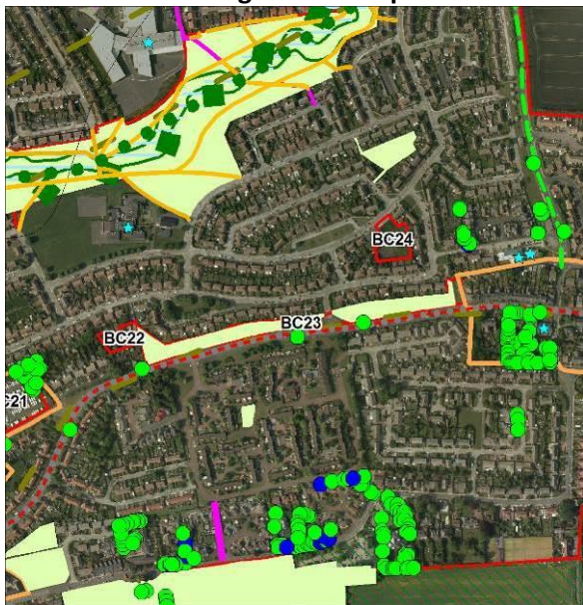
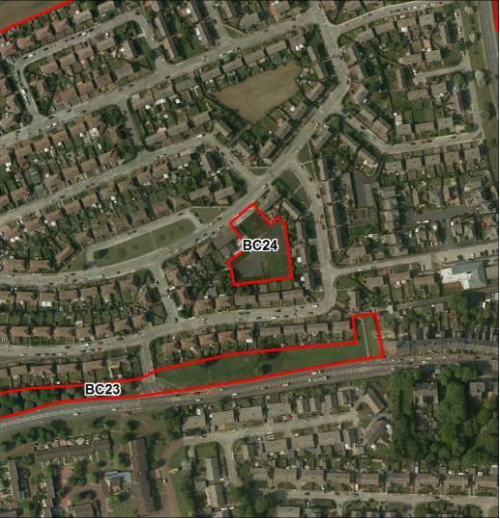


SLR Ref: BC22 SHLAA Ref: bo.03.010		Site Area:0.14ha		Site Location: Former Depot/storage yard and (residential) garages, Hardie Drive, West Boldon		Is the site in the Green Belt? YES ☐ NO ☒								
Land Use: Vacant land Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation Would development on this site impact upon the five purposes of the Green Belt? 1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough's countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
Site Photos 				Designations Map 										
				Key Designations/ Allocations: LDF Housing allocation / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Water Source Protection Area		Adjacent Designations: Public recreational open space / Strategic route network								
Landscape and Townscape						Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land				Predominantly residential with West Boldon historic core a key characteristic of the local landscape. The site is situated in the centre of a residential area set back from main roads. It is therefore relatively screened from surrounding townscape. It is considered to have a low impact. Mitigation required where appropriate.				Would development of the site have an adverse impact on: Category 1: Significant Constraints Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC) Site of Special Scientific Interest (SSSI) Local Nature Reserve Category 2: Constraints Local Wildlife Site (LWS) Local Geodiversity Site (LGS) Great Crested Newt Pond (+500m buffer) Wildlife Corridor Are there any known protected / DBAP species or habitats on the site? Unknown Would the development of the site impact upon the connectivity of habitats? Unlikely				
Category 2: Constraints		Area of High Landscape Value or Significance				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required								
		Woodland Plantation												
		Tree Preservation Order (TPO)												
		Grade 2 or 3a Agricultural Land												
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required								

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that the site would have a low impact due to absence of green infrastructure constraints. Mitigation required where appropriate.		
	World Heritage Site & Setting (+ candidate)											
	Grade I/Grade II*Listed Building/Structure											
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)									
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor									
						Is the proposed development site designated as open space or playing fields?		NA				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Some surface water flooding has been identified on the site. Developing this site is considered to have a low impact but mitigation would need to be considered were 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. 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 required where appropriate.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?						
						Is there education/community/health facility capacity for site requirements?						
						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to district shopping services at Boldon Colliery and local services in West/East Boldon. It has good access to green infrastructure such as allotments, children’s play areas and open spaces. It is also adjacent to bus stops and there are education and community facilities in locality.		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding											
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. It is also within a Mineral Safeguarding Area, but below the threshold were prior extraction of minerals needs to be considered. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		4	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that this site is suitable for residential development; however B-use class economic development may be inappropriate due to 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: BC23 SHLAA Ref: bo.03.011/13		Site Area:0.9ha		Site Location: Large open grassed space, Western Terrace, West Boldon		Is the site in the Green Belt?		YES ☐ NO ☒													
Land Use: Vacant land - greenfield Adjacent Uses: Residential / Strategic route network				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High							
Site Photos 				Designations Map 							1. To check the unrestricted sprawl of the built-up area?										
											2. To safeguard borough’s countryside from further encroachment?										
											3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?										
								4. To preserve the special & separate characters of the Urban Fringe villages?													
				<u>Key Designations:</u> Public recreational open space / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Water Source Protection Area				<u>Adjacent Designations/Allocations:</u> LDF Housing allocation / Strategic route network / Proposed cycleway				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				Predominantly residential with East and West Boldon historic cores key characteristics of the local landscape. The site is situated in the centre of a residential area and adjacent to a prominent main road. It contributes a long section of open space and mature trees which add to the local townscape, providing a form of separation between the two surrounding conservation areas. It is considered that developing this site would have a high impact. Significant mitigation would be required.				Would development of the site have an adverse impact on:			The site is within 300m of a local wildlife site; however, there is built-development between the site and the designation, limiting any potential impact The site has no biodiversity designations but does have a section of mature trees. It is considered that developing this site would have a low impact upon biodiversity but mitigation for loss of trees and impacts upon associated value would need to be addressed.								
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA) , Special Area of Conservation (SAC)									
		Woodland Plantation										Site of Special Scientific Interest (SSSI)									
		Tree Preservation Order (TPO)										Local Nature Reserve									
		Grade 2 or 3a Agricultural Land										Category 2: Constraints							Local Wildlife Site (LWS)		
Area of Significant Historic Landscape								Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					
								Great Crested Newt Pond (+500m buffer)													
								Wildlife Corridor													
						Are there any known protected / DBAP species or habitats on the site?		Unknown													
								Would the development of the site impact upon the connectivity of habitats?		Unlikely											

Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite. However the site forms part of the setting of the East Boldon Conservation Area.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The Open Space Strategy (OSS) 2015 splits BC23 into two separate sites: Hardie Drive and Western Terrace. Both sites are identified in the OSS action plan as being suitable for enhancement. It is considered that development of this site would have a medium impact. Mitigation would be required.					
	Village Green													
	Cemetery / Churchyard													
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area							
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	Amenity greenspace	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Locally-Listed Building/ Structure/ Space											Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.	Hardie Drive: low value/ low quality Western Terrace: low value/ high quality	
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on a small portion of the site. Developing this site is considered to have a low impact and mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity of infrastructure and services. The site has good access to existing services and would increase critical mass, but it would result in the loss of green infrastructure and put additional pressure on Western Terrace which has traffic capacity issues. Mitigation would be required.					
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓						
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is close to district shopping services at Boldon Colliery and local services in West/East Boldon. It is adjacent to bus stops and there are education and community facilities in locality, however green infrastructure is limited.						
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 uneven topography and a very constrained width and is also within a Mineral Safeguarding Area, but below the threshold were prior extraction of minerals needs to be considered. The site is considered to have a high impact and significant mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.						
	Gentle Slope					How many homes could be provided?		24	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	It is not considered that this site is suitable for development mainly due to its topography and constrained width. It would also have adverse impacts upon the green infrastructure and the surrounding townscape, including the setting of the East Boldon Conservation 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: BC24 SHLAA Ref: bo.03.015		Site Area:0.24ha		Site Location: Residential garages, Hindmarch Drive, West Boldon		Is the site in the Green Belt? YES ☐ NO ☒																												
Land Use: Vacant land Adjacent Uses: Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?																							
Site Photos 				Designations Map 							Low ← Impact → High																							
											<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2"></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E														
A	B	C	D	E																														
				Key Designations/ Allocations: LDF Housing allocation / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Water Source Protection Area		Adjacent Designations: Public recreational open space		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																										
Landscape and Townscape						Biodiversity																												
Category 1: Significant Constraints		Grade I Agricultural Land				Predominantly residential and sets out that the West and East Boldon historic cores are key characteristics of the local landscape. The site is situated in the centre of a residential area set back from main roads. It is therefore relatively screened from surrounding townscape. It is considered to have a low impact. Mitigation required where appropriate.				The site is within 300m of a local wildlife site; however, there is built-development between the site and the designation, limiting any potential impact. The site has no biodiversity designations. It is therefore considered to have a low impact but would require mitigation where appropriate.																								
Category 2: Constraints		Area of High Landscape Value or Significance																																
		Woodland Plantation																																
		Tree Preservation Order (TPO)																																
		Grade 2 or 3a Agricultural Land																																
Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																		
																																		
				Are there any known protected / DBAP species or habitats on the site?		Unknown																												
				Would the development of the site impact upon the connectivity of habitats?		Unlikely																												

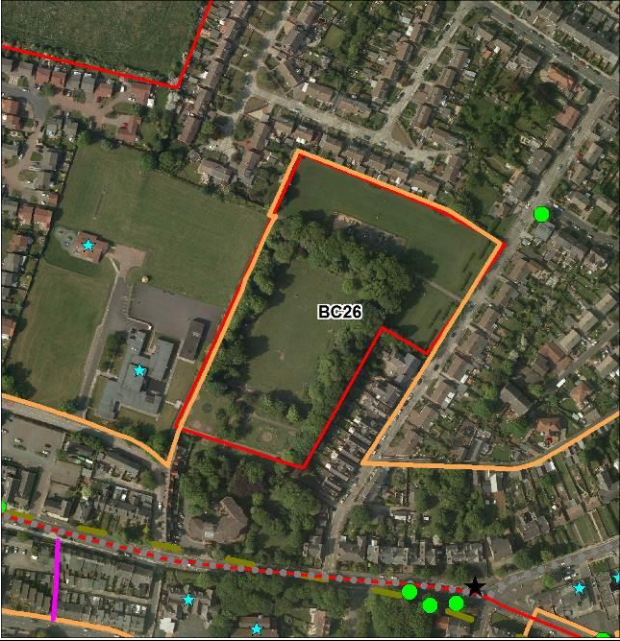
Historic Environment and Culture					Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.		Category 1: Significant Constraints	Historic Park or Garden (EH List)			Although development of this site would result in the loss of an area of incidental greenspace, it is considered that the site would have a zero/low impact due to absence of green infrastructure constraints. Mitigation required where appropriate.						
	World Heritage Site & Setting (+ candidate)					Village Green									
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard									
	Category 2: Constraints	Grade II Listed Building/Structure					Developing this site is considered to have a low upon historic environment and culture. Mitigation required where appropriate.					Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Conservation Area			Allotment												
Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)								
Locally-Listed Building/ Structure/ Space							Green Infrastructure corridor								
					Is the proposed development site designated as open space or playing fields?		NA		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required				
					Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		NA								
Flooding					Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No surface water flooding is identified on the site and the site is not within a Flood Risk Zone. Developing this site is considered to have a zero/low impact but mitigation would need to be considered were 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. 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 required where appropriate.						
	Flood Risk Zone 3A (High Vulnerability)	0%			Is there water and sewerage capacity for site requirements?			✓							
					Is there education/community/health facility capacity for site requirements?			✓							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is close to district shopping services at Boldon Colliery and local services in West/East Boldon. It has good access to green infrastructure such as allotments, children’s play areas and open spaces. It is also adjacent to bus stops and there are education and community facilities in locality.			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required				
	Surface Water Flooding	0%													
Ground Conditions & Contamination					Suitability and Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold were prior extraction of minerals needs to be considered. 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?		7	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating				How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope														
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that this site is suitable for residential development; however B-use class economic development may be inappropriate due to 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: BC25a		Site Area:9.33ha		Site Location: Land at North Farm (West), Boker Lane, West Boldon			Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development would reduce the current 850m separation distance between East Boldon and South Shields by 45% but would not affect the overall green belt gap between the Boldons and South Shields.												
Land Use: Agricultural / Public Right of Way Adjacent Uses: Residential, Agriculture, Allotments				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 Right of Way / Flood Risk Zones / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Strategic Route Network / Junction improvement at New Road/Boldon Lane.				Adjacent Designations: Green Belt / Great North Forest / Recreational Open Space / Site of Specific Scientific Interest / Local Wildlife Site / Metro line safeguarding area.															
Green Belt Separation																							
It is considered that development of this site would have a medium impact upon the borough's Green Belt. Whilst it is within a sensitive corridor separating the Boldons and South Shields, it is surrounded by residential areas on three sides which integrates it somewhat into broad settlement and would not protrude past permanent boundaries provided by North Road and the railway line. Mitigation would be required.																							
Would development on this site impact upon the five purposes of the Green Belt?				Low ←		Impact →		High															
1. To check the unrestricted sprawl of the built-up area?				A		B		C		D E													
2. To safeguard borough's countryside from further encroachment?						✓																	
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?				✓																			
4. To preserve the special & separate characters of the Urban Fringe villages?								✓															
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?								✓															
Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																							
or minimal mitigation required				mitigation required				significant mitigation required															
				✓																			
Landscape and Townscape												Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land				Urban fringe comprising medium-small scale fields broadly contained by residential development. The majority of views are limited and constrained by settlement boundaries, and transport infrastructure. The north west of the site is classed as Grade 3a (Good Quality) Agricultural Land, however in conformity with the National Planning Policy Framework, it is considered the benefits of development could outweigh its retention for agricultural uses as the scale of land that would be lost is not considered significant and comprises a minimal amount of the borough's total agricultural land supply. Overall it is considered that this site would have a medium impact and mitigation would be required.						Would development of the site have an adverse impact on:				The site is within a wildlife corridor and is within close proximity to 3 x LWS and a SSSI. The open farmland in this area with hedgerows and scrub supports a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Any impacts upon biodiversity such as existing trees would have to be appropriately mitigated. Significant mitigation would be required where appropriate.							
Category 2: Constraints		Area of High Landscape Value or Significance										Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)											
		Woodland Plantation										Site of Special Scientific Interest (SSSI)											
		Tree Preservation Order (TPO)										Local Nature Reserve											
		Grade 2 or 3a Agricultural Land		✓								Local Wildlife Site (LWS)		✓									
												Local Geodiversity Site (LGS)											
												Great Crested Newt Pond (+500m buffer)											
												Wildlife Corridor		✓									
				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?											
												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 due to Wildlife Corridor.											
												Zero/Low Impact - no or minimal mitigation required											
												Medium Impact - mitigation required											
												High Impact – significant mitigation required											
												✓											

Historic Environment and Culture						Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite. In terms of the historic settlement pattern of East Boldon, and the setting of the East Boldon Conservation Area, heritage significance has been significantly eroded. The Paddock and The Pastures housing estates now dominate views towards East Boldon from the north.	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)		Site is located within green belt green infrastructure corridor and includes a public right of way into the Green belt. It is acknowledged that the site provides some recreational opportunities; however, there are no formal designations or assets onsite. It is considered that developing this site would have a low impact. On-site mitigation would be required where appropriate.			
	World Heritage Site & Setting (+ candidate)							Village Green					
	Grade I/Grade II*Listed Building/Structure							Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation required where appropriate.	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)		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)	3%	Part of the site towards it’s northern boundary is within Flood Risk Zones. Developing the overall site is considered to have a medium 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.	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 capacity of infrastructure and services. Whilst it is reasonably close to existing shopping, education and community facilities, it is likely to have an adverse impact upon the existing public right of way onsite. This would have to be mitigated. It is also likely to add pressure on local congestion, particularly along Newcastle Road/New Road through Boldon which are prone to traffic issues. It would provide critical mass to services but new investment is likely to be required, particularly to mitigate traffic increases. Mitigation would be required.				
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?	?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	4%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?	✓						
	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 shopping services in Boldon Colliery and East Boldon. It has good access to green infrastructure, children’s play areas and a local park, but it does lack access to allotments. It is also close to the strategic road network and existing bus provision. There are education and community facilities in the Boldon area, however, it is noted that due to the potential extent of development, and location, new infrastructure and services may 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/169-C8) due to being a former landfill site (pre and post COPA). 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.	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 a strong market location for B-use class economic development.				
	Gentle Slope						How many homes could be provided?		210	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that the site is potentially suitable for residential development, but B-use class economic development would not be appropriate due to predominant residential surroundings. However impacts upon the green belt, landscape/townscape, ground conditions, and infrastructure capacity such as roads and allotments would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that the site is potentially suitable for residential development, but B-use class economic development would not be appropriate due to predominant residential surroundings. However impacts upon the green belt, landscape/townscape, ground conditions, and infrastructure capacity such as roads and allotments would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Landfill sites, Contaminated land	✓											
	Minerals Legacy (quarries and coal mining)												
	High Voltage electricity line(+10m buffer zone)												

SLR Ref: BC25b SHLAA Ref: gb.03.001, gb.03.002		Site Area:13.05ha		Site Location: Land at North Farm (East), Boker Lane, West Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 850m separation distance between East Boldon and South Shields by 45% but would not affect the overall green belt gap between the Boldons and South Shields.																																																			
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Allotments				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. Whilst it is within a sensitive corridor separating the Boldons and South Shields, it is surrounded by residential areas on two sides and could integrates somewhat into broad settlement that would not protrude past permanent boundaries provided by North Road and the railway line. Mitigation would be required.			<table><tr><th>Would development on this site impact upon the five purposes of the Green Belt?</th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr><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			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?			✓								
Would development on this site impact upon the five purposes of the Green Belt?	Low	←	Impact	→	High																																																						
	A	B	C	D	E																																																						
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2. To safeguard borough’s countryside from further encroachment?			✓																																																								
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4. To preserve the special & separate characters of the Urban Fringe villages?			✓																																																								
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓																																																								
Site Photos 				Designations Map 		Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Flood Risk Zones / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Strategic Route Network / Junction improvement at New Road/Boldon Lane. Adjacent Designations: Green Belt / Great North Forest / Recreational Open Space / Site of Specific Scientific Interest / Local Wildlife Site / Metro line safeguarding area.																																																					
Landscape and Townscape <table><tr><td>Category 1: Significant Constraints</td><td>Grade I Agricultural Land</td><td></td><td colspan="3" rowspan="5">Urban fringe comprising medium-small scale fields broadly contained by residential development. The majority of views are limited and constrained by settlement boundaries, and transport infrastructure. Overall it is considered that this site would have a medium impact and mitigation would be required.</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></td><td>Area of Significant Historic Landscape</td><td></td><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr></table>						Category 1: Significant Constraints	Grade I Agricultural Land		Urban fringe comprising medium-small scale fields broadly contained by residential development. The majority of views are limited and constrained by settlement boundaries, and transport infrastructure. Overall it is considered that this site would have a medium impact and mitigation would be required.			Category 2: Constraints	Area of High Landscape Value or Significance		Woodland Plantation		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land			Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Biodiversity <table><tr><td colspan="3">Would development of the site have an adverse impact on:</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">Includes habitats for priority species and/or those high on the list of conservation concern.</td><td rowspan="2">Zero/Low Impact - no or minimal mitigation required</td><td rowspan="2">Medium Impact - mitigation required</td><td rowspan="2">High Impact – significant mitigation required</td></tr><tr><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td colspan="2">Potential impact due to Wildlife Corridor.</td></tr></table>			Would development of the site have an adverse impact on:			Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)		Site of Special Scientific Interest (SSSI)		Local Nature Reserve		Category 2: Constraints	Local Wildlife Site (LWS)	✓	Local Geodiversity Site (LGS)		Great Crested Newt Pond (+500m buffer)		Wildlife Corridor	✓	Are there any known protected / DBAP species or habitats on the site?		Includes habitats for priority species and/or those high on the list of conservation concern.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Would the development of the site impact upon the connectivity of habitats?		Potential impact due to Wildlife Corridor.	
Category 1: Significant Constraints	Grade I Agricultural Land		Urban fringe comprising medium-small scale fields broadly contained by residential development. The majority of views are limited and constrained by settlement boundaries, and transport infrastructure. Overall it is considered that this site would have a medium impact and mitigation would be required.																																																								
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Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite. In terms of the historic settlement pattern of East Boldon, and the setting of the East Boldon Conservation Area, heritage significance has been significantly eroded. The Paddock and The Pastures housing estates now dominate views towards East Boldon from the north.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within green belt green infrastructure corridor and includes a public right of way into the Green belt. It is acknowledged that the site provides some recreational opportunities; however, there are no formal designations or assets onsite. It is considered that development on the site would have a low impact. On-site mitigation would be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		✓			
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓			
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	6%	Part of the site towards it’s northern boundary is within Flood Risk Zones. Developing the overall site is considered to have a medium 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 high impact in regards to capacity of infrastructure and services. Whilst it is reasonably close to existing shopping, education and community facilities, it is likely to have an adverse impact upon the existing public right of way onsite. This would have to be mitigated. It is also likely to add pressure on local congestion, particularly along Newcastle Road/New Road through Boldon which are prone to traffic issues. It would provide critical mass to services but new investment is likely to be required, particularly to mitigate traffic increases. 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)	10%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
							The site is close to shopping services in Boldon Colliery and East Boldon. It has good access to green infrastructure, children’s play areas and a local park, but it does lack access to allotments. It is also close to the strategic road network and existing bus provision. There are education and community facilities in the Boldon area, however, it is noted that due to the potential extent of development, and location, new infrastructure and services may 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/169-C8) due to being a former landfill site (pre and post COPA). 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 a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		294	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	It is considered that the site is potentially suitable for residential development, but B-use class economic development would not be appropriate due to predominant residential surroundings. However impacts upon the green belt, landscape/townscape, ground conditions, and infrastructure capacity such as roads and allotments would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required							
	Landfill sites, Contaminated land	✓										
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

SLR Ref: BC26 SHLAA Ref: NA		Site Area:2.7ha		Site Location: Grange Park, Front Street, East Boldon		Is the site in the Green Belt? YES ☐ NO ☒																																																									
Land Use: Formal Park Adjacent Uses: Residential / Education				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low ←</td><td>Impact</td><td>→ High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="5"></td></tr></table>					Would development on this site impact upon the five purposes of the Green Belt?	Low ←	Impact	→ High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside										
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Site Photos 				Designations Map 																																																											
				Key Designations: Public recreational open space / Formal Park / Conservation Area / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Water Source Protection Area		Adjacent Designations/Allocations: Recreational open space / Strategic route network / Proposed footpath - cycleway																																																									
Landscape and Townscape						Biodiversity																																																									
Category 1: Significant Constraints	Grade I Agricultural Land		Predominantly residential. East Boldon historic core is a key characteristic of the local landscape. The site, Grange Park, is situated in the centre of a residential area and contributes open space and mature trees to the surrounding townscape. It is the only formal recreational space within the village and it is therefore considered that developing this site would have a high impact. Mitigation would be required.			Would development of the site have an adverse impact on:			The site is within 300m of a local wildlife site; however, there is built-development between the site and the designation, limiting any potential impact. The site has no biodiversity designations but does have a section of mature trees. It is considered that developing this site would have a low impact upon biodiversity but mitigation for loss of trees and impacts upon associated value would need mitigation.																																																						
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site , Special Protection Area (SPA), Special Area of Conservation (SAC)																																																			
	Woodland Plantation											Site of Special Scientific Interest (SSSI)																																																			
	Tree Preservation Order (TPO)											Local Nature Reserve																																																			
	Grade 2 or 3a Agricultural Land					Category 2: Constraints						Local Wildlife Site (LWS)																																																			
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																																				
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						Are there any known protected / DBAP species or habitats on the site?						Unknown																																																			
			Would the development of the site impact upon the connectivity of habitats?			Unlikely																																																									

Historic Environment and Culture					Green Infrastructure									
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is located within the East Boldon Conservation Area. Grange Park is included as part of a key action which states that the Council recognises the role of recreation grounds in the wider green infrastructure network and seeks to pursue opportunities to enhance Grange Park as a community asset whilst retaining its historic character and carefully managing mature trees to ensure that a desirable tree canopy is maintained. The retention of parks and healthy trees is stipulated.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			It is considered that the site would have a high impact as it is a designated Formal Park and local green space with a children’s play area on. The site is identified as being a priority for improvement in the Open Space Strategy (2015) Action Plan. Significant mitigation would be required.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact upon historic environment and culture. 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		Is the proposed development site designated as open space or playing fields?	Yes – Grange Park – Children’s play area	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Locally-Listed Building/ Structure/ Space											Public Right of Way (cycleway/ footpath/bridleway)		
					Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Grange Park – low quality/ high value Grange Park Play Area- low quality/ high value							
Flooding					Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site. Developing this site is considered to have a zero/low impact but mitigation would need to be considered were appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity of infrastructure and services. 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 may be required however such as reducing impacts on road infrastructure, and loss of green infrastructure.					
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓						
	Surface Water Flooding	0%				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 district shopping services at Boldon Colliery and local services in East Boldon. It is adjacent to bus stops and close to East Boldon metro station. There are education and community facilities in locality, however green infrastructure is limited, particularly allotments. It is also considered that there would be some impact on local capacity due to extent of potential development.						
Ground Conditions & Contamination					Suitability and Deliverability									
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold were prior extraction of minerals needs to be considered further. The site is considered to have a zero/low impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.						
	Gentle Slope					How many homes could be provided?		61	Site would significantly support economic growth and/or regeneration priorities?					
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is not considered that this site is suitable for development due to high impacts upon the East Boldon Conservation Area, the surrounding townscape and loss of green infrastructure.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)													
Category 2: Constraints	HSE COMAH Middle or Outer Zone								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)													
					Site Appraisal Conclusion									

[illegible]

Historic Environment and Culture						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite, but it is noted that it is just south of the East Boldon Conservation Area which includes a Listed Building set back from the site’s northern boundary. Views out across the open fields are deemed extremely significant to the whole village’s setting. The Council will resist proposals to develop this open space south of South Lane as set out in East Boldon Conservation Area Management Plan SPD.			
	World Heritage Site & Setting (+ candidate)					
	Grade I/Grade II*Listed Building/Structure					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact upon historic environment and culture and in particular the setting of East Boldon Conservation Area. 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)			The site is located within the green belt green infrastructure corridor and includes a public right of way into the Green belt. It is acknowledged that the site provides some recreational opportunities; however, there are no formal designations or assets onsite. It is noted that there is a children’s play area and a local park on the site boundaries; potential impacts on these assets should be considered. It is considered that due to the site’s size and location within the corridor, developing this site would have a medium impact. On-site mitigation would be required where appropriate.		
	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%	Surface water flooding has been identified on parts of the site. Developing this site is considered to have a medium impact in regards to flooding and mitigation would be required. Any development here would need to assist in mitigation of flooding on South Lane.			
	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 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 a strong market location for B-use class economic development.				
How many homes could be provided?		152	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						
It is considered that the site is not suitable for development due to impacts upon the landscape, green belt, East Boldon Conservation Area and infrastructure capacity will have to be considered.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	

SLR Ref: BC27a SHLAA Ref: gb.02.005 (part), gb.02.001c (part), gb.02.009 (part)		Site Area: 3.18ha		Site Location: Land to south of South Lane and west of Belle View Lane, South Lane, East Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the current green belt separation distance between the built up areas of South Tyneside and Sunderland, although an area of green belt and open countryside would be lost.																																																	
Land Use: Agricultural Adjacent Uses: Residential, Agriculture, Allotments				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. Whilst it is within a sensitive corridor separating South Tyneside and Sunderland, it is surrounded by residential areas on three sides which integrate it somewhat into broad settlement. However, development would have a significant impact on the setting of this fringe village, and lead to loss of countryside. Mitigation would be required.				<table><tr><th>Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="5">Low ← Impact → 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				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?			✓		
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?			✓																																																						
 				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Public Right of Way / Area of High Landscape Value / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Green Belt / Great North Forest / Conservation Area / Strategic Route Network / Recreational Open Space / Tree preservation Orders		<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td></tr><tr><td></td><td>✓</td><td></td></tr></table>				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		✓																																									
Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																																							
	✓																																																								
Landscape and Townscape						Biodiversity																																																			
Category 1: Significant Constraints	Grade I Agricultural Land		The site is situated in an open space corridor which offers continuous long range views of countryside to the south. It is also within an Area of High Landscape Significance. There are a few Tree Preservation Orders on the site's eastern boundary and the majority of the site is classed as Grade 3a (Good Quality) Agricultural Lane – however, the loss of agricultural land of this scale is not considered significant and comprises a minimal amount of the borough's total agricultural land supply. In terms of townscape, the site lies to the south of the historic core of East Boldon. Development on the site would have a significant impact on the setting of the conservation area and therefore the character and distinctiveness of the overall townscape. It is considered that this site would have a high impact and significant mitigation would be required.			Would development of the site have an adverse impact on:			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. The site is within a wildlife corridor. Due to the site's 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		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?		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 due to Wildlife Corridor.																																																	

Historic Environment and Culture						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite, but it is noted that it is just south of the East Boldon Conservation Area which includes a Listed Building set back from the site’s northern boundary. Views out across the open fields are deemed extremely significant to the whole village’s setting. The Council will resist proposals to develop this open space south of South Lane as set out in East Boldon Conservation Area Management Plan SPD.			
	World Heritage Site & Setting (+ candidate)					
	Grade I/Grade II*Listed Building/Structure					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact upon historic environment and culture and in particular the setting of East Boldon Conservation Area. 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)			The site is located within the green belt green infrastructure corridor and includes a public right of way into the Green belt. It is acknowledged that the site provides some recreational opportunities; however, there are no formal designations or assets onsite. It is noted that there is allotments on the site boundaries; potential impacts on these assets should be considered. It is considered that due to the site’s size and location within the corridor, developing this site would have a medium impact. On-site mitigation would be required where appropriate.		
	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%	Surface water flooding has been identified on parts of the site. Developing this site is considered to have a medium impact in regards to flooding and mitigation would be required. Any development here would need to assist in mitigation of flooding on South Lane.			
	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 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 a strong market location for B-use class economic development.				
How many homes could be provided?		72	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						
It is considered that the site is not suitable for development due to impacts upon the landscape, green belt, East Boldon Conservation Area and infrastructure capacity will have to be considered.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	

SLR Ref: BC28a SHLAA Ref:		Site Area:2.56ha		Site Location: Land south of the Boldons, west of Bridle Path, West Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,050m separation distance between the built up areas of South Tyneside and Sunderland by 9%.		
Land Use: Agriculture / Open Space Adjacent Uses: Residential, Recreation				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? This area constitutes part of the original common fields to the south of the village. Should this be developed the village will further erode its original identity as a rural settlement. It is noted that there is a locally-listed building at Boldon Golf Club.	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt green infrastructure corridor. It is considered that due to the site’s size and location within the corridor it would have a medium impact, particularly impacting upon views from the public right of way. Mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure					Development of this site is considered to have a medium impact in terms of heritage. A desk-based assessment followed by a geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching. If any ridge and furrow survives on this site it will also need to be recorded by a topographical survey.	Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area		Allotment										
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)										
Locally-Listed Building/ Structure/ Space					Green Infrastructure corridor		✓						
						Is the proposed development site designated as open space or playing fields?		NA					
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		NA					
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone. A small amount of surface water flooding has been identified on the site. However, this could be appropriately attenuated as part of any planning application for development. Developing the site is therefore considered to have a low impact on flooding.	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?			The site is reasonably close to existing shopping, education and community facilities. It is likely to add pressure on local congestion, particularly along Newcastle Road through Boldon which is prone to traffic issues and part of the Strategic Road Network. A robust travel plan would need to be developed and the need for mitigation assessed.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?							
	Surface Water Flooding					✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
						The site is close to shopping services in East / West Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of playing pitches and allotments. It is also close to the strategic road network and existing bus provision. There are education and community facilities in the Boldon area.							
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.	Medium Impact - mitigation required	High Impact – significant mitigation required	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 location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		58	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 impacts on the landscape and infrastructure and services.		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: BC28b SHLAA Ref:		Site Area:9.30ha		Site Location: Land south of the Boldons, Belle Vue Lane and West of Mundles Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,400m separation distance between the built up areas of South Tyneside and Sunderland by 25%.					
Land Use: Agriculture / Open Space Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation					
Site Photos				Designations Map										
				Key Designations: Area of High Landscape Value or Landscape Significance / Great North Forest / Green Belt /Wildlife Corridor`		Adjacent Designations / Allocations: Local Wildlife Site /Strategic Recreational Open Space / Wildlife Corridors / Green Belt			Development on site would reduce the green belt separation between South Tyneside and Sunderland. Development would be detrimental to the setting, character and local distinctiveness of the fringe village of East Boldon and would erode what remains of the original settlement pattern of the historic core of the village.					
									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 in an open space corridor which offers continuous views of surrounding green belt area landscape. It is also within an Area of High Landscape Significance and contributes to the setting of the Boldon Downhill Area of High Landscape Value, as well as the setting of the village of East Boldon. Overall it is considered that this site would have a high impact and 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				

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? This area constitutes part of the original common fields to the south of the village. Should this be developed the village will further erode its original identity as a rural settlement. It is noted that there is a Grade II Listed Building adjoining the site to the south.		Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site is located within green belt green infrastructure and includes a public right of way. It is considered that due to the site’s size and location within the corridor it would have a significant impact, particularly impacting upon views from Public Rights of Way. Significant mitigation would be required.		
	World Heritage Site & Setting (+ candidate)					Village Green				
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a high impact on heritage due to the contribution it makes to the setting of the East Boldon Conservation Area and various other heritage assets. A desk-based assessment followed by a geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching. If any ridge and furrow survives on this site it will also need to be recorded by a topographical survey.	Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area	✓			Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway)			✓
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor	✓		
					Is the proposed development site designated as open space or playing fields?	No		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?	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, some surface water flooding has been identified on a small part 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 would be required where appropriate.		Is there road capacity for site traffic generation?		It is considered that the site would have a significant impact in regards to capacity of infrastructure and services. It is reasonably close to existing shopping, education and community facilities, although it is likely to have an adverse impact upon the existing public right of way. It is also likely to add pressure on local congestion, particularly along Newcastle Road through Boldon which is prone to traffic issues and forms part of the Strategic Road Network. A robust travel plan would need to be developed and the need for physical mitigation assessed.			
	Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?				
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?				
	The site is close to shopping services in East / West Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of playing pitches and allotments. It is also close to the strategic road network and existing bus provision. There are education and community facilities in the Boldon area.									
					Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
Ground Conditions & Contamination					Suitability and Deliverability					
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, 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 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?		209	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 green belt, landscape, historic environment, green infrastructure and infrastructure and services.		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: BC28c SHLAA Ref:		Site Area:5.1ha		Site Location: Land at Green Lane, East Boldon		Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development would reduce the current 1,300m separation distance between the built up areas of South Tyneside and Sunderland by 18%.							
Land Use: Agriculture / Open Space 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?						
Site Photos				Designations Map							Low ← Impact → High						
				Key Designations: Area of High Landscape Value or Landscape Significance / Great North Forest / Green Belt /Wildlife Corridor / Strategic Road Network Adjacent Designations / Allocations: Local Wildlife Site /Strategic Recreational Open Space / Wildlife Corridors / 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?			☐						
				Development on site would reduce the green belt separation between South Tyneside and Sunderland. Development would affect the setting, character and local distinctiveness of the fringe village of East Boldon.				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 in an open space corridor which offers continuous views of surrounding green belt area landscape. It is also within an Area of High Landscape Significance. Overall it is considered that this site would have a high impact and significant mitigation would be required.				Would development of the site have an adverse impact on:							
Category 2: Constraints		Area of High Landscape Value or Significance		☒						Category 1: Significant Constraints		Ramsar Site , Special Protection Area (SPA), Special Area of Conservation (SAC)					
		Woodland Plantation										Site of Special Scientific Interest (SSSI)					
		Tree Preservation Order (TPO)		☒								Local Nature Reserve					
		Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape		☒		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				Local Geodiversity Site (LGS)			
												Great Crested Newt Pond (+500m buffer)					
												Wildlife Corridor		☒			
										Are there any known protected / DBAP species or habitats on the site?		Unknown					
										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			

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? This area constitutes part of the original common fields to the south of the village. Should this be developed the village’s rural origins will be further eroded.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt green infrastructure and includes a Public Rights of Way. It is considered that due to the site’s location within the corridor it would have a significant impact, particularly impacting upon views from and access to the Public Rights of Way. Mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Development of this site is considered to have a medium impact in terms of heritage. A desk-based assessment followed by a geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching. If any ridge and furrow survives on this site it will also need to be recorded by a topographical survey.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)		✓			
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓			
						Is the proposed development site designated as open space or playing fields?		No		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		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 only has a small amount of surface water flooding issues, however this could be appropriately attenuated as part of a planning application. Development of 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 significant impact in regards to capacity of infrastructure and services. It is reasonably close to existing shopping, education and community facilities, although it is likely to have an adverse impact upon the existing public right of way. It is also likely to add pressure on local congestion, particularly along Newcastle Road through Boldon which is prone to traffic issues and forms part of the Strategic Road Network. A robust travel plan would need to be developed and the need for physical 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?				The site is close to shopping services in East / West Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of playing pitches and allotments. It is also close to the strategic road network and existing bus provision. There are education and community facilities in the Boldon area.		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
	Surface Water Flooding	✓										
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 in a viable area for residential development but not in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		115	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 green belt, landscape, green infrastructure and infrastructure and services.		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: BC28d SHLAA Ref:		Site Area:3.43ha		Site Location: Land at Green Lane east of Mundles Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,300m separation distance between the built up areas of South Tyneside and Sunderland by 13%.								
Land Use: Agriculture / Open Space Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation								
Site Photos				Designations Map													
				Key Designations: Area of High Landscape Value or Landscape Significance / Great North Forest / Green Belt /Wildlife Corridor / Strategic Road Network			Adjacent Designations / Allocations: Local Wildlife Site /Strategic Recreational Open Space / Wildlife Corridors / Green Belt			Development on site would reduce the green belt separation between South Tyneside and Sunderland. Development would affect the setting, character and local distinctiveness of the fringe village of East Boldon.							
Landscape and Townscape									Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land				The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape. It is also within an Area of High Landscape Significance. Overall it is considered that this site would have a high impact and significant mitigation would be required.			Would development of the site have an adverse impact on:			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. The site is within a wildlife corridor. 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		
															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.								

LR Ref: BC28e SHLAA Ref:		Site Area:3.09ha		Site Location: Land west of Bridle Path, West Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,050m separation distance between the built up areas of South Tyneside and Sunderland by 19%.			
Land Use: Agriculture / Open Space Adjacent Uses: Residential, Recreation				Site appraised for: Residential / B-use class Economic Devt							
Site Photos				Designations Map							
											
				Key Designations: Strategic Recreational Open Space / Area of High Landscape Value or Landscape Significance / Great North Forest / Green Belt /Wildlife Corridor		Adjacent Designations / Allocations: Local Wildlife Site /Strategic Recreational Open Space / Wildlife Corridors / Green Belt					
Green Belt Separation											
						Development on site would reduce the green belt separation between South Tyneside and Sunderland. Development would be detrimental to the setting, character and local distinctiveness of the Boldons.					
Would development on this site impact upon the five purposes of the Green Belt?						Low ← Impact → High					
1. To check the unrestricted sprawl of the built-up area?						A			B		
2. To safeguard borough's countryside from further encroachment?						A			B		
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						A			B		
4. To preserve the special & separate characters of the Urban Fringe villages?						A			B		
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						A			B		
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		
						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		
						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		
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						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		
						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		
						Zero/Low Impact - no or minimal mitigation					

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? This area constitutes part of the original common fields to the south of the village. Should this be developed the village will further erode its original identity as a rural settlement.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within green belt green infrastructure and lies adjacent to a public right of way. It is considered that due to the site’s size and location within the corridor it would have a medium impact, particularly impacting upon views from the public right of way. Mitigation would be required.					
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure		Development of this site is considered to have a medium impact in terms of heritage. A desk-based assessment followed by a geophysical survey is likely to be required which may lead to further archaeological investigation by trial trenching. If any ridge and furrow survives on this site it will also need to be recorded by a topographical survey.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area						Allotment								
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓										
	Locally-Listed Building/ Structure/ Space		Green Infrastructure corridor		✓										
						Is the proposed development site designated as open space or playing fields?		Yes							
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		NA							
Flooding						Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone. A small amount of surface water flooding has been identified on the site. However, this could be appropriately attenuated as part of any planning application for development. Developing the site is therefore 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 significant impact in regards to capacity of infrastructure and services. It is reasonably close to existing shopping, education and community facilities, although it is likely to have an adverse impact upon the existing public right of way. It is also likely to add pressure on local congestion, particularly along Newcastle Road through Boldon which is prone to traffic issues and part of the Strategic Road Network. A robust travel plan would need to be developed and the need for 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			The site is close to shopping services in East / West Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of playing pitches and allotments. It is also close to the strategic road network and existing bus provision. There are education and community facilities in the Boldon 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 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 in a viable area for residential development but not in a strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		70	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			The site is not considered suitable for development due to potential impacts on the landscape and infrastructure and services.			Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)														
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required												
	Landfill sites, Contaminated land														
	Minerals Legacy (quarries and coal mining)														
	High Voltage electricity line(+10m buffer zone)														

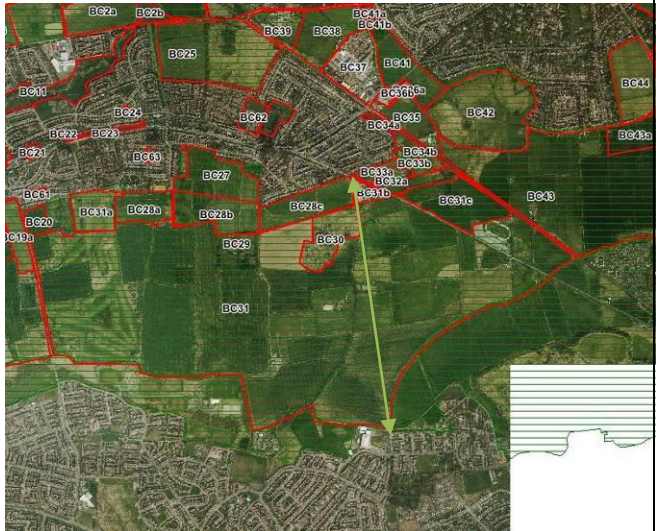
SLR Ref: BC29 SHLAA Ref: gb.02.006		Site Area: 0.05ha		Site Location: Land adjacent to Belle Vue Villa, Belle Vue Lane, East Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development on this small scale site is not considered to substantially have an overall adverse impact on the green belt. It would only result in a reduction of 2% of openness lost between South Tyneside and its nearest boundary with Sunderland.																																																																			
Land Use: Open land Adjacent Uses: Agriculture, Residential				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 medium impact upon the borough's Green Belt due to the site's relationship with surroundings. Mitigation would be required.																																																																			
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Area of High Landscape Value / Coal Authority Standing Advice Area		Adjacent Designations: Wildlife Corridor / Local Wildlife Site		<table><tr><td colspan="2">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 colspan="2"></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td colspan="2">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 colspan="2">2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td colspan="2">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 colspan="2">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 colspan="2">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td colspan="7">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td></tr><tr><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="3">High Impact – significant mitigation required</td></tr></table>					Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High							A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓				2. To safeguard borough's countryside from further encroachment?					✓		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?			✓				4. To preserve the special & separate characters of the Urban Fringe villages?		✓					5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						✓	Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		
Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High																																																																									
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4. To preserve the special & separate characters of the Urban Fringe villages?		✓																																																																									
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						✓																																																																					
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Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																																																							
Landscape and Townscape									Biodiversity																																																																		
Category 1: Significant Constraints	Grade I Agricultural Land		The site is situated in a prominent open space corridor. It is also within the Boldon Downhill Area of Landscape Significance, but it is noted that the recent South Tyneside Landscape Character Study (2012) recommends that this designation be amended. Due to the site's small scale and location adjacent to existing development, it is considered that further development would have a medium impact. Mitigation would be required.						Would development of the site have an adverse impact on:			The site is within a wildlife corridor but due to the site's scale and location in close proximity to existing development; it is considered that development of this site would have a low impact upon the biodiversity of the area. Mitigation required where appropriate.																																																															
Category 2: Constraints	Area of High Landscape Value or Significance	✓							Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																																																
	Woodland Plantation										Site of Special Scientific Interest (SSSI)																																																																
	Tree Preservation Order (TPO)										Local Nature Reserve																																																																
	Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)																																																																
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required																																																																		
						Great Crested Newt Pond (+500m buffer)																																																																					
						Wildlife Corridor		✓																																																																			
						Are there any known protected / DBAP species or habitats on the site?		Unknown																																																																			
Would the development of the site impact upon the connectivity of habitats?		Unlikely																																																																									

Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site but there is a Grade II Listed building (South Lodge) adjacent.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site is located within green belt green infrastructure corridor. Due to the sites size and location within the corridor and lack of green infrastructure provision onsite, it is considered that developing this site would have a zero/low impact. Mitigation required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture due to potential impacts upon the setting of a nearby listed building. 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?	NA		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015	NA					
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site. Developing this site is considered to have a zero/low impact in regards to flooding but some further evidence may be required prior to development. 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, as whilst it is reasonably isolated from existing capacity, it is of a very small scale. Mitigation required where appropriate.			
	Flood Risk Zone 3A (High Vulnerability)	0%					Is there water and sewerage capacity for site requirements?		✓		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?	✓				
	Surface Water Flooding	0%					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
					The site is not reasonably close to shopping services. It has good access to green infrastructure such as the green belt. There are education and community facilities in the Boldon area. Whilst somewhat isolated, it is noted that the scale of potential development is unlikely to put pressure on local infrastructure.						
Ground Conditions & Contamination					Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold were prior extraction of minerals needs to be considered further. The site is considered to have a zero/low impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.			
	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 the site is potentially suitable for development. Potential impacts upon the green belt and landscape, and heritage and character of surrounding properties would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land										
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: BC30 SHLAA Ref: gb.02.001a		Site Area:4.146ha		Site Location: Former MoD bunkers and medical stores, Green Lane, East Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,400m separation distance between the built up areas of South Tyneside and Sunderland by 36%.							
Land Use: Former MOD Bunkers and Medical Stores Adjacent Uses: Agriculture				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?				✓			
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Reclamation Site / Wildlife Corridor / Public Rights of Way / Area of High Landscape Value / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area Adjacent Designations: Green Belt / Great North Forest / Strategic Route Network / Recreational Open Space				Purpose 1-4:		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required					
								A. Development is likely to have little or no adverse impact.							
								B. Development likely to have limited negative impact which can be mitigated.							
								C. Development may have a moderate negative impact, would require some mitigation.							
								D. Development likely to have a major adverse impact with major mitigation required.							
It is considered that development of this brownfield site would have a medium impact upon the borough's Green Belt. The site is within a sensitive corridor that separates East Boldon and Sunderland. However, it does contain substantial existing development and has a series of screenings from mounds/tree belts. Mitigation would be 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															
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints	Grade I Agricultural Land		The site is situated in an open space corridor and is visible from a number of locations. It is also within an Area of High Landscape Significance. Whilst the site contains existing buildings, it is noted that it is within a sensitive landscape corridor. Developing the site is considered to have a medium impact on the landscape and mitigation would be required.	Would development of the site have an adverse impact on:				The site is within a wildlife corridor and in close proximity to Local Wildlife Sites. 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 due to Wildlife Corridor.													

SLR Ref: BC30a SHLAA Ref: gb.02.001a		Site Area:3.46ha		Site Location: Land north of former MoD bunkers and medical stores, Green Lane, East Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,400m separation distance between the built up areas of South Tyneside and Sunderland by 22%.							
Land Use: Agriculture Adjacent Uses: Agriculture, Former MOD Stores				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?							✓		
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Reclamation Site / Wildlife Corridor / Public Rights of Way / Area of High Landscape Value / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Green Belt / Great North Forest / Strategic Route Network / Recreational Open Space		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?			✓				
								4. To preserve the special & separate characters of the Urban Fringe villages?			✓				
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						✓	
								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 in an open space corridor and is visible from a number of locations. It is also within an Area of High Landscape Significance. It is noted that it is within a sensitive landscape corridor. Developing the site is considered to have a high impact on the landscape and significant mitigation would be required.		Would development of the site have an adverse impact on:		The site is within a wildlife corridor and in close proximity to Local Wildlife Sites. 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 due to 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? The site is adjacent to the locally-listed former MOD bunkers and medical stores.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green belt green infrastructure corridor and has public rights of way adjacent. Assuming that development would be broadly restricted to brownfield elements of the site, it is considered that developing this site would have a low impact on green infrastructure. However mitigation would be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Appropriate 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)		✓	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space	✓					Green Infrastructure corridor		✓			
Is the proposed development site designated as open space or playing fields?					NA							
Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015					NA							
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on some parts of the site. However, this could be appropriately attenuated as part of any planning application scheme for development. Developing this site is considered to have a low impact in regards to flooding. Mitigation required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity of infrastructure and services, as whilst it is not considered that its scale would put a significant impact upon local infrastructure, certain improvements will be required such as local road infrastructure, particularly access to Sunderland Road.			
	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 services and road and water infrastructure would have to be improved. The site has good links to green infrastructure such as the green belt, but appears to be a general lack of children’s play areas and allotments. It is reasonably close to the strategic road network and existing bus provision, and within a 1km of East Boldon Metro Station. There are education and community facilities in the Boldon 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 an area for further investigation in relation to contamination (AFI ref - ES/174-A8) with former uses including MOD Medical Stores and Bunkers (c.130-1960), Glass Manufacture (c.1960-) and Factories (c.1951-1987). It is also 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 a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		124	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		322	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 not suitable for development due to impacts upon the landscape, green belt, East Boldon Conservation Area 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: BC31 SHLAA Ref: NA		Site Area:241.86ha		Site Location: Land between Hylton Lane and the East Boldon/Sunderland metro line, East/West Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the separation distance between the built up areas of South Tyneside and Sunderland.										
Land Use: Agricultural / golf course Adjacent Uses: Residential, Agriculture, Cemetery				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. It would nearly eradicate what is already a sensitive corridor separating South Tyneside and Sunderland and the Boldons would lose all sense of local distinctiveness. Significant mitigation would be required.									
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Local Wildlife Sites / Public Rights of Way / Recreational open space / Area of High Landscape Value / Tree Preservation Orders / Water Source Protection Zone / Strategic Route Network / Mineral Safeguarding Area / Coal Authority Standing Advice Area			Adjacent Designations: Green Belt / Great North Forest / Conservation Area / Recreational Open Space / Reclamation Site / Site of Special Scientific Interest / Local Nature Reserve			1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough's countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required 									
Landscape and Townscape									Biodiversity										
Category 1: Significant Constraints		Grade I Agricultural Land				The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape and lies within an Area of High Landscape Significance and an Area of High Landscape Value. The site particularly contributes to the setting of Boldon Downhill, one of the most significant landscapes in the borough, and the setting of the historic village of East Boldon. There are also a few Tree Preservation Orders on the north and western boundaries. Overall it is considered that development of this site would have a high impact due to its scale and location and significant mitigation would be required.			Would development of the site have an adverse impact on:			The site is within a wildlife corridor and includes the Black Plantation, Low House Copse and Turner's Hill Local Wildlife Sites – see Local Wildlife Sites and Local Geodiversity Sites – Technical Appendices (2010) for further details. It is considered that due to the scale of this development site within this Wildlife Corridor in addition to biodiversity value onsite, that development would have a high impact. Significant mitigation required.							
Category 2: Constraints		Area of High Landscape Value or Significance		✓					Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)								
		Woodland Plantation									Site of Special Scientific Interest (SSSI)								
		Tree Preservation Order (TPO)		✓							Local Nature Reserve								
		Grade 2 or 3a Agricultural Land									Category 2: Constraints				Local Wildlife Site (LWS)		✓		
		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?		a) Scrub b) Lowland meadows and pasture c) Broadleaf woodland d) Ponds e) Magnesian limestone grassland					
												Would the development of the site impact upon the connectivity of habitats?		Likely impact due to 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? The site is also to the south of the East Boldon Conservation Area and provides views of the open countryside which adds to the village’s setting.		Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within green belt green infrastructure corridor and includes public rights of way and a section of Boldon Golf Course. It is considered that due to the site’s size and location within the corridor it would have a high impact, particularly impacting upon views from public rights of way and the golf course. Significant mitigation would be required.			
	World Heritage Site & Setting (+ candidate)					Village Green						
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a high impact on heritage assets within and adjacent that is exacerbated by its scale. Significant mitigation would be required.		Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area					Allotment						
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)			✓						
	Locally-Listed Building/ Structure/ Space	✓	Green Infrastructure corridor			✓						
					Is the proposed development site designated as open space or playing fields?		Yes – Golf Course					
					What is the site quality score identified in SPD3?		N/A					
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	<1%	Surface water flooding has been identified on small areas of the site. However, this could be appropriately attenuated as part of any planning application scheme for development. Developing this site is considered to have a low impact in regards to flooding. Mitigation required where appropriate.		Is there road capacity for site traffic generation?		?		It is considered that the site would have a high impact in regards to capacity of infrastructure and services. It would provide critical mass for services but significant new investment is likely to be required, particularly to mitigate traffic increases and loss of green infrastructure.			
	Flood Risk Zone 3A (High Vulnerability)				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 isolated from shopping services but has good access green infrastructure such as the green belt. It is also close to the strategic road network and existing bus provision. Due to the scale of development it is considered that significant infrastructure requirements would be required.				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 a range of areas for further investigation in relation to contamination (AFI refs - ES/175-A7, ES/176-A7, ES/174-A8 , ES/201-A9, ES/173-A10) with former uses including quarrying (c1898), cement manufacture (c1921-1938), infilling, glass manufacture (c.1960-), factories (c.1951-1987), waste management facilities, Hospital. The site has an uneven topography, electricity infrastructure 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 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 a strong market location for B-use class economic development.					
	Gentle Slope				How many homes could be provided?		5442	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	Site is not considered potentially suitable for development due to high impacts upon the green belt/landscape and townscape, biodiversity, heritage assets, green infrastructure, ground conditions and capacity of infrastructure.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)	✓										
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)	✓										

SLR Ref: BC31a SHLAA Ref:		Site Area: 5.84		Site Location: Land at Boldon Golf Course, Dipe Lane, West Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,060m separation distance between the built up areas of South Tyneside and Sunderland by 18%.							
Land Use: Golf Course Adjacent Uses: Residential, Agriculture, Cemetery				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation							
Site Photos 				Designations Map 					 Development on site would reduce the green belt separation between South Tyneside and Sunderland. Development would have an impact on the setting, character and local distinctiveness of the fringe village of West Boldon.							
				Key Designations: Area of High Landscape Value or Landscape Significance / Green Belt / Strategic Recreational Open Spaces and Playing Fields / Great North Forest / Local Wildlife Site / Wildlife Corridor		Adjacent Designations / Allocations: Area of High Landscape Value or Landscape Significance / Green Belt / Strategic Recreational Open Spaces and Playing Fields / Great North Forest / Local Wildlife Site / Wildlife Corridor			1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough's countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							
									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
Landscape and Townscape									Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape and lies within an Area of High Landscape Significance and an Area of High Landscape Value. The site particularly contributes to the setting of Boldon Downhill, one of the most significant landscapes in the borough. There are also a number of Tree Preservation Orders along the western boundary. Overall it is considered that this site would have a high impact due to its scale and location and significant mitigation would be required.					Would development of the site have an adverse impact on:			The site is within a wildlife corridor and is 50m from a local wildlife site. It is considered that due to the scale of this development site within this Wildlife Corridor in addition to biodiversity value onsite, that development would have a high impact. Significant mitigation required.				
Category 2: Constraints		Area of High Landscape Value or Significance	✓						Category 1: Significant Constraints						Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)	
		Woodland Plantation													Site of Special Scientific Interest (SSSI)	
		Tree Preservation Order (TPO)	✓												Local Nature Reserve	
		Grade 2 or 3a Agricultural Land							Category 2: Constraints		Local Wildlife Site (LWS)	✓				
											Local Geodiversity Site (LGS)					
		Area of Significant Historic Landscape									Great Crested Newt Pond (+500m buffer)					
											Wildlife Corridor	✓				
				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						
										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 are no known heritage designations relating to the site but it is noted that there are locally listed buildings nearby.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site is located within Green Belt Green Infrastructure Corridor and includes public rights of way and a section of Boldon Golf Course. It is considered that due to the site’s size and location within the corridor it would have a high impact, particularly impacting upon views from public rights of way and the golf course. Significant mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard	✓			
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact on 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		Public Right of Way (cycleway/ footpath/bridleway)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor	✓			
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a flood risk zone and no surface water flooding issues have been identified on the site by the Environment Agency. 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 high impact in regards to capacity of infrastructure and services. It would provide critical mass for services but significant new investment is likely to be required, particularly to mitigate traffic increases and loss of green infrastructure.		
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?					
	Surface Water Flooding	0%				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
Ground Conditions & Contamination					Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation with regards to contamination but 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 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 location for B-use class economic development,			
	Gentle Slope					How many homes could be provided?		131	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	Site is not considered suitable for development due to high impacts upon the green belt/landscape and townscape, biodiversity, heritage assets, green infrastructure, ground conditions and capacity of infrastructure.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land										
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref: BC31b SHLAA Ref:		Site Area: 1.5ha		Site Location: Low House Farm, Green Lane/Sunderland Road, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development on this site would reduce the current 1,440m separation distance between the built up areas of South Tyneside and Sunderland by 12%					
Land Use: Agriculture, Commercial Adjacent Uses: Agriculture				Site appraised for: Housing / B-Use Class Economic Devt					Green Belt Separation					
Site Photos				Designations Map					 Development of this brownfield site would have a low impact on the green belt. However, development would likely have an impact on the setting, character and local distinctiveness of the fringe village of East Boldon.					
				Key Designations: Green Belt / Flood Risk Zone 3 / Surface Water Flooding Zone / Public Right of Way /Area of High Landscape Value or Significance / Wildlife Corridor / Great North Forest Adjacent Designations / Allocations: Recreational Open Space / Strategic Road Network / Electricity Pylons and High Voltage Overhead Power Lines / Great North Forest										
									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 commercial site lies within an Area of High Landscape Value or Significance. Whilst it is partially shielded by vegetation on the approach to the fringe village of East Boldon, large sheds somewhat detract from the setting of the village. Redevelopment of site has the potential to improve or detract from the landscape and townscape and it is therefore considered that development would have an overall medium impact and mitigation would be required.			Would development of the site have an adverse impact on:					
Category 2: Constraints		Area of High Landscape Value or Significance		✓					Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)			
		Woodland Plantation									Site of Special Scientific Interest (SSSI)			
		Tree Preservation Order (TPO)									Local Nature Reserve			
		Grade 2 or 3a Agricultural Land									Category 2: Constraints		Local Wildlife Site (LWS)	
		Area of Significant Historic Landscape				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					
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Historic Environment and Culture						Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site lies to the south-east of East Boldon Conservation Area and is adjacent to the locally listed former MOD bunkers and medical stored.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within the Green Belt Green Infrastructure Corridor and includes public rights of way. Due to the site’s size and location with the corridor, and the fact that part of the site is brownfield, development is considered to have a medium impact with mitigation required.			
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact on the settings of heritage assets. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area						
	Conservation Area						Allotment						
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓								
	Locally-Listed Building/ Structure/ Space		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)	9%	Part of the site is within Flood Risk Zones 2 and 3. No surface water flooding has been identified on the site. Developing the site is considered to have a medium impact on flooding, some mitigation would be required.			Is there road capacity for site traffic generation?			It is considered that developing the site would have a low impact in regards to infrastructure and services.				
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?							
		Is there education/community/health facility capacity for site requirements?			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	11%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is fairly close to shopping services and has good access to green infrastructure such as the green belt. It is also close to the strategic road network and existing bus provision. Due to the scale of development it is considered that minimal infrastructure requirements would be required.		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 with regards to contamination but is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. Because there are buildings on the site, site investigations would be recommended but there is no significant potential for contamination. 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 location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		38	Site would significantly support economic growth and/or regeneration priorities?				
	Undulating					How many jobs could the site provide for?		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, any adverse impacts on the green belt, landscape, biodiversity, historic environment, green infrastructure, flooding and infrastructure capacity would require further consideration and 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: BC31c SHLAA Ref:		Site Area: 13ha		Site Location: Land north west of Sunderland Greyhound Stadium			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,410m separation distance between the built up areas of South Tyneside and Sunderland by 33%.																																																	
Land Use: Agriculture Adjacent Uses: Agriculture, Commercial/Recreation				Site appraised for: Housing / B-Use Class Economic Devt					Green Belt Separation																																																	
Site Photos 				Designations Map 					 Development on site would reduce the green belt separation between South Tyneside and Sunderland. Development would have an impact on the setting, character and local distinctiveness of the fringe village of East Boldon.				<table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td>✓</td></tr></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				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?					✓
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?					✓																																																					
				Key Designations: Green Belt / Wildlife Corridor / Local Wildlife Site / Great North Forest / Strategic Road Network / Surface Water Flood Zone		Adjacent Designations / Allocations: Green Belt / Wildlife Corridor / Local Wildlife Site / Great North Forest			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required ✓																																													
Landscape and Townscape							Biodiversity																																																			
Category 1: Significant Constraints		Grade I Agricultural Land				The site is situated in an open space corridor which offers continuous views of surrounding green belt area landscape. The area consists of open to semi-enclosed areas of urban fringe and agricultural land, with views towards Sunderland and the wider Green Belt. The site is adjacent to an Area of High Landscape Significance and an Area of High Landscape Value. Overall it is considered that this site would have a high impact due to its scale and location and significant mitigation would be required.		Would development of the site have an adverse impact on:			The site is within a wildlife corridor and includes Low House Copse Local Wildlife Sites – see Local Wildlife Sites and Local Geodiversity Sites – Technical Appendices (2010) for further details. It is considered that due to the scale of this development site within this Wildlife Corridor in addition to biodiversity value onsite, that development would have a high impact. Significant mitigation required.																																															
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																																
		Woodland Plantation								Site of Special Scientific Interest (SSSI)																																																
		Tree Preservation Order (TPO)								Local Nature Reserve																																																
		Grade 2 or 3a Agricultural Land								Category 2: Constraints					Local Wildlife Site (LWS)		✓																																									
								Local Geodiversity Site (LGS)																																																		
		Area of Significant Historic Landscape						Great Crested Newt Pond (+500m buffer)				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?		a) Broadleaf woodland b) Ponds																																																
								Would the development of the site impact upon the connectivity of habitats?		Likely impact due to Wildlife Corridor																																																

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Development of this site would have a significant impact on the strategic green infrastructure and wildlife corridor gap between East Boldon and North East Sunderland, halving the width of the corridor in this location. Significant mitigation would be required.		
	Village Green											
	Cemetery / Churchyard											
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation would be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area											
	Archaeological Site (Known & potential)			Is the proposed development site designated as open space or playing fields?								
	Locally-Listed Building/ Structure/ Space						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015					
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	2%	A small part of the site is within Flood Risk Zones 2 and 3. Some surface water flooding has also been identified on the site. Development of 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 given its size and indicative capacity, developing the site would have a high impact in regards to infrastructure and services.			
	Flood Risk Zone 3A (High Vulnerability)											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	3%	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 fairly close to shopping services and has good access to green infrastructure such as the green belt. It is also close to the strategic road network and existing bus provision. However, due to the scale of development it is considered that significant infrastructure requirements would be required in order to accommodate and mitigate its impacts.						
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation with regards to contamination but 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 low impact, mitigation required where appropriate.			What is considered deliverable on the site?		It is considered that the site is within a viable area for residential development but not in a strong market location for economic development.				
	Gentle Slope					How many homes could be provided?		293	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 green belt, landscape, biodiversity, 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: BC32a SHLAA Ref:		Site Area:2.21ha		Site Location: Boldon Cricket Ground, Sunderland Road, East Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,410m separation distance between the built up areas of South Tyneside and Sunderland by 12%.			
Land Use: Agricultural/ Cricket Club 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? 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											

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 green belt infrastructure corridor and includes public recreational open space including a cricket and bowls club with an above average quality score. It is considered that due to the site’s size and green infrastructure provision that it would have a high impact. Significant mitigation would be required.		
	Village Green											
	Cemetery / Churchyard											
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area		Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)									
	Locally-Listed Building/ Structure/ Space		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 ✓
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	20%	Part of the site is within a Flood Risk Zone. 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 high impact in regards to capacity of infrastructure and services, as whilst it is reasonably close to some services and transport provision, it is likely to have an adverse impact upon green infrastructure if the existing cricket and bowls club are lost. It is also likely to add pressure on local congestion, particularly along Newcastle Road through Boldon which is prone to traffic issues.			
	Flood Risk Zone 3A (High Vulnerability)											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	27%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	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 shopping services in East Boldon. It has good access to green infrastructure but there appears to be a general lack of children’s play areas and allotments. It is also close to the strategic road network and existing bus provision, and close to East Boldon Metro station. There are education and community facilities in the Boldon area.	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	✓	This site is not within an area for further investigation in relation to contamination. The site has 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?		54	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope					Site Appraisal Conclusion						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	The site is not considered suitable for development due to potential adverse impacts on green belt, 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: BC33a SHLAA Ref:		Site Area:1.56ha		Site Location: Land south of St. John’s Terrace and Natley Avenue, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,410m separation distance between the built up areas of South Tyneside and Sunderland by 4%.											
Land Use: Agricultural - greenfield Adjacent Uses: Residential, Agriculture, Recreational – Open Space				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 medium impact upon the borough’s Green Belt. Whilst, it would reduce the separation between Boldon and Sunderland and protrude past the broad settlement boundaries, it is noted that the presence of existing transport infrastructure and adjacent agricultural/residential/sports development provide some containment from the wider Green Belt area and reduce potential impacts. It would significantly alter the defined settlement boundary of the fringe village of East Boldon. Mitigation would be required.											
				Key Designations: Green Belt/ Great North Forest – Habitat Creation/ Wildlife Corridor/ Mineral Safeguarding Area/ Coal Authority Standing Advice Area		Adjacent Designations / Allocations: Green Belt/ Great North Forest/ Local Wildlife Site/ Public Rights of Way/ Strategic Route Network/ Area of High Landscape Value/ Recreational Open Space		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required 		High Impact – significant mitigation required								
Landscape and Townscape							Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land				The site is situated in an open space corridor which offers some views of surrounding green belt area landscape to the South. It is also adjacent to an Area of High Landscape Significance. Overall it is considered that this site would have medium impact on surrounding landscape and mitigation would be required.		Would development of the site have an adverse impact on:			The site is within a wildlife corridor and is within 300m of two Local Wildlife Sites. The proximity to these sites may result in some negative impact on the designated sites. As the site is pasture land it may also support some biodiversity. It is considered that due to the site’s scale and location that it would have a medium impact, mitigation would be required to offset impacts on biodiversity 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												Category 2: Constraints			Local Wildlife Site (LWS)			
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					Local Geodiversity Site (LGS)					
															Great Crested Newt Pond (+500m buffer)					
															Wildlife Corridor			✓		
												Are there any known protected / DBAP species or habitats on the site?			Unknown					
												Would the development of the site impact upon the connectivity of habitats?			Potential impact due to 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 green belt green infrastructure corridor, but does not contain other constraints. It is considered that it would have a low impact, and mitigation would be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have low impact upon historic environment and culture. Mitigation would be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)			Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space					Green Infrastructure corridor		✓				
						Is the proposed development site designated as open space or playing fields?		NA				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		NA				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	<1%	The site is not within a flood risk zone, a very small amount of surface water flooding has been identified on part 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 zero/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, as the site is in reasonably close to existing services and transport provision, and not considered to put significant pressure on infrastructure. However, it is considered that infrastructure investment will be required, particularly to mitigate likely impacts on local congestion such as along Newcastle Road through Boldon which is prone to traffic issues.		
	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)	<1%	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is close to shopping services in East Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of children’s play areas and allotments. It is also close to the strategic road network and existing bus provision, and close to East Boldon metro station. There are education and community facilities in the Boldon area; however, it is likely that new infrastructure and services may be required, such a local 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. 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?		56	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 potentially suitable for development, however, potential adverse impacts on green belt and landscape would require further consideration and 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: BC33b SHLAA Ref:		Site Area:1.88ha		Site Location: Land south-east of Natley Avenue, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,410m separation distance between Boldon and Sunderland by 6%.										
Land Use: Agricultural – greenfield, Residential Adjacent Uses: Residential, Agriculture, Recreational Open Space				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 medium impact upon the borough’s Green Belt. Whilst, it would reduce the separation between Boldon and Sunderland and protrude past the broad settlement boundaries, it is noted that the presence of existing transport infrastructure and adjacent agricultural/residential/sports development provide some containment from the wider Green Belt area and reduce potential impacts. It would significantly alter the defined settlement boundary of the fringe village of East Boldon. Mitigation would be required.										
				Key Designations: Green Belt/ Great North Forest – Habitat Creation/ Wildlife Corridor/ Flood Risk		Adjacent Designations / Allocations: Green Belt/ Great North Forest/ 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				An area of semi-enclosed urban fringe and agricultural land which offers some views of surrounding green belt area landscape to the South. It is also adjacent to an Area of High Landscape Significance. Overall it is considered that this site would have medium impact on surrounding landscape and mitigation would be required.			Would development of the site have an adverse impact on:			The site is within a wildlife corridor and is 50m from the Low House Copse Local Wildlife Site and 80m from Boldon Flats Local Wildlife Site. Due to the proximity of the site to the local wildlife site it is considered that appropriate mitigation would be required to offset impacts on biodiversity issues. Development would have a medium impact.							
Category 2: Constraints		Area of High Landscape Value or Significance							Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)								
		Woodland Plantation									Site of Special Scientific Interest (SSSI)								
		Tree Preservation Order (TPO)									Local Nature Reserve								
		Grade 2 or 3a Agricultural Land									Category 2: Constraints				Local Wildlife Site (LWS)		✓		
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required ✓		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required ✓		High Impact – significant mitigation required			
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 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 green belt infrastructure corridor, but does not contain other constraints. It is considered that it would have a low impact, and mitigation would be required where appropriate.		
	World Heritage Site & Setting (+ candidate)					Village Green					
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture. Mitigation would be required where appropriate.		Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area					Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required		High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)			
	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)	30%	Water flooding issues have been identified on the site, by the SFRA (2011) and surface water flood maps. 37% of the site is within flood zones 3 and 2 – part of the site at its eastern end is within a Critical Drainage Area – see SFRA for further details. Developing this site is considered to have a medium impact in regards to flooding and mitigation would be required as part of any planning application scheme for development, such as managing surface water runoff to ensure that discharges are not increased over the lifetime of 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 low impact in regards to capacity of infrastructure and services, as the site is in reasonably close to existing services and transport provision, and not considered to put significant pressure on infrastructure. However, it is considered that infrastructure investment will be required, particularly to mitigate likely impacts on local congestion such as along Newcastle Road through Boldon which is prone to traffic issues.			
	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)	37%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities? The site is close to shopping services in East Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of children’s play areas and allotments. It is also close to the strategic road network and existing bus provision, and is close to East Boldon metro station. There are education and community facilities in the Boldon area; however, it is likely that new infrastructure and services may be required such as local 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. 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?		44	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	It is considered that the site is potentially suitable for development subject to sufficient mitigation to offset any adverse impacts on the green belt, landscape, biodiversity and flooding. Capacity of site for development reduced to reflect net development area not within flood risk zone.			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)	✓									

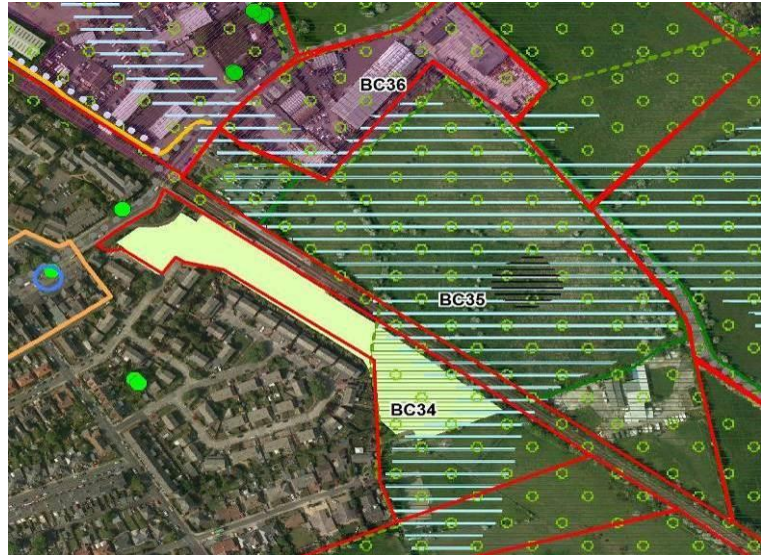
SLR Ref: BC34a SHLAA Ref:		Site Area:0.69ha		Site Location: Land at Glencourse, East Boldon		Is the site in the Green Belt? YES ☐ NO ☒																
Land Use: Recreational open space, stables, agricultural Adjacent Uses: Residential, Agriculture, Metro Line				Site appraised for: Residential/ B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?												
Site Photos 				Designations Map 						Low ← Impact → High 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: Surface Water flood zone/ Flood Risk/ Coal Authority Standing Advice Area/ Recreational Open Space/ Mineral Safeguarding Area				Adjacent Designations / Allocations: Green Belt/ Great North Forest/ Local Wildlife Site/ Public Rights of Way/ Conservation Area/ Flood Risk Zone/ Metro Line.				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 is an area of semi-enclosed urban fringe and agricultural land. The site itself is located between existing residential development and a Metro line. It has an urban character in the north and semi-rural landscape in the south. It is reasonably contained and dominated by the metro line. Overall it is considered that this site would have a low impact on surrounding landscape/townscape and mitigation would be required.				Would development of the site have an adverse impact on:			The site is adjacent the Boldon Flats local wildlife site, and is separated by the Metro line. The site is green open space which may support some biodiversity. It is considered that due to the site's scale and location that it would have a medium impact, mitigation would be required to offset impacts on biodiversity 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										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?		NA										
										Would the development of the site impact upon the connectivity of habitats?		NA										

Historic Environment and Culture						Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located adjacent to green belt green infrastructure corridor, and contains the Glencourse local open space area which has an above average quality score. Developing this site is considered to have a medium impact. Mitigation required where appropriate.			
	Village Green												
	Cemetery / Churchyard												
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a 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	
	Allotment												
	Public Right of Way (cycleway/ footpath/bridleway)												
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal 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?		Glencourse local Open Space		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		Quality: Low Value: Low					
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by SFRA (2011). However, this could be appropriately attenuated as part of any planning application scheme for development. The site is also within a Critical Drainage Area- see SFRA for further details. Developing this site is therefore considered to have a high impact in regards to flooding and significant mitigation such as managing surface water runoff to ensure that discharges are not increased over the lifetime of 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, as while the site is in reasonably close proximity to existing services and transport provision, it does provide an important local green space and stables in the area. Mitigation would be required.				
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
						The site is close to shopping services in East Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of children’s play areas and allotments. It is also close the strategic road network and existing bus provision, and close to East Boldon metro station. There are education and community facilities in the Boldon area.							
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?		31	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 suitable for residential development but not B-use class economic development due to surroundings. However, it is noted that proximity to the adjacent metro line and metro station platform and subsequent residential amenity issues may constrain development. Development yield is based on a small parcel of the site (~0.2ha) accessible by the end of Glencourse. Depending on access and layout, it is noted that other schemes such as allotment provision may have potential and should be explored further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone		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: BC34b SHLAA Ref:		Site Area:2.17ha		Site Location: Land east of Natley Avenue, East Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,410m separation distance between the built up areas of South Tyneside and Sunderland by 6%.	
Land Use: Recreational open space, stables, agricultural Adjacent Uses: Residential, Agriculture, Metro line				Site appraised for: Residential/ B-use class Economic Devt					
Site Photos 				Designations Map 					
				<u>Key Designations:</u> Green Belt/ Great North Forest – Habitat Creation/ Flood Risk/ Water Source Protection Zone/ Mineral Safeguarding Area/ Coal Authority Standing Advice Area/ Recreational open space		<u>Adjacent Designations / Allocations:</u> Green Belt/ Great North Forest/ Local Wildlife Site/ Public Rights of Way/ Conservation Area		Green Belt Separation  The scale of the site is such that development would have a low impact upon the borough’s Green Belt, although it would significantly alter the defined settlement boundary of the fringe village of East Boldon. The presence of existing transport infrastructure and adjacent residential development provide some containment from the wider Green Belt area and reduce potential impacts. Mitigation would be required where appropriate.	
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required 		High Impact – significant mitigation required	

Landscape and Townscape						Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		An area of semi-enclosed area of urban fringe and agricultural land. This site is located between existing residential development and a Metro line. It has an urban character in the north and semi-rural landscape in the south. It is reasonably contained and dominated by the metro line. Development is likely to have a medium impact on landscape/townscape. Mitigation required as appropriate.		Would development of the site have an adverse impact on:				The site is directly adjacent to the Boldon Flats local wildlife site and the Low House Copse local wildlife site. It may also contribute to habitat connectivity between these sites. Development of these sites may result in some negative impact on these sites and mitigation would be required. The site may also support some biodiversity due to its undeveloped state. It is considered to have a high impact.			
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)					
		Woodland Plantation				Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)				Local Nature Reserve							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Local Wildlife Site (LWS)					
Area of Significant Historic Landscape						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 the connectivity of local wildlife sites.									
				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 partly within green belt green infrastructure corridor. It has stables on the part of the site. Developing this site is considered to have a medium 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 zero/ low impact upon historic environment and culture, and mitigation would only be required where appropriate.					
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?		Glencourse local Open Space								
				Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		Quality: Low Value: Low						
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	20%	With 25% of the site being in flood zones 3 and 2, the potential development capacity of the residual net developable area of the site will be reduced. Significant levels of mitigation would nevertheless be required as part of any planning application to appropriately attenuate surface water flooding that currently affects about a further half of the site.			Is there road capacity for site traffic generation?		?	It is considered that the site would have medium impact in regards to capacity of infrastructure and services, as whilst the site is in reasonably close proximity to existing services and transport provision, it does provide an important local green space and stables in the area. 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)	25%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site it close to shopping services in East Boldon. It has good access to green infrastructure such as the green belt, but there appears to be a general lack of children’s play areas and allotments. It is also close to the strategic road network and existing bus provision, and close to East Boldon metro station. There are education and community facilities in the Boldon 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 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?		68	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 not suitable for development due to potential adverse impacts, particularly from flooding and on biodiversity. Capacity of site for development reduced to reflect net development area not within flood risk zone.		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: BC35 SHLAA Ref: NA		Site Area:6.16ha		Site Location: Land adjacent to metro line, Boldon Flats and Moor Lane Farm, Moor Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,410m separation distance between the built up areas of South Tyneside and Sunderland by 3% and the 350m between Cleadon and Boldon by 51%.										
Land Use: Open Space, car park, Cattery Adjacent Uses: Open Space, Metro track, economic development land				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. The site has existing development to the northern boundary and the metro line to the west. It is considered that these elements would reduce the overall impact of development on the site; however there would be a significant impact on the character of the urban fringe villages as the distance between parts of Cleadon and East Boldon would be reduced by 53%. Significant mitigation would be required.										
Site Photos 				Designations Map 															
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Water Source Protection Zone / Flood Risk / Mineral Safeguarding Area / Local Wildlife Site/ Important Archaeological Sites			Adjacent Designations: Recreational Open Space / Flood Risk / Public Right of Way / Employment 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 a mix of urban fringe and agriculture. It is of medium to large scale. Busy roads and the railway line have a strong audible and visual influence. A key sensitivity within the area is the Cleadon Lane Industrial Estate to the north. The site is within two green belt corridors and on a prominent location on Moor Lane and adjacent to the Metro line. The main body of the site consists of rough scrub land with vegetation and hedgerow/trees along the boundary. It is considered that the site is quite contained and development would have a medium impact upon the landscape. Mitigation would be required.					Would development of the site have an adverse impact on:			The site is designated as part of the Boldon Flats Local Wildlife Site (see Local Wildlife Sites and Geodiversity Sites, Technical Appendices.) It also comprises habitat networks including the River Don. Due to the important biodiversity 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		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 an area identified as a site of archaeological importance identified within the site.			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 it is considered that developing this site would have a low impact which would need mitigation.			
	Village Green												
	Cemetery / Churchyard												
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		It is considered that development of this site would have a low impact upon this historic environment. However, consideration should be had to the identified historic assets on the site and appropriate mitigation required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Allotment												
	Conservation Area			Public Right of Way (cycleway/ footpath/bridleway)			✓						
	Archaeological Site (Known & potential)		✓	Green Infrastructure corridor			✓						
	Locally-Listed Building/ Structure/ Space						Is the proposed development site designated as open space or playing fields?		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)	72%	The site falls within Flood Risk zone 3 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). The site is within a Critical Drainage Area. 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 such as managing surface water runoff to ensure that discharges are not increased over the lifetime of 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)												
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	73%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓					
	Surface Water Flooding					✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
						The site is close to local shopping services and East Boldon Metro Station and bus stops. It is also close to green infrastructure within the green belt but children’s play areas and allotments are lacking. It is considered that education/community infrastructure is broadly available in East Boldon and Cleadon, but local road improvements would be necessary.							
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 adjacent to an AFI. It does have electricity infrastructure overhead, 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 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?		48	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that the site is not suitable for development, as likely impacts upon the green belt, landscape, flooding, biodiversity and infrastructure have been identified.		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: BC36a SHLAA Ref: bo.01.031/a/49		Site Area: 0.52ha		Site Location: Land north-east of Moor Lane/Station Approach, East Boldon		Is the site in the Green Belt? YES ☐ NO ☒																																																																																																																																																																																																																																																																							
Land Use: Predominantly Industrial Area- brownfield Adjacent Uses: Agricultural, Industrial				Site appraised for: Residential/ B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low</td><td>←</td><td>Impact</td><td>→</td><td>High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td></tr><tr><td colspan="4"> Site Photos </td><td colspan="4"> Designations Map </td><td colspan="5"></td></tr><tr><td colspan="4">  </td><td colspan="2"> Key Designations: Predominantly Industrial Area/Water Source Protection Zone/ Flood Risk Zones/ Mineral Safeguarding Area/ Coal Authority Standing Advice Area. </td><td colspan="2"> Adjacent Designations / Allocations: Green Belt/ Great North Forest-Habitat Creation/ Wildlife Corridor/ Flood Risk Zones/ Local Wildlife Site. </td><td colspan="5"></td></tr><tr><td colspan="8"></td><td colspan="3">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr><tr><td colspan="8">Landscape and Townscape</td><td colspan="8">Biodiversity</td></tr><tr><td colspan="2">Category 1: Significant Constraints</td><td colspan="2">Grade I Agricultural Land</td><td colspan="2"></td><td colspan="2" rowspan="5">The wider area is a mix of urban fringe and agriculture. It is of medium to large scale. Busy Roads and the railway line have a strong audible and visual influence. The site itself has an urban character with high industrial units and a busy road. There are limited views through the site and there is a stark contrast between the site and the surrounding residential urban fringe location. It is considered that developing this site would have a low impact on the surrounding landscape/ townscape. Mitigation required where appropriate.</td><td colspan="4">Would development of the site have an adverse impact on:</td><td colspan="4" rowspan="5">There are no recorded restraints on the site but it is noted that there are mature hedgerows and the site is adjacent to local Wildlife Sites. It is therefore considered that developing this site will have a medium impact, mitigation would be required to ensure no net loss of biodiversity value, particularly on adjacent Local Wildlife Sites.</td></tr><tr><td colspan="2" rowspan="4">Category 2: Constraints</td><td colspan="2">Area of High Landscape Value or Significance</td><td colspan="2"></td><td colspan="2">Category 1: Significant Constraints</td><td colspan="2">Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)</td><td colspan="2"></td></tr><tr><td colspan="2">Woodland Plantation</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Site of Special Scientific Interest (SSSI)</td><td colspan="2"></td></tr><tr><td colspan="2">Tree Preservation Order (TPO)</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Local Nature Reserve</td><td colspan="2"></td></tr><tr><td colspan="2">Grade 2 or 3a Agricultural Land</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Category 2: Constraints</td><td colspan="2">Local Wildlife Site (LWS)</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2">Area of Significant Historic Landscape</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Local Geodiversity Site (LGS)</td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Great Crested Newt Pond (+500m buffer)</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Wildlife Corridor</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Are there any known protected / DBAP species or habitats on the site?</td><td colspan="4">Unknown</td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td colspan="4">Unlikely</td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="4"></td><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr></table>					Would development on this site impact upon the five purposes of the Green Belt?	Low	←	Impact	→	High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Site Photos 				Designations Map 													Key Designations: Predominantly Industrial Area/Water Source Protection Zone/ Flood Risk Zones/ Mineral Safeguarding Area/ Coal Authority Standing Advice Area.		Adjacent Designations / Allocations: Green Belt/ Great North Forest-Habitat Creation/ Wildlife Corridor/ Flood Risk Zones/ 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 wider area is a mix of urban fringe and agriculture. It is of medium to large scale. Busy Roads and the railway line have a strong audible and visual influence. The site itself has an urban character with high industrial units and a busy road. There are limited views through the site and there is a stark contrast between the site and the surrounding residential urban fringe location. It is considered that developing this site would have a low impact on the surrounding landscape/ townscape. Mitigation required where appropriate.		Would development of the site have an adverse impact on:				There are no recorded restraints on the site but it is noted that there are mature hedgerows and the site is adjacent to local Wildlife Sites. It is therefore considered that developing this site will have a medium impact, mitigation would be required to ensure no net loss of biodiversity value, particularly on adjacent Local Wildlife Sites.				Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)				Woodland Plantation						Site of Special Scientific Interest (SSSI)				Tree Preservation Order (TPO)						Local Nature Reserve				Grade 2 or 3a Agricultural Land						Category 2: Constraints		Local Wildlife Site (LWS)						Area of Significant Historic Landscape						Local Geodiversity Site (LGS)						Great Crested Newt Pond (+500m buffer)												Wildlife Corridor																		Are there any known protected / DBAP species or habitats on the site?		Unknown																Would the development of the site impact upon the connectivity of habitats?		Unlikely																						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
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SLR Ref: BC36b SHLAA Ref: bo.01.031/a/49		Site Area: 0.58ha		Site Location: Land south of Moor Lane/ Station Approach, East Boldon		Is the site in the Green Belt? YES ☐ NO ☒											
Land Use: Predominantly Industrial Area- brownfield Adjacent Uses: Agricultural, Industrial				Site appraised for: Residential/ B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos 				Designations Map 						Low ← Impact → High A B C D E							
										1. To check the unrestricted sprawl of the built-up area?							
				Key Designations: Predominantly Industrial Area/ Water Source Protection Zone/ Flood Risk Zones/ Mineral Safeguarding Area/ Coal Authority Standing Advice Area. Adjacent Designations / Allocations: Green Belt/ Great North Forest-Habitat Creation/ Wildlife Corridor/ Flood Risk Zones/ Local Wildlife Site.				2. To safeguard borough's countryside from further encroachment?									
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?									
								4. To preserve the special & separate characters of the Urban Fringe villages?									
								5. To assist in the regeneration of the urban area, by encouraging the recycling of land?									
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								Zero/Low Impact - no or minimal mitigation required									
								Medium Impact - mitigation required									
								High Impact – significant mitigation required									
Landscape and Townscape								Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		The wider area is a mix of urban fringe and agriculture. It is of medium to large scale. Busy Roads and the railway line have a strong audible and visual influence. The site itself has an urban character with high industrial units and busy roads. There are limited views through the site and there is a stark contrast between the site and the surrounding residential urban fringe location. It is considered that developing this site would have a low impact on the surrounding landscape/ townscape. Mitigation required where appropriate.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Would development of the site have an adverse impact on:		There are no recorded restraints on the site but it is noted that the site is adjacent to local Wildlife Sites. It is therefore considered that developing this site will have a medium. However mitigation would be required to ensure no net loss of biodiversity value, particularly on adjacent Local Wildlife Sites.			
Category 2: Constraints		Area of High Landscape Value or Significance										Category 1: Significant Constraints				Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)	
		Woodland Plantation														Site of Special Scientific Interest (SSSI)	
		Tree Preservation Order (TPO)														Local Nature Reserve	
		Grade 2 or 3a Agricultural Land														Category 2: Constraints	
		Area of Significant Historic Landscape						Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
												Great Crested Newt Pond (+500m buffer)					
												Wildlife Corridor					
												Are there any known protected / DBAP species or habitats on the site?		Unknown			
												Would the development of the site impact upon the connectivity of habitats?		Unlikely			

Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no onsite historical/ archaeological value.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		It is considered that developing this site would have a low impact, but mitigation would be required where appropriate, such as taking account of views from public rights of way.			
	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 zero/low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		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?			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015							
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	7%	A small part of the site is within Flood Risk Zone 2 and 3, and small parts of the site are at risk from surface water flooding-SRFA (2011). See SFRA for further details. Developing this site is considered to have low impact and may need mitigation as part of any planning application scheme for development.				Is there road capacity for site traffic generation?	?	It is considered that the site would have a medium impact with regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of the development would put some pressure on local capacity, particular 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?		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)	8%	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 Boldon Colliery. There is also good access to green infrastructure within the green belt, however children’s play areas and allotments are lacking. There is existing bus provision and the site is well located to East Boldon metro station. There are various education and community facilities in the local area. However, new infrastructure and services would be required, such as road improvements.					
	Surface Water Flooding	✓										
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref ES/167-B9) with former uses including brick manufacture (c1898-1921), road haulage (c1987) and infilling. It is 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 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?		26	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating						How many jobs could the site provide for?		80	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		The site is considered potentially suitable for development. The Employment Land Review 2014 indicates that B-use class economic development is not considered viable on this site, alternative uses may be acceptable. Flooding, landscape/ townscape, ground conditions and the need for infrastructure provision would need to be considered further, as well as the potential loss of existing employment onsite and its relocation.	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: BC37 SHLAA Ref: bo.01.045/46 (part)		Site Area: 9.48ha		Site Location: Land at Cleadon Lane Industrial Estate, East Boldon			Is the site in the Green Belt?		YES ☐ NO ☒										
Land Use: Predominantly Industrial Area Adjacent Uses: Agricultural, Residential, Industrial				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High						
											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								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
				<u>Key Designations:</u> Predominantly Industrial Area Public Rights of Way / Water Source Protection Zone / Flood Risk Zones / Tree Preservation Orders / Mineral Safeguarding Area / Coal Authority Standing Advice Area				<u>Adjacent Designations:</u> Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Flood Risk Zones / Local Nature Reserve / Local Wildlife Site											
Landscape and Townscape								Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land				The area is medium scale and often enclosed by nearby residential development. Views are largely contained in this part of the landscape. The site itself has an urban character with high industrial units and busy roads. There are limited views through the site and there is a stark contrast between the site and the surrounding residential urban fringe location. It is considered that developing this site would have a low impact on the surrounding landscape/townscape. Mitigation required where appropriate.		Would development of the site have an adverse impact on:				There are no recorded constraints on site but it is noted that there are mature trees and the site is directly adjacent to Local Wildlife Sites. It also has a part of a River Don tributary culvert beneath. It is therefore considered that developing this site will have a medium impact as it is already developed and in use, however residential development is likely to have adverse impacts on the LWS. Mitigation would be required where appropriate.							
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)									
		Woodland Plantation								Site of Special Scientific Interest (SSSI)									
		Tree Preservation Order (TPO)								Local Nature Reserve									
		Grade 2 or 3a Agricultural Land						Category 2: Constraints		Local Wildlife Site (LWS)		✓							
										Local Geodiversity Site (LGS)									
										Great Crested Newt Pond (+500m buffer)									
										Wildlife Corridor									
								Are there any known protected / DBAP species or habitats on the site?		Unknown									
								Would the development of the site impact upon the connectivity of habitats?		Unlikely									
														Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
														✓					

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 has a public right of way adjacent to the metro line which would need to be taken into account. It is considered that developing this site would have a low impact and mitigation would be required where appropriate.		
	Village Green											
	Cemetery / Churchyard											
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Allotment											
	Public Right of Way (cycleway/ footpath/bridleway)						✓					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Locally-Listed Building/ Structure/ Space						Is the proposed development site designated as open space or playing fields?		NA			
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	30.5%	A large part of the site is within Flood Risk Zones and surface water flooding has been identified on the site. The site is however culverted such that the impact of these flood zones is much reduced. Building on the culverted parts of the land is not advisable. Possibly open culvert up or ensure that culvert is easily accessed. Developing this site is considered to have a medium impact and would need mitigation.				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)	38.8%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required		Is there education/community/health facility capacity for site requirements?		✓			
	Surface Water Flooding	✓					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
						The site is reasonably close to shopping services at East Boldon and Boldon Colliery. There is also good access to green infrastructure within the green belt, however children’s play areas and allotments are lacking. There is existing bus provision and the site is well located to 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.				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 an area for further investigation in relation to contamination (AFI ref - ES/167-B9) with former uses including brick manufacture (c1898-1921), road haulage (c1987) and infilling. 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 require mitigation.				What is considered deliverable on the site?		It is considered that site is within a viable area for residential, and is within an established employment area.			
	Gentle Slope						How many homes could be provided?		138	Site would significantly support economic growth and/or regeneration priorities?		✓
	Undulating						How many jobs could the site provide for?		423	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 potentially suitable for development. The Employment Land Review 2014 considers that the estate should be retained as predominantly industrial area, and future vacancies on its periphery should be appropriately marketed to identify if alternative uses might be acceptable. Flooding, ground conditions, design and the need for infrastructure provision would need to be considered further, as well as the potential loss of existing employment onsite and its relocation.		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: BC38 SHLAA Ref: gb.04.005		Site Area: 6.37ha		Site Location: Land to North and West of Cleadon Lane Industrial Estate, Cleadon Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 620m separation distance between East Boldon and South Shields by 27%.																																										
Land Use: Agricultural, Adjacent Uses: Agricultural, Residential, Industrial				Site appraised for: Residential / B-use class Economic Devt																																															
Site Photos				Designations Map																																															
																																																			
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Local Wildlife Site / 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 Nature Reserve / Local Wildlife Site / Historic Landfill Sites																																												
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It is considered that development of this site would have a medium impact upon the borough's Green Belt. Mitigation would be required.																																																			
<table><tr><th>Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="5">Low ← Impact → 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										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?			✓		
Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High																																																		
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2. To safeguard borough's countryside from further encroachment?			✓																																																
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓																																																		
4. To preserve the special & separate characters of the Urban Fringe villages?			✓																																																
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Landscape and Townscape							Biodiversity																																												
Category 1: Significant Constraints	Grade I Agricultural Land		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 the metro line. It adds an important open aspect to the urban fringe landscape. Due to its location and scale, developing this site is considered to have a high impact, particularly having regard to separation distances between two distinctive villages. Significant mitigation required.				Would development of the site have an adverse impact on:			The site is within a wildlife corridor, comprises a River Don tributary, and Tiledsheds Burn Local Wildlife Site which contains a range of flora and in the winter the flooded areas are used by up to 50 Curlews, whilst the remaining pasture land is a feeding area for fieldfare, redwing and several commoner species – 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 that the majority of the site is a Local Wildlife Site. Significant mitigation would be required.																																									
Category 2: Constraints	Area of High Landscape Value or Significance						Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																											
	Woodland Plantation							Site of Special Scientific Interest (SSSI)																																											
	Tree Preservation Order (TPO)							Local Nature Reserve																																											
	Grade 2 or 3a Agricultural Land							Local Wildlife Site (LWS)	✓																																										
Area of Significant Historic Landscape			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) Lowland meadows and pasture b) Lowland fen habitats c) Scrub																																									
Would the development of the site impact upon the connectivity of habitats?		Impact on Wildlife Corridor and 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. 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						
						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?		?						
		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)	39%	Zero/Low Impact - no or minimal mitigation required			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.			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	✓												
Ground Conditions & Contamination						Suitability and Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination; however it is 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?		93	Site would significantly support economic growth and/or regeneration priorities?		✓			
	Undulating					How many jobs could the site provide for?		364	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 			Due to the site’s 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)													
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: BC38b SHLAA Ref: gb.04.005		Site Area: 9.57ha		Site Location: Land to West of Cleadon Lane Industrial Estate and south of Tiledshed Lane, Cleadon Lane, East Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 620m separation distance between East Boldon and South Shields by 27% would reduce the 100m separation between Cleadon and Boldon by 25%.			
Land Use: Agricultural, 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 green belt corridor that separates the fringe villages of East Boldon and Cleadon and would, taking into account the previously developed site BC41a, effectively merge the two settlements. Significant mitigation would be required.			
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Local Wildlife Site / 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 Nature Reserve / Local Wildlife Site / Historic Landfill Sites		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 in an open space corridor and has a semi-rural character, but with urban features such as adjacent residential/industrial and the metro line. It adds an important open aspect to the urban fringe landscape. Due to its location and scale, developing this site is considered to have a high impact, particularly having regard to the merging of two distinctive villages. Significant mitigation required.						Would development of the site have an adverse impact on:			
Category 2: Constraints	Area of High Landscape Value or Significance								Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)		
	Woodland Plantation									Site of Special Scientific Interest (SSSI)		
	Tree Preservation Order (TPO)									Local Nature Reserve		
	Grade 2 or 3a Agricultural Land									Category 2: Constraints	Local Wildlife Site (LWS)	
Area of Significant Historic Landscape		Local Geodiversity Site (LGS)										
		Great Crested Newt Pond (+500m buffer)										
		Wildlife Corridor		✓								
		Are there any known protected / DBAP species or habitats on the site?		a) Lowland meadows and pasture b) Lowland fen habitats c) Scrub								
Would the development of the site impact upon the connectivity of habitats?		Impact on Wildlife Corridor and Local Wildlife Site.		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓								