space Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt Site already has permission for 1 dwelling					Green Belt Separation												
Site Photos 				Designations Map 																	
				Key Designations: Green Belt /Mineral Safeguarding Area/ Tree Preservation Order		Adjacent Designations: Great North Forest		The Green Belt designation covers about half of this site. Due to the size of the site and its location at the edge of the existing built development in Cleadon, it is considered that development of this site would have a low impact on the Green Belt. However, development could have an impact on the character and setting of the village settlement.													
								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 situated on Sunnside Lane, adjacent to residential development to the south, farm buildings to the north and residential/ former Oakleigh School to the west. The site currently has well established trees/vegetation along the boundary which provides screening of the site from Sunnside Lane. There is one TPO on the site adjacent to the southern boundary. Due to its location, scale and containment, developing this site is considered to have a low impact upon the landscape and townscape of the area. Mitigation would be required.						Would development of the site have an adverse impact on:				There are no known biodiversity designations currently on this site. However, it is situated within 300 metres of a Local Nature Reserve and has established vegetation on the site. It is considered that the overall impact upon biodiversity would be low, and mitigation would be required where appropriate.					
Category 2: Constraints		Area of High Landscape Value or Significance										Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)							
		Woodland Plantation												Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)		✓										Local Nature Reserve						✓	
		Grade 2 or 3a Agricultural Land												Category 2: Constraints						Local Wildlife Site (LWS)	
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required 				High Impact – significant mitigation required					
								Are there any known protected / DBAP species or habitats on the site?		Unknown											
								Would the development of the site impact upon the connectivity of habitats?		Unlikely											

Historic Environment and Culture					Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No known historical or archaeological significance.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site currently does not support any green infrastructure assets nor is it in an identified Green Infrastructure corridor. It is acknowledged that the open nature of the site and the presence of trees do provide some value; however, it is considered to have a zero/low impact and mitigation would only be required where appropriate.						
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is not considered to have a zero/low impact upon the historic environment and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required		
	Conservation Area						Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)													
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor													
					Is the proposed development site designated as open space or playing fields?		N/A									
					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)	0%	The site is not within a flood risk zone and no surface water flooding has been identified on the site. Developing this site is considered to have a zero/low impact in regards to flooding and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		✓		Due to the size of the site and the amount of development it could support, it is considered that the site would have a low impact in regards to capacity of infrastructure and services. Mitigation required where appropriate.						
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓								
					Is there education/community/health facility capacity for site requirements?		✓									
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 			The site is within the exiting built- envelope of Cleadon village and is reasonably close to local services and green infrastructure. The site is 300m away from the nearest bus stop and main strategic route to Sunderland and South Shields.			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required			
	Surface Water Flooding	NA														
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, and therefore the potential presence of minerals and their extraction would need 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. The site has planning permission for one dwelling. The SLR assessment was for the provision of 1-2 homes and 6 jobs.								
	Gentle Slope	✓				How many homes could be provided?		2	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 this site is suitable for residential development due to its overall low impacts upon the surrounding area. However impacts upon mature trees onsite 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: BC50 SHLAA Ref: NA		Site Area:121.3ha		Site Location: Cleadon Hills, Cleadon/South Shields		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 2,280m separation distance between South Shields and Whitburn by 55% and the 430m between South Shields and Cleadon by 60%.		
Land Use: Agricultural, Golf Course, Open Space Adjacent Uses: Residential, Agriculture, Recreational open space				Site appraised for: Residential / B-use class Economic Devt						
Site Photos				Designations Map				Green Belt Separation		

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 Conservation Area extends along the south-west boundary of the site and includes the area surrounding Cleadon Windmill. This is an expansive, area of the conservation area, containing the shell of an early nineteenth century corn mill, which is Grade II listed. The site is adjacent to the Grade II* listed Cleadon Water Tower and an area identified as having archaeological significance. There is also a locally listed area at Cleadon Hills Farm where there are examples of medieval ridge and furrow cultivation.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			This site has an important role to play in providing green infrastructure within the borough. The site includes the following areas of designated recreational open space: - Marsden Old Quarry LNR– high quality/ high value - Cleadon Hills LNR– high quality / high value The site includes South Shields Golf Course and numerous public rights of way, as well as large areas of publicly accessible open space. It is considered that development would have a significant impact upon Green Infrastructure which would require significant mitigation.					
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a high impact upon historic environment and culture by the presence of heritage assets in and around the site. Significant 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		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?		South Shields Golf Course		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)	0%	Very small areas of the site have been identified as being at risk from surface water flooding. Developing this site is considered to have a low impact in regards to intermediate surface water flooding. Consideration should be had to overall flood risk impacts on this site.			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 of infrastructure and services. The potential increase in critical mass, the scale of development and the remoteness of some areas would put significant pressure on local capacity and services and would require significant mitigation.						
	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 northern area of this site is adjacent to residential areas of South Shields, and therefore in close proximity to existing services. However areas to the western and southern boundary are approximately 1km from Whitburn and Cleadon. There are bus stops to the northern boundary, but the site is distant from metro stations and the strategic road network.			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 has a very uneven topography and is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.							
	Gentle Slope	✓				How many homes could be provided?		2,729	Site would significantly support economic growth and/or regeneration priorities?		✓				
	Undulating	✓				How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?						
	Steep Slope	✓													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential significant impact upon the Green Belt and surrounding landscape / townscape, biodiversity, green infrastructure, historic environment and infrastructure such as road capacity, 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: BC51 SHLAA Ref: NA		Site Area: 57.21ha		Site Location: Land north of Cleadon Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,520m separation distance between Cleadon and Whitburn by 64%.								
Land Use: Agricultural, Residential Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation								
Site Photos				Designations Map													
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Public Right of Way / Water Source Protection Zone / Flood Risk / Mineral Safeguarding Area / Coal Authority Standing Advice Area/ Conservation Area / Local Geodiversity Site/ Listed Buildings			Adjacent Designations: Conservation Area / Local Nature Reserve/Area of High Landscape Value			It is considered that development of this site would have a high impact upon the borough's Green Belt. It is a large prominent site between Cleadon and Whitburn Village. Separation distances, openness and the character of both urban fringe villages would be affected. Significant mitigation would be required.							
										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 within as an extensive area of high ground with a unique sense of place. Recreational access and views are highly valued, with popular walking routes circumscribing the hills. The area is home to key landmarks in the wider area, including the water tower and the windmill. As a whole, the Cleadon Hills are clearly well-used and valued locally. The site is situated in a prominent location along Cleadon Lane which provides openness and character to both Cleadon and Whitburn villages. The site is rural in character and low boundary treatments contribute to its openness. Undercliff and Peacock Lodge provide a developed area within this site and have mature trees. The site allows for views across the green belt and towards the Cleadon Hills Area of High Landscape Value, Due to its prominent location and scale, developing this site is considered to have a high impact and 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							
																	
				Would development of the site have an adverse impact on:				Site comprises of the Undercliff Pond Local Wildlife Site (see Local Wildlife Sites and Geodiversity Sites, Technical Appendices.) The site is also identified as a wildlife corridor. The north-west boundary of the site forms part of the Cleadon Hills Local Nature Reserve and also forms the boundary of the Cleadon Hills Cliffs Local Geodiversity Site. Due to the existing and neighbouring designations and the size of the site, it is considered to have a high impact upon biodiversity due to the combination of designations. Significant mitigation would be required.									
Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)				Category 2: Constraints		Local Wildlife Site (LWS)		✓		Zero/Low Impact - no or minimal mitigation required					
		Site of Special Scientific Interest (SSSI)															
		Local Nature Reserve		✓													
		Local Geodiversity Site (LGS)		✓													
		Great Crested Newt Pond (+500m buffer)															
Wildlife Corridor		✓															
Are there any known protected / DBAP species or habitats on the site?				Pond													
Would the development of the site impact upon the connectivity of habitats?				Impact upon local wildlife sites and wildlife corridors.													

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? The south-west part of the site (Undercliff) falls within the Cleadon Conservation Area which defines the historic core of Cleadon and helps to retain the rural character of Cleadon village, the north-west boundary forms part of the Cleadon Hills Conservation Area and the south-eastern point of the site is adjacent to the Whitburn Conservation Area. The site includes the Grade II listed Undercliff House. There are also two locally-listed assets within this site: a WWII Pillbox on Cleadon Hills and Peacock Lodge . The western boundary of the sites forms the boundary of the Whitburn Conservation area.			
	World Heritage Site & Setting (+ candidate)					
	Grade I/Grade II*Listed Building/Structure					
Category 2: Constraints	Grade II Listed Building/Structure	✓	It is considered that development of this site would have a high impact upon the historic environment. Not only are there recognised historic assets on the site, it also provides a key role in establishing the setting and character of three conservation areas. Significant mitigation would be required.			
	Conservation Area	✓				
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Locally-Listed Building/ Structure/ Space	✓			✓	
Green Infrastructure						
Category 1: Significant Constraints	Historic Park or Garden (EH List)		There is a public right of way which follows the site boundary along the east, north and west boundary. The site is also located within the green belt green infrastructure corridor, with good access to a range of opportunities. Due to the sites size and location, it is considered that developing this site would have a high impact which would need significant mitigation.			
	Village Green					
	Cemetery / Churchyard					
	Category 2: Constraints	Public Open Space/Playing Field/Play Area				
Allotment						
Public Right of Way (cycleway/ footpath/bridleway)		✓				
Green Infrastructure corridor		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Is the proposed development site designated as open space or playing fields?		N/A				
Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		N/A				
Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Small areas of the site are identified as being at risk from surface water flooding. Developing this site is considered to have a low impact in regards to flooding overall and mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				
	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		Surface Water Flooding	✓	✓		✓
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, and therefore the potential presence of minerals and their extraction would need 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)					
Suitability and 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?		1287	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?			
Site Appraisal Conclusion						
Due to the site’s potential high impact upon the Green Belt, landscape, historic environment and particularly the character of the urban fringe, and local infrastructure, it is not considered that the site is suitable for development.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
					✓	

SLR Ref: BC51a SHLAA Ref:		Site Area:4.19ha		Site Location: Land south-east of Sunnyside Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,580m separation distance between Cleadon and Whitburn by 6%.						
Land Use: Agriculture Adjacent Uses: Agriculture, 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				
Site Photos 				Designations Map 				 It is considered that development of this site would have a low impact upon the borough’s Green Belt. However, the character of the urban fringe village of Cleadon would be affected and mitigation would be required.							
				Key Designations: Green Belt / Great North Forest – Habitat Creation / Wildlife Corridor		Adjacent Designations / Allocations: Conservation Area / Local Wildlife Site / Local Geodiversity Site					Zero/Low Impact - no or minimal mitigation required ✓ High Impact – significant mitigation required				
Landscape and Townscape							Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land		The area is home to key landmarks in the wider area, including the water tower and the windmill. The site allows views across the green belt and towards Cleadon Hills Area of High Landscape Value. The open, undeveloped character of the area provides long views and contributes to the rural setting of Cleadon Village. It also forms part of the setting of the Grade II Listed Cleadon Windmill and Grade II* Listed Cleadon Chimney. Due to its prominent location development of the site would have a significant impact and significant mitigation would be required.			Would development of the site have an adverse impact on:			The site is identified as a wildlife corridor and is in close proximity to Cleadon Hills Local Nature Reserve and Cleadon Hills Cliffs Local Biodiversity Site. It is considered to have a medium impact on biodiversity and mitigation would be required.					
Category 2: Constraints		Area of High Landscape Value or Significance					Category 1: Significant Constraints		Ramsar Site						
		Woodland Plantation					Special Protection Area (SPA)								
							Special Area of Conservation (SAC)								
							Tree Preservation Order (TPO)		Site of Special Scientific Interest (SSSI)						
Grade 2 or 3a Agricultural Land				Local Nature Reserve											
Area of Significant Historic Landscape				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?		Impact on wildlife corridors.									

SLR Ref: BC52a SHLAA Ref: NA		Site Area:5.06ha		Site Location: Land between East Farm and Undercliff, Cleadon Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,600m separation distance between Cleadon and Whitburn by 19%.							
Land Use: Agricultural Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation  Developing this site is considered to have a medium impact upon the Green Belt by reducing openness within the countryside, and a high impact upon the character of the urban fringe by extending development past the broad settlement boundary of Cleadon. This would have a significant impact on its setting and significant mitigation would be required.							
Site Photos 				Designations Map 					Key Designations: Green Belt / Great North Forest - Habitat Creation / Mineral Safeguarding Area / Coal Authority Standing Advice Area/Conservation Area / Adjacent Designations: TPO's/ Listed Building/ Water Source Protection Zone /Local Wildlife Site				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 home to key landmarks in the wider area, including the water tower and the windmill. As a whole, the Cleadon Hills are clearly well-used and valued locally. The site is situated in a prominent location along Cleadon Lane which provides openness and character to Cleadon village. The site is rural and low boundary treatments contribute to its openness. The site allows for views across the green belt and towards the Cleadon Hills Area of High Landscape Value. Due to its prominent location and scale, developing this site is considered to have a high impact and significant mitigation would be required.						Would development of the site have an adverse impact on:			Although there are no biodiversity designations identified on the site itself, it is adjacent to the Undercliff Pond Local Wildlife Site and within two broad wildlife Corridors. Due to the sites size and location, it is considered that it would have a high impact and 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)	
					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 dependant on scale of development.									
	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		✓	

