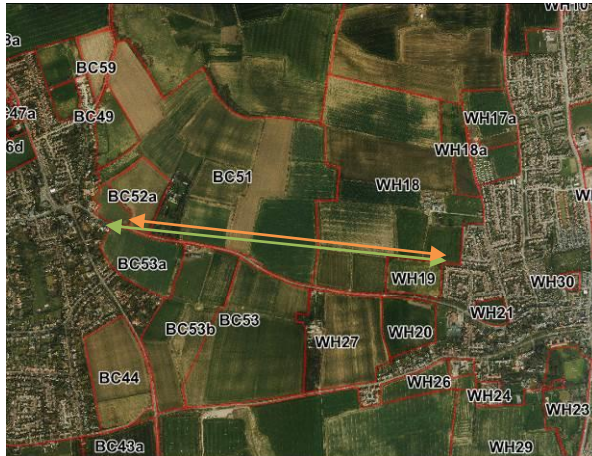


SLR Ref: BC52b SHLAA Ref: NA		Site Area:6.9ha		Site Location: Land north of Cleadon Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1,600m separation distance between Cleadon and Whitburn by 9%.																																																				
Land Use: Agricultural Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation  Developing this site is considered to have a medium impact upon the Green Belt by reducing openness within the countryside, and a significant impact upon the character of the urban fringe by extending development past the broad settlement boundary of Cleadon. This would have a significant impact on the village’s setting and mitigation would be required.																																																				
Site Photos				Designations Map																																																									
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Mineral Safeguarding Area / Coal Authority Standing Advice Area/Conservation Area /		Adjacent Designations: TPO’s/ Listed Building/ Water Source Protection Zone /Local Wildlife Site			<table><tr><th colspan="2">Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="2">Low ←</th><th colspan="3">Impact → High</th></tr><tr><th colspan="2"></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></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></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required				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?				✓																																																									
Landscape and Townscape							Biodiversity																																																						
Category 1: Significant Constraints		Grade I Agricultural Land				The area is home to key landmarks in the wider area, including the water tower and the windmill. As a whole, the Cleadon Hills are clearly well-used and valued locally. The site is situated in a prominent location along Cleadon Lane which provides openness and character to Cleadon village. The site is rural and low boundary treatments contribute to its openness. The site allows for views across the green belt and towards the Cleadon Hills Area of High Landscape Value. Due to its prominent location and scale, developing this site is considered to have a high impact and significant mitigation would be required.		Would development of the site have an adverse impact on:				Although there are no biodiversity designations identified on the site itself, it is just over 100m from the Undercliff Pond Local Wildlife and within two broad wildlife Corridors. Due to the sites size and location, it is considered that it would have a medium impact and require mitigation.																																																	
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA) , Special Area of Conservation (SAC)																																																			
		Woodland Plantation								Site of Special Scientific Interest (SSSI)																																																			
		Tree Preservation Order (TPO)								Local Nature Reserve																																																			
		Grade 2 or 3a Agricultural Land						Category 2: Constraints		Local Wildlife Site (LWS)		✓																																																	
										Local Geodiversity Site (LGS)																																																			
										Great Crested Newt Pond (+500m buffer)																																																			
										Wildlife Corridor		✓																																																	
								Are there any known protected/ DBAP species or habitats on the site?		Unknown																																																			
								Would the development of the site impact upon the connectivity of habitats?		Potential impact dependant on scale of development.																																																			
										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 falls within the Cleadon Conservation Area. The boundary extends to include Undercliff; which defines the historic core of Cleadon and helps to retain the rural character of Cleadon village. Land at East Farm in included on the Local List as it provides an example of ridge and furrow, a medieval form of cultivation created by an ox-drawn plough. Undercliff Grade II Listed Building also lies in close proximity to the western boundary of the site and the Grade II Listed All Saints Church to the southern boundary.										
	World Heritage Site & Setting (+ candidate)												
	Grade I/Grade II*Listed Building/Structure												
Category 2: Constraints	Grade II Listed Building/Structure		It is considered that this site is within a prominent location on the approach to Cleadon Conservation Area. The section of the site included in the conservation area boundary is an integral part of its setting. Developing this site is considered to have a high impact and 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	✓			✓								
						Is the proposed development site designated as open space or playing fields?		N/A		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		N/A											
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on a small area of the site. Developing this site is considered to have a low impact in regards to intermediate surface water flooding and mitigation would be required.										
	Flood Risk Zone 3A (High Vulnerability)	0%											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?		?	It is considered that the site could 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.				
	Surface Water Flooding	✓										Is there water and sewerage capacity for site requirements?	
						Is there education/community/health facility capacity for site requirements?		✓					
						What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
						The site would be situated in close proximity to the existing built extent of Cleadon Village. It is also situated adjacent a key route to Sunderland which provides public transport access. The site could be serviced by existing facilities in these areas; however, the size of the site may require additional services. . It has good access to green infrastructure within the green belt, but limited proximity to allotments and children’s play areas.				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 and mitigation would only be required where appropriate.										
	Gentle Slope	✓											
	Undulating												
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	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.					
	Electricity Pylon (+ 10m buffer zone)							How many homes could be provided?		155	Site would significantly support economic growth and/or regeneration priorities?		✓
Category 2: Constraints	HSE COMAH Middle or Outer Zone					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?				
	Landfill sites, Contaminated land												
	Minerals Legacy (quarries and coal mining)												
	High Voltage electricity line(+10m buffer zone)												
Site Appraisal Conclusion						It is not considered that the site is suitable for development due to its high impacts upon the green belt landscape and historic environment, particularly the historic character of Cleadon Village.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development	

SLR Ref: BC53 SHLAA Ref: NA		Site Area:23.87ha		Site Location: Land south of Cleadon Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current separation distance of 970m between Cleadon and Whitburn by 76%										
Land Use: Agricultural, Farm buildings Adjacent Uses: Agriculture, Sunderland AFC training facility, 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 high impact upon the borough's Green Belt. This site is key to retaining the separation and unique character between Cleadon and Whitburn Significant mitigation would be required. The 970m gap between settlements would be reduced down to 120m between the site and Cleadon, and 230m between the site and Whitburn. The revised separation distance is based on the fact that the site is closer to Cleadon and therefore the green belt gap would be reduced to 230m between the two settlements.						
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area/ Conservation Area		Adjacent Designations: Conservation Area / Public Right of Way / Proposed footpath and cycleway / Strategic Route Network		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required 							
Landscape and Townscape						Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land				This area as open to semi-enclosed urban fringe and agricultural land which gently slopes south and east towards Sunderland and the coast. Long views south towards Sunderland and the coast are provided by the site's openness, and the study recommends retaining the open aspect of this broad area. The site is situated along a principal route between Cleadon and Whitburn and forms a key gateway into both which significantly adds to their village character. The site has a rural landscape, with some agricultural buildings and low boundary treatments along the main transport routes contribute to its openness. The site allows for views across the green belt and towards the Cleadon Hills Area of High Landscape Value, including Cleadon Mill and Water Tower. Due to its prominent location and scale, developing this site is considered to have a high impact and significant mitigation would be required.				Would development of the site have an adverse impact on:				The site is identified as a key wildlife habitat corridor. The hedgerows and open arable farmland in this area support a wide range of farmland birds, many of which are priority species and/or high on the list of conservation concern. Developing this site is considered to have a high impact upon biodiversity due to the size of the site and its role in connecting wildlife habitats. Mitigation would be required to safeguard against impacts, and ensure no net loss of 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?		Unknown									
								Would the development of the site impact upon the connectivity of habitats?		Impact likely due to Wildlife Corridor & Green Infrastructure corridor									

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The western part of the site (adjacent Whitburn Road East) falls within the Cleadon Conservation Area. The boundary extends to include West Hall Farm, also locally-listed, which defines the historic core of Cleadon and helps to retain the rural character of the village. The western part of site forms the boundary of the Whitburn Conservation area.	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 corridors. Due to the sites size and location, and potential impact on a green infrastructure corridor, it is considered that developing this site would have a medium impact and mitigation would be required.		
	World Heritage Site & Setting (+ candidate)							Village Green				
	Grade I/Grade II*Listed Building/Structure							Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		It is considered that this site is within a prominent location on the approach to Cleadon and Whitburn Conservation Areas. Developing this site is considered to have a high impact and significant mitigation would be required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Category 2: Constraints	Public Open Space/Playing Field/Play Area				
	Conservation Area	✓						Allotment				
	Archaeological Site (Known & potential)		Green Infrastructure corridor					✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Locally-Listed Building/ Structure/ Space	✓										Is the proposed development site designated as open space or playing fields?
		Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.	N/A									
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on the western corner of the site as well as some smaller areas towards the north 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 and mitigation would be required where appropriate.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to capacity and access of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put significant pressure on local capacity, particularly roads. Significant mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)	0%					Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Is there education/community/health facility capacity for site requirements?		?				
	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 situated in close proximity to the existing built extent of Cleadon and Whitburn. It is also situated adjacent a key route to Sunderland which provides public transport access. It has good access to green infrastructure but children’s play areas and allotments are lacking. The potential extent of development is likely to require significant services investment.				
Ground Conditions & Contamination						Suitability and Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.			
	Gentle Slope	✓					How many homes could be provided?		537	Site would significantly support economic growth and/or regeneration priorities?		✓
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential significant impact upon the Green Belt, landscape/townscape, infrastructure and heritage assets, particularly on the historic character of the urban fringe, it is not considered that the site is suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

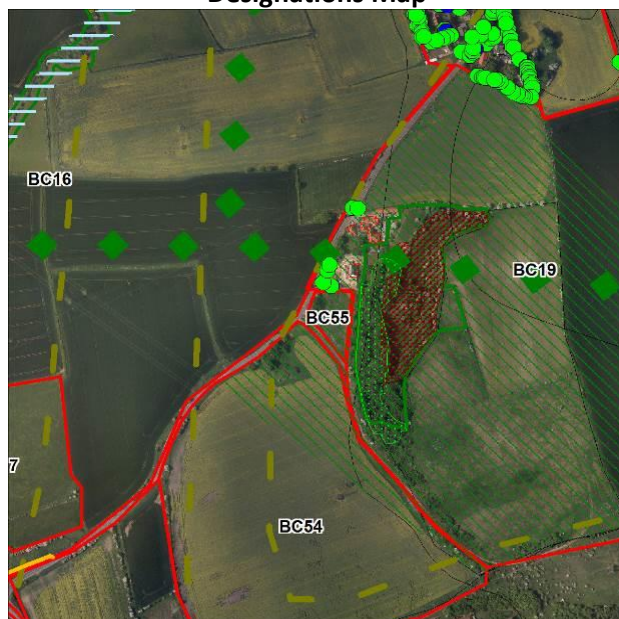
SLR Ref: BC53a SHLAA Ref:		Site Area:7.28ha		Site Location: Land south of Cleadon Lane, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 920m separation distance between Cleadon and Whitburn by less than 1%.												
Land Use: Agriculture Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation												
Site Photos				Designations Map																	
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area/ Conservation Area			Adjacent Designations / Allocations: Conservation Area / Strategic Route Network			Developing this site is considered to have a low impact on the green belt separation (5m). However, development on the site would have a high impact on the setting of the urban fringe village of Cleadon and mitigation would be required.											
Landscape and Townscape				Biodiversity					Zero/Low Impact - no or minimal mitigation required												
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land with open long-range views towards Sunderland and the coast, as well as across the green belt towards Cleadon Hills Area of High Landscape Value. The site forms part of a key gateway approach to Cleadon village and Conservation Area, contributing significantly to the character and setting of the village. Due to its prominent location, developing this site would have a high impact and significant mitigation would be required.					Category 1: Significant Constraints		Ramsar Site				The site is identified as a key wildlife habitat corridor and is directly adjacent to the Undercliffe local wildlife site. Developing this site is considered to have a medium impact upon biodiversity due to the size of the site and its role in connecting wildlife habitats. Mitigation would be required to safeguard against impacts, and ensure no net loss of biodiversity value.						
Category 2: Constraints		Area of High Landscape Value or Significance							Category 2: Constraints		Special Protection Area (SPA)										
		Woodland Plantation									Special Area of Conservation (SAC)										
		Tree Preservation Order (TPO)									Site of Special Scientific Interest (SSSI)										
		Grade 2 or 3a Agricultural Land									Local Nature Reserve										
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Category 2: Constraints		Local Wildlife Site (LWS)				Zero/Low Impact - no or minimal mitigation required			
												Great Crested Newt Pond (+500m buffer)				Medium Impact - mitigation required					
												Wildlife Corridor		✓		High Impact – significant mitigation required					
												Are there any known protected / DBAP species or habitats on the site?		Unknown							
												Would the development of the site impact upon the connectivity of habitats?		Impact likely due to Wildlife Corridor and Green Infrastructure Corridor							

Historic Environment and Culture						Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site lies within Cleadon Conservation Area and contributes to the rural character of Cleadon Village. The site is also adjacent to a locally listed farmstead.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is located within the Green Belt Green Infrastructure Corridor. Sue to the site’s size and location, it is considered that developing the site would have a medium impact and mitigation would be required.						
	Village Green															
	Cemetery / Churchyard															
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		The site is within a prominent location that contributes to the historic setting of Cleadon Conservation Area. Development of this site would have a high impact and significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	
	Allotment															
	Public Right of Way (cycleway/ footpath/bridleway)															
	Green Infrastructure corridor						✓									
					Is the proposed development site designated as open space or playing fields?		n/a									
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		n/a									
Flooding						Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone, 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. Development of the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			It is considered that the site would have a high impact in regards to capacity and access of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put significant pressure on local capacity, particularly roads. Significant mitigation would be required.							
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?										
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	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 situated in close proximity to the existing built extent of Cleadon and Whitburn. It is also situated adjacent a key route to Sunderland which provides public transport access. It has good access to green infrastructure but children’s play areas and allotments are lacking. The potential extent of development is likely to require significant services investment.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
	Surface Water Flooding														✓	
Ground Conditions & Contamination						Suitability and Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but just outside a strong market location for B-use class economic development.								
	Gentle Slope					How many homes could be provided?		164	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 high impacts on landscape, historic environment 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: BC53b SHLAA Ref:		Site Area:15.75ha		Site Location: Land south of Cleadon Lane and north east of Sunderland Road, Cleadon			Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development would reduce the current 920m separation distance between Cleadon and Whitburn by 13%.																																																		
Land Use: Agriculture Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation			<table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td></tr></table>			Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?		✓				2. To safeguard borough's countryside from further encroachment?				✓		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓					4. To preserve the special & separate characters of the Urban Fringe villages?					✓	5. To assist in the regeneration of the urban area, by encouraging the recycling of land?				✓		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside					
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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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Site Photos 				Designations Map 				 Developing this site is considered to have a high impact upon the Green Belt by reducing openness within the countryside, and impacting upon the character of the urban fringe by extending development past the broad settlement boundary of Cleadon. This would have a high impact on its setting and significant mitigation would be required.			<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																																													
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 				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area/ Conservation Area		Adjacent Designations / Allocations: Conservation Area / Strategic Route Network																																																							
Landscape and Townscape							Biodiversity																																																						
Category 1: Significant Constraints	Grade I Agricultural Land		Agricultural land with open long-range views towards Sunderland and the coast, as well as across the green belt towards Cleadon Hills Area of High Landscape Value. The site forms part of a key gateway approach to Cleadon village and Conservation Area, contributing significantly to the character and setting of the village. Due to its prominent location, developing this site would have a high impact and significant mitigation would be required.				Would development of the site have an adverse impact on:			The site is identified as a key wildlife habitat corridor and is within 60m of a local wildlife site. Developing this site is considered to have a medium impact upon biodiversity due to the size of the site and its role in connecting wildlife habitats. Mitigation would be required to safeguard against impacts, and ensure no net loss of 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			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 likely due to Wildlife Corridor and Green Infrastructure Corridor																																																											
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		✓																																																						

SLR Ref: BC54 SHLAA Ref: NA		Site Area: 12.6ha		Site Location: Land east of Downhill Lane, West Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1050m separation distance between South Tyneside’s built up area and Sunderland by 38%.					
Land Use: Agricultural Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt									
Site Photos 				Designations Map 									
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Area of High Landscape Value / Coal Authority Resource and Standing Advice Area		Adjacent Designations: Wildlife Corridor / Local Geodiversity Site / Local Wildlife Site / Area of High Landscape Value / Tree Preservation Orders		Green Belt Separation  It is considered that development of this site would have a medium impact upon the borough’s Green Belt due to the site protruding into a key separation corridor between South Tyneside and Sunderland. However, development would have a low impact on the urban fringe villages. Mitigation would be required.					
Landscape and Townscape						Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land		The site is within the Boldon Downhill landscape area. The adjacent limestone scarp of Boldon Downhill is a key landscape feature and the study recommends that its open aspect should be retained. The site offers continuous views of surrounding green belt countryside and is partially within the Boldon Downhill Area of High Landscape Value. Therefore it is considered developing this site would have a high impact and significant mitigation would be required.			Would development of the site have an adverse impact on:			The site is within a wildlife corridor and contains mature vegetation. It is also directly adjacent to a local wildlife site and local geodiversity site; consideration should be had to any potential impact on these sites. Due to the site’s scale and location, it is considered that development of this site would have a medium impact and mitigation would be required.				
Category 2: Constraints	Area of High Landscape Value or Significance	✓				Category 1: Significant Constraints						Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)	
	Woodland Plantation											Site of Special Scientific Interest (SSSI)	
	Tree Preservation Order (TPO)											Local Nature Reserve	
	Grade 2 or 3a Agricultural Land					Category 2: Constraints	Local Wildlife Site (LWS)	✓					
							Local Geodiversity Site (LGS)	✓					
	Area of Significant Historic Landscape						Great Crested Newt Pond (+500m buffer)						
							Wildlife Corridor	✓					
						Are there any known protected / DBAP species or habitats on the site?		Unknown					
						Would the development of the site impact upon the connectivity of habitats?		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.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green belt green infrastructure corridor. Due to the sites size and location within the corridor it is considered that developing this site would have a medium impact and mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)					
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓			
					Is the proposed development site designated as open space or playing fields?		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 a small part of the site. Developing this site is considered to have a low impact in regards to surface water flooding and this would need to be mitigated.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to capacity and access to infrastructure and services. Whilst it would increase critical mass, the scale and location of development would put pressure on local capacity, and require new investment. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
			Is there education/community/health facility capacity for site requirements?		?							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is not reasonably close to shopping services with Town End Farm. It has good access to green infrastructure such as the green belt and is also adjacent to the A19 strategic trunk network.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	
	Surface Water Flooding	✓										
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination but is adjacent to an AFI. It 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, and on the periphery of a strong market location for B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		284	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating	✓				How many jobs could the site provide for?		720	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Due to the site’s likely significant impacts upon the Green Belt and landscape, particularly the key landscape feature of Boldon Downhill, it is not considered that the site is suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development ✓		
	Electricity Pylon (+ 10m buffer zone)	✓										
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)	✓										

SLR Ref: BC55 SHLAA Ref: NA		Site Area: 0.3ha		Site Location: Land west of Boldon Downhill, West Boldon			Is the site in the Green Belt? YES ☒ NO ☐		Development is not considered to substantially have an overall adverse impact on the green belt. It would only result in a reduction of 180m of openness lost between South Tyneside and its nearest boundary with Sunderland.								
Land Use: Open land - greenfield Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation 									
Site Photos 				Designations Map 													
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Area of High Landscape Value / Coal Authority Resource and Standing Advice Area		Adjacent Designations: Wildlife Corridor / Local Geodiversity Site / Local Wildlife Site / Area of High Landscape Value / Tree Preservation Orders		It is considered that development of this site would have a high impact upon the borough’s Green Belt due to the site’s visible and elevated location. Significant mitigation would be required.									
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required 									
Landscape and Townscape								Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land				The site is within the Boldon Downhill Area of High Landscape Value, with Boldon Downhill being a key landscape feature. The site is situated in a prominent open space within the countryside between South Tyneside and Sunderland. It is considered that the site would have a high impact on surrounding landscape due to prominent location. Significant mitigation would be required.			Would development of the site have an adverse impact on:			The site is within a wildlife corridor and adjacent to a Local Wildlife Site and Local Geodiversity Site. Due to the site’s scale and location, it is considered that development of this site would have a high impact upon the biodiversity of the area due to the site’s proximity to a Local Wildlife Site and Local Geodiversity Site. Significant mitigation would be required.					
Category 2: Constraints		Area of High Landscape Value or Significance		✓					Category 1: Significant Constraints		Special Protection Area (SPA) , Ramsar Site, 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 no known historical or archaeological significance on site but there is a Grade II Listed building – Downhill House 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, it is considered that developing this site would have a low impact. Mitigation required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture due to potential impacts on the setting of a Grade II Listed Building. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)					
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓			
					Is the proposed development site designated as open space or playing fields?		NA					
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		NA					
Flooding					Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site. 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 low impact in regards to capacity and access to infrastructure and services, as whilst it is reasonably isolated from existing capacity, it is of a very small scale. Mitigation would be required where appropriate.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓				
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is not reasonably close to shopping services. It has good access to green infrastructure such as the green belt and is also adjacent to the A19 strategic trunk network and existing bus provision. 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.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding											
Ground Conditions & Contamination					Suitability and Deliverability							
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination but is adjacent to an AFI. It is also 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 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?		9	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is not considered that the site is suitable for development due to significant impacts upon the surrounding landscape and biodiversity.			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: BC56 SHLAA Ref: gb.02.003		Site Area:4.0ha		Site Location: Land between Downhill Lane / Hylton Lane, 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 29%.								
Land Use: Agricultural Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation								
Site Photos 				Designations Map 													
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Tree Preservation Areas / Public Right of Way / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Resource and Standing Advice Area			Adjacent Designations: Green Belt / Great North forest / Conservation Area / Strategic Route Network / Area of High Landscape Value			It is considered that development of this site would have a high impact upon the borough's Green Belt due to its location in a sensitive corridor separating South Tyneside and Sunderland, and the potential significant impact upon the adjacent hamlet and the setting of the urban fringe village of West Boldon. Significant mitigation would be required.							
										Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							
				Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required 							
Landscape and Townscape									Biodiversity								
Category 1: Significant Constraints		Grade I Agricultural Land				The site is within the proposed extension to the Boldon Downhill Area of High Landscape Value. Boldon Downhill is a key landscape feature and the study recommends that its open aspect should be retained. This site offers continuous views of the surrounding green belt and is within a prominent location in the setting to Boldon Downhill and adjacent hamlet which comprise a large number of TPO mature trees. Therefore it is considered that developing the site would have a high impact and significant mitigation would be required.			Would development of the site have an adverse impact on:			The site is within a wildlife corridor and adjacent to a large number of mature trees. The site is also within 200m of a Local Wildlife Site and Local Geodiversity Site. Due to the site's scale and location, it is considered that development of this site would have a medium impact upon the biodiversity of the area, and mitigation would be required.					
Category 2: Constraints		Area of High Landscape Value or Significance		✓					Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)						
		Woodland Plantation									Site of Special Scientific Interest (SSSI)						
		Tree Preservation Order (TPO)		✓							Local Nature Reserve						
		Grade 2 or 3a Agricultural Land									Category 2: Constraints				Local Wildlife Site (LWS)		✓
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required 					
									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 due to Wildlife Corridor.						

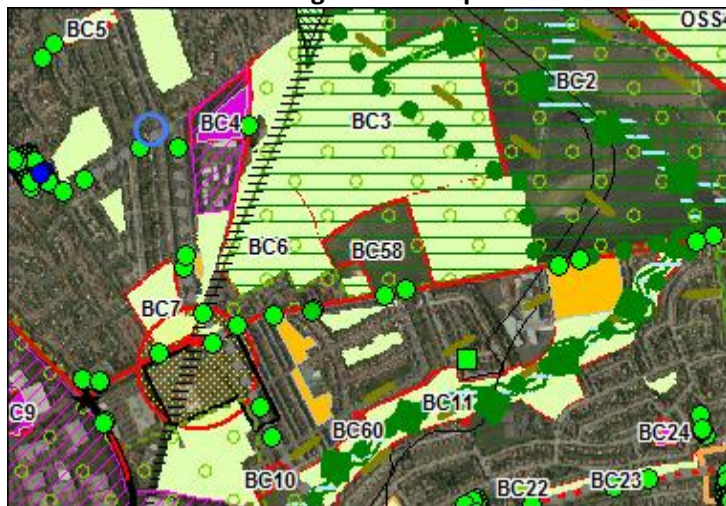
Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite, but it is noted that it is just south of the West Boldon Conservation Area and is a prominent location that adds to the conservation area’s setting from key gateway approaches on Downhill Lane and Hylton Lane.			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 on its northern boundary. Due to the sites size and location within the corridor it is considered that developing this site would have a medium impact and mitigation would be required.	
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact on the setting to the West Boldon Conservation Area. Significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area				
	Conservation Area						Allotment				
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		✓	Public Right of Way (cycleway/ footpath/bridleway)		✓	
	Locally-Listed Building/ Structure/ Space							Green Infrastructure corridor		✓	
					Is the proposed development site designated as open space or playing fields?		N/A		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
					Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		N/A				
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	A very small part of the site is identified as being at a minor risk of surface water flooding. 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 and access to infrastructure and services, as would provide further critical mass to local services, but is still on the periphery of the built up area and due to its size, could put some pressure on local infrastructure. Mitigation would be required.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓			
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?					
					The site is reasonably close to shopping services at Boldon Colliery and West Boldon. It has good access to green infrastructure such as the green belt. It is also close to the A19 strategic trunk 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, such as local road improvements.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination					Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.			
	Gentle Slope	✓				How many homes could be provided?		90	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential significant impact upon the Green Belt and surrounding landscape (including proposed extension to the Boldon Downhill Area of High Landscape Value) and on the character of the urban fringe and setting of the West Boldon Conservation Area, it is not considered that the site is suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			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: BC57a SHLAA Ref: NA		Site Area:3.35ha		Site Location: Northern Playing Fields at Oakleigh Gardens, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the current separation distance between Cleadon and South Shields but there would be a loss of green belt.																																													
Land Use: Playing Fields, School Buildings Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation																																													
Site Photos 				Designations Map 				 It is considered that development of this site would have a medium upon the borough’s Green Belt. Whilst the site would reduce overall openness in the locality, it wouldn’t result in development protruding past an established broad settlement boundary at the site’s northern boundary, and it is partially contained by existing development. Development would have a high impact on the setting of Cleadon Village. Mitigation would be required.		<table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low ←</td><td colspan="2">Impact</td><td colspan="2">→ High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough’s countryside from further encroachment?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td>✓</td><td></td><td></td></tr></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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1. To check the unrestricted sprawl of the built-up area?		✓																																																			
2. To safeguard borough’s countryside from further encroachment?				✓																																																	
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓																																																				
4. To preserve the special & separate characters of the Urban Fringe villages?				✓																																																	
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓																																																		
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area / Recreational Open Space/Tree Preservation Order’s / Recreational Open Space		Adjacent Designations: Conservation Area / Area of High Landscape Value/ Public Right of Way/ Strategic Route Network		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																																													
Landscape and Townscape						Biodiversity																																															
Category 1: Significant Constraints		Grade I Agricultural Land				The area is semi-rural with a fragmented agricultural landscape with hedgerows and fields. A key sensitivity identified in this landscape is the narrow areas between settlements that are potentially vulnerable to development and coalescence. The site is open in character and allows for views across the green belt, particularly towards the Cleadon Hills Area of High Landscape Value, including Cleadon Mill and Water Tower. However, the site is reasonably contained by development which minimises potential impacts. It is considered that developing this site would have a medium impact upon the landscape/townscape and would require mitigation.				Would development of the site have an adverse impact on:		The site is identified as a wildlife corridor and is within 200m of a local wildlife site, local nature reserve and SSSI. It is considered to have a high impact upon biodiversity due to potential impacts on the SSSI. Mitigation would be required.																																									
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																									
		Woodland Plantation								Site of Special Scientific Interest (SSSI)		✓																																									
		Tree Preservation Order (TPO)								Local Nature Reserve																																											
		Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)																																									
		Area of Significant Historic Landscape								Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																			
		Great Crested Newt Pond (+500m buffer)								Wildlife Corridor		✓																																									
		Are there any known protected / DBAP species or habitats on the site?		Unknown						Would the development of the site impact upon the connectivity of habitats?		Unlikely																																									

Historic Environment and Culture						Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The Playing Pitch Strategy (2015) identifies this site has having a standard quality cricket pitch. It is also acknowledged that site provides opportunities for other recreational activities. Any potential loss of the pitch would need to be mitigated. It is considered that developing this site would have a high impact which would need significant mitigation.			
	Village Green												
	Cemetery / Churchyard												
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		It is considered that development would have a zero/low impact, but is within the setting of the Cleadon Hills Conservation Area which would have to be taken account of and mitigated where appropriately.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Allotment												
	Public Right of Way (cycleway/ footpath/bridleway)												
	Green Infrastructure corridor						✓						
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required				Is the proposed development site designated as open space or playing fields?		Yes 1x cricket				
	Locally-Listed Building/ Structure/ Space						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.		Cricket – Standard quality				
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	A small part of the site is at risk of surface water flooding. 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 surface water flooding. Mitigation would be required where appropriate.				Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to access to and capacity of infrastructure and services. It could provide an increased critical mass to support existing/new services, but road capacity may be impacted upon, particularly within Cleadon centre and playing pitch provision would have to be considered further. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%					Is there water and sewerage capacity for site requirements?		?				
				Is there education/community/health facility capacity for site requirements?		✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?	The site is reasonably close to local shopping services in Cleadon and has good access to green infrastructure, education and community facilities. There are bus stops on the strategic Road Network which connects South Shields, Cleadon and Sunderland.	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required										
	Surface Water Flooding	✓											
Ground Conditions & Contamination						Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.				What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope						How many homes could be provided?		75	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required				It is considered that the site is not suitable for residential development due to the loss of green infrastructure and potential adverse impacts on biodiversity.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 2: Constraints	Electricity Pylon (+ 10m buffer zone)												
	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: BC57b SHLAA Ref: NA		Site Area:1.83ha		Site Location: Southern Playing Fields at Oakleigh Gardens, Cleadon			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the current separation distance between Cleadon and South Shields but there would be some loss of green belt.						
Land Use: Playing Fields, School Buildings Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation						
Site Photos 				Designations Map 					 It is considered that development of this site would have a low upon the borough's Green Belt. Whilst the site would reduce overall openness in the immediate locality, it wouldn't result in development protruding past an established broad settlement boundary, and it is tightly contained on three sides by existing development. Development would have a medium impact on the setting of Cleadon Village. Some mitigation would be required.						
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area / Recreational Open Space/Tree Preservation Order's / Recreational Open Space		Adjacent Designations: Conservation Area / Area of High Landscape Value/ Public Right of Way/ Strategic Route Network		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land				The area is semi-rural with a fragmented agricultural landscape with hedgerows and fields. A key sensitivity identified in this landscape is the narrow areas between settlements that are potentially vulnerable to development and coalescence. The site is open in character and allows for views across the green belt, particularly towards the Cleadon Hills Area of High Landscape Value, including Cleadon Mill and Water Tower. However, the site is reasonably contained by development which minimises potential impacts. It is considered that developing this site would have a medium impact upon the landscape/townscape and would require mitigation.				Would development of the site have an adverse impact on:					
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)			
		Woodland Plantation								Site of Special Scientific Interest (SSSI)					
		Tree Preservation Order (TPO)								Local Nature Reserve					
		Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)			
										Local Geodiversity Site (LGS)					
		Area of Significant Historic Landscape				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.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The Playing Pitch Strategy (2015) identifies this site has having a poor quality adult football pitch. It is also acknowledged that site provides opportunities for other recreational activities. Any potential loss of these pitches would need to be mitigated. It is considered that developing this site would have a medium impact which would need some mitigation to offset the loss of the football pitch.				
	Village Green												
	Cemetery / Churchyard												
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		It is considered that development would have a zero/low impact, but is within the setting of the Cleadon Hills Conservation Area which would have to be taken account of and mitigated where appropriately.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Conservation Area												
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	Yes – 1 x football					
	Locally-Listed Building/ Structure/ Space						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.	Football – Poor quality					
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	A small part of the site is at risk of surface water flooding. 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 surface water flooding. Mitigation would be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to access to and capacity of infrastructure and services. It could provide an increased critical mass to support existing/new services, but road capacity may be impacted upon, particularly within Cleadon centre and playing pitch provision would have to be considered further. Mitigation would be required.				
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?					
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
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to local shopping services in Cleadon and has good access to green infrastructure, education and community facilities. There are bus stops on the strategic Road Network which connects South Shields, Cleadon and Sunderland.					
Ground Conditions & Contamination						Suitability and Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		49	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	This site is considered potentially suitable for development subject to appropriate mitigation.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)												
Category 2: Constraints	HSE COMAH Middle or Outer Zone					Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Landfill sites, Contaminated land												
	Minerals Legacy (quarries and coal mining)												
	High Voltage electricity line(+10m buffer zone)												

SLR Ref: BC58 SHLAA Ref: NA		Site Area:4.1ha		Site Location: Land to the north of New Road, West Boldon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 1000m separation distance between Boldon and South Shields by 21%.																																													
Land Use: Agricultural Adjacent Uses: Residential, Recreational open space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation																																													
Site Photos 				Designations Map 				Green Belt Separation 		Would development on this site impact upon the five purposes of the Green Belt? <table><tr><th></th><th>Low ←</th><th>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				Low ←	Impact	→	High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?		✓				2. To safeguard borough's countryside from further encroachment?				✓		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓					4. To preserve the special & separate characters of the Urban Fringe villages?				✓		5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓		
	Low ←	Impact	→	High																																																	
	A	B	C	D	E																																																
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3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓																																																				
4. To preserve the special & separate characters of the Urban Fringe villages?				✓																																																	
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓																																																		
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Public Right of Way / Public Recreational Open Space / Coal Authority Resource and Standing Advice Area		Adjacent Designations / Allocations: Wildlife Corridor / Local Wildlife Site / Green Belt / Linked Open Space System / Public Right of Way / Water Source Protection Zone / Recreational Open Space		It is considered that development of this site would have a medium impact upon the borough's Green Belt due to the site's scale and location. It would protrude into surrounding openness from a defined boundary that is New Road, developing a key area of separation between the Boldons and South Shields. Mitigation would be required.																																													
Landscape and Townscape						Biodiversity																																															
Category 1: Significant Constraints		Grade I Agricultural Land				The Colliery Wood to the north of this site is a key feature in the landscape and surrounding area is an important recreational open space. The site is situated adjacent to a prominent road in the local area and contributes to a much wider open area with a semi-rural character. This corridor frames the urban fringe. It is considered that developing this site would have a medium impact. Some mitigation would be required.				Would development of the site have an adverse impact on:			Whilst the site has no biodiversity designations, it is within close proximity to a local wildlife site and strategic wildlife corridor. It is considered that developing the site would have a medium impact on the wildlife corridor and mitigation would be required.																																								
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																									
		Woodland Plantation										Site of Special Scientific Interest (SSSI)																																									
		Tree Preservation Order (TPO)										Local Nature Reserve																																									
		Grade 2 or 3a Agricultural Land										Category 2: Constraints				Local Wildlife Site (LWS)		✓																																			
										Local Geodiversity Site (LGS)																																											
										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? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site has public rights of way on its boundary. It is considered that developing this site would have a medium impact on the green infrastructure corridor and public footpath. Mitigation would be required.					
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area								
	Conservation Area						Allotment								
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		✓						
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓						
						Is the proposed development site designated as open space or playing fields?		Yes		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required			
						Site quality classification in Open Space Strategy / Playing Pitch Strategy 2015.									
Flooding						Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding has been identified on the site. Developing this site is considered to have a low impact in regards to surface water flooding and this would need to be mitigated.			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 and green infrastructure. Mitigation would be required.						
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?							
			Is there education/community/health facility capacity for site requirements?		✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is close to district shopping services at Boldon Colliery. It has good access to green infrastructure such as public rights of way in the green belt. It is also adjacent to bus stops on the strategic route network and there are education and community facilities. However, it is also noted that due to the potential extent of development, new infrastructure and services would 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 but is adjacent to an AFI. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would only be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a broad strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		120	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?		n/a				
	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 would be potentially suitable for development. However potential impacts upon the local landscape, Green Belt and associated biodiversity and recreational benefits within this green infrastructure would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development					
	Electricity Pylon (+ 10m buffer zone)														
Category 2: Constraints	HSE COMAH Middle or Outer Zone														
	Landfill sites, Contaminated land														
	Minerals Legacy (quarries and coal mining)														
	High Voltage electricity line(+10m buffer zone)														

SLR Ref: BC59 SHLAA Ref: NA		Site Area:3.0ha		Site Location: Land to the west of Sunnyside Lane, Cleadon		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would reduce the current 580m separation distances between Cleadon and South Shields by 40%.																																															
Land Use: Agriculture Adjacent Uses: Residential, Playing Fields, Agriculture				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt? <table><thead><tr><th></th><th>Low ←</th><th colspan="3">Impact →</th><th>High</th></tr><tr><th></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td>✓</td></tr></tbody></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓						Low ←	Impact →			High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓			2. To safeguard borough's countryside from further encroachment?				✓		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓					4. To preserve the special & separate characters of the Urban Fringe villages?				✓		5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					✓
	Low ←	Impact →			High																																																		
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5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					✓																																																		
Site Photos 				Designations Map 		Green Belt Separation  It is considered that development of this site would have a high impact upon the borough's Green Belt due to its fairly open location in a sensitive corridor separating Cleadon and South Shields. Development would also affect the setting of the historic urban fringe village of Cleadon. Significant mitigation would be required.																																																	
		Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Water Source Protection Zone / Mineral Safeguarding Area		Adjacent Designations: Conservation Area / Area of High Landscape Value/ Public Right of Way/ Strategic Route Network / Recreational open space / Tree Preservation Order's																																																			
Landscape and Townscape						Biodiversity																																																	
Category 1: Significant Constraints	Grade I Agricultural Land		The broad area of Cleadon Hills which this site is within as an extensive area of high ground with a unique sense of place. Recreational access and views are highly valued, with popular walking routes circumscribing the hills. The area is home to key landmarks in the wider area, including the water tower and the windmill. As a whole, the Cleadon Hills are clearly well-used and valued locally. The site allows for views across the green belt, particularly towards the Cleadon Hills Area of High Landscape Value, including Cleadon Mill and Water Tower. It is considered that developing this site would have a high impact upon the landscape/townscape and would require significant mitigation.			Would development of the site have an adverse impact on:			The site is located within a wildlife corridor, and directly adjacent to a Site of Special Scientific Interest and Local Nature Reserve. It is considered that development could have a high impact upon biodiversity. Mitigation would be required.																																														
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																															
	Woodland Plantation							Site of Special Scientific Interest (SSSI)				✓																																											
	Tree Preservation Order (TPO)							Local Nature Reserve				✓																																											
	Grade 2 or 3a Agricultural Land							Category 2: Constraints				Local Wildlife Site (LWS)																																											
	Area of Significant Historic Landscape		Local Geodiversity Site (LGS)		Great Crested Newt Pond (+500m buffer)		Wildlife Corridor	✓	Are there any known protected / DBAP species or habitats on the site?	Unknown	Would the development of the site impact upon the connectivity of habitats?	Potential impact upon wildlife corridor and SSSI.																																											
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	✓																																																	

Historic Environment and Culture						Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite, but the site is within the setting of the Cleadon Hills Conservation Area and Listed Buildings such as the Grade II* Listed Cleadon Water Tower.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site is within a well-used and important green infrastructure corridor. Due to the sites size, location and relationship to this corridor, it is considered that developing this site would have a medium impact which would need mitigation.									
	Village Green																		
	Cemetery / Churchyard																		
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		It is considered that development would have a high impact upon the setting of heritage assets. Significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required							
	Allotment																		
	Conservation Area			Public Right of Way (cycleway/ footpath/bridleway)															
	Archaeological Site (Known & potential)			Green Infrastructure corridor			✓												
	Locally-Listed Building/ Structure/ Space			Is the proposed development site designated as open space or playing fields?			NA												
			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. Surface water flooding has been identified on a small area 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 zero/low impact and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to access to and capacity of infrastructure and services. It could provide an increased critical mass to support existing/new services, but road capacity is likely to be impacted on, [particularly Sunnyside Lane. Mitigation would be required.										
	Flood Risk Zone 3A (High Vulnerability)					0%		Is there water and sewerage capacity for site requirements?		?									
				Is there education/community/health facility capacity for site requirements?		✓													
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?															
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping services in Cleadon and has good access to green infrastructure, education and community facilities. There are bus stops on the strategic Road Network which connects South Shields, Cleadon and Sunderland.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required							
	Surface Water Flooding												✓						
Ground Conditions & Contamination						Suitability and Deliverability													
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered 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?		68	Site would significantly support economic growth and/or regeneration priorities?									
	Undulating						How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?									
	Steep Slope																		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is not considered that the site is suitable for development due to high adverse impacts upon the Green Belt and landscape, as well as on surrounding heritage, biodiversity and green infrastructure.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development								
	Electricity Pylon (+ 10m buffer zone)																		
Category 2: Constraints	HSE COMAH Middle or Outer Zone																		
	Landfill sites, Contaminated land																		
	Minerals Legacy (quarries and coal mining)																		
High Voltage electricity line(+10m buffer zone)																			

SLR Ref: BC60 SHLAA Ref: NA		Site Area: 0.3ha		Site Location: Land at Wilfred Street, Boldon Colliery			Is the site in the Green Belt?		YES ☐ NO ☒																																																						
Land Use: Former day care centre and open space Adjacent Uses: Residential, Recreational open space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough’s countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required.</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>					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.						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
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Site Photos				Designations Map																																																											
																																																															
				Key Designations: Great North Forest - Habitat Creation / Recreational open space / Coal Authority Resource and Standing Advice Area		Adjacent Designations: Recreational Open Space / Flood Risk / Public Right of Way / Wildlife Corridor / Local Wildlife Site / Linked open space system																																																									
Landscape and Townscape						Biodiversity																																																									
Category 1: Significant Constraints	Grade I Agricultural Land		A key characteristic of the landscape is the River Don which divides the area and provides open space along its corridor. The site is situated within this linked open space corridor and provides views of the landscape and townscape of surrounding residential areas. However parts of the site are previously developed. It is considered that developing this site would have a medium impact and would need appropriate mitigation.			Would development of the site have an adverse impact on:			The site has no biodiversity designations on site however it is within 14m of a local wildlife site and wildlife corridor which is known to support water voles. Development of this site would result in a narrowing of the wildlife corridor and could impact upon wildlife movement. It is considered that developing the site would have a high impact and this would need to be mitigated.																																																						
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)																																																								
	Woodland Plantation						Site of Special Scientific Interest (SSSI)																																																								
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	Grade 2 or 3a Agricultural Land			Category 2: Constraints	Local Wildlife Site (LWS)		Local Geodiversity Site (LGS)		Great Crested Newt Pond (+500m buffer)		Wildlife Corridor	✓																																																			
	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Are there any known protected / DBAP species or habitats on the site?	Unknown		Would the development of the site impact upon the connectivity of habitats?	Potential impact upon wildlife corridor and Local Wildlife Site	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																																		
						✓				✓																																																					

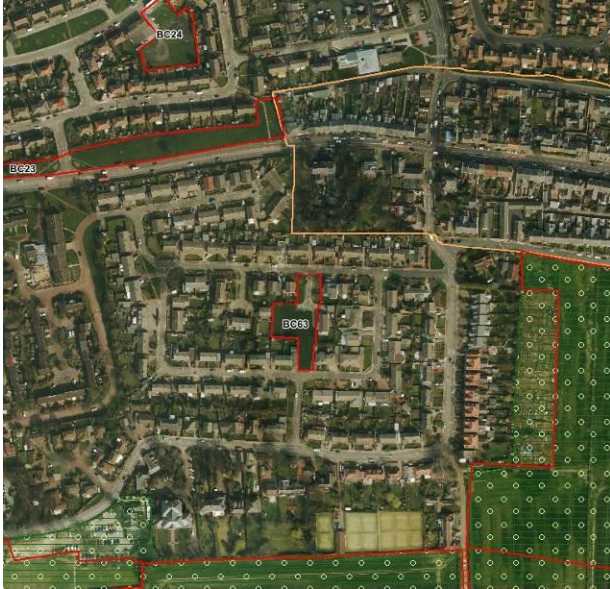
Historic Environment and Culture						Green Infrastructure					
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Part of the site includes an area of identified amenity greenspace, which forms part of a larger greenspace. It is considered that the site would have a medium impact and development would need to consider green infrastructure corridor. Mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green				
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure					Developing this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would only be required where appropriate.					
	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						
						Is the proposed development site designated as open space or playing fields?		Amenity greenspace			
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Low: High			
Flooding						Infrastructure and Services					
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site. Developing this site is considered to have a low impact with mitigation required 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 would still be required were appropriate.		
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		✓			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓			
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is close to district shopping services at Boldon Colliery. It has good access to green infrastructure including public rights of way. It is also adjacent to bus stops and there are education and community facilities in locality.			
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?		9	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is considered potentially suitable for residential development, but B-use class economic development is not deemed appropriate. However potential impacts on landscape, biodiversity and green infrastructure will need to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone										
	Landfill sites, Contaminated land										
	Minerals Legacy (quarries and coal mining)										
	High Voltage electricity line(+10m buffer zone)										

SLR Ref:BC61 SHLAA Ref:		Site Area: 0.42ha		Site Location: Land at Dipe Lane, West Boldon		Is the site in the Green Belt? YES ☐ NO ☒											
Land Use: Children’s Play Area Adjacent Uses: Residential				Site appraised for: Residential Development				Green Belt Separation Would development on this site impact upon the five purposes of the Green Belt? Low ← Impact → High A B C D E 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: Other recreational open space and playing fields		Adjacent Designations / Allocations: Residential/ Allotments/ Conservation Area/ Green Belt/ Area of high landscape value/ Boldon Golf Club/ Boldon Cemetery/ Green Infrastructure and wildlife corridors.		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 currently being used partly as a children’s play area and is surrounded by residential units. The site provides a sense of openness to this part of the village and for this reason development would have a medium impact on townscape and mitigation would be required.		Would development of the site have an adverse impact on:				The site is close to green infrastructure and wildlife corridors, however it is considered to have limited biodiversity value. Overall, it is considered to a low impact on biodiversity.					
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?		Unlikely			
												Would the development of the site impact upon the connectivity of habitats?		Unlikely			
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known known archaeological or historical significance to the site but it is adjacent to a conservation area.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Part of the site currently identified as children’s play area and redeveloping this site will reduce the green infrastructure in the area as the adjacent land is primarily residential. However across the road from Boldon Cemetery and also close to the land of Boldon Golf club. The site is also adjacent to allotments; consideration should be had to any impact on these existing assets. Mitigation may be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing of this site is considered to have a zero/low impact upon historic environment and culture. Mitigation would be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)					
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor					
						Is the proposed development site designated as open space or playing fields?		Amenity 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: High Value: High				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not in area which has risk of flooding and therefore development of the site should cause a zero or low impact			Is there road capacity for site traffic generation?		?	It is considered that the site may have a medium impact in regards to capacity of infrastructure and services. Whilst is has good access this would increase the mass and potentially put pressure on local capacity, particular roads and reduce the green infrastructure. Mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓				
	Surface Water Flooding					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
						The site is close to the district shopping services at Boldon Colliery. It has good access to green infrastructure such as public rights of way in the green belt. It is close to bus routes on the strategic route network and there are education and community facilities. However due to the potential extent of development some new infrastructure and services could 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 not within an area for further investigation in relation to contamination. 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.				
	Gentle Slope					How many homes could be provided?		15	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	This site is considered to be potentially suitable for development subject to appropriate mitigation of any adverse impacts being taken into consideration.		Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											
Site Appraisal Conclusion												

SLR Ref:BC62 SHLAA Ref:		Site Area:2.30 ha		Site Location: East Boldon Junior and Nursery School, North Lane, East Boldon		Is the site in the Green Belt? YES ☐ NO ☒																																																														
Land Use: School and playing fields Adjacent Uses: Residential				Site appraised for: Residential Development				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="2">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr></table>							Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Zero/Low Impact - no or minimal mitigation required		Medium Impact mitigation required		High Impact – significant mitigation required	
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Site Photos 				Designations Map 																																																																
				Key Designations: Strategic Recreational Open Space/Mineral Safeguarding Area/ Coal Authority Standing Advice Area		Adjacent Designations / Allocations: Conservation Area/ Formal Park/ Proposed Footpath- Cycleway																																																														
Landscape and Townscape						Biodiversity																																																														
Category 1: Significant Constraints		Grade I Agricultural Land				The area is predominantly residential with East Boldon historic core contributing a key characteristic of the local landscape. This site is situated in the historic core of Boldon, but set back from Front Street. There is a mix of historic and more modern residential properties in close proximity to the school site. The school buildings are fairly low lying and the site is dominated by the large playing fields. There are a number of mature trees on the site. Development would likely have a medium impact and mitigation would be required to ensure that development was sensitive to local surroundings.																																																														
Category 2: Constraints		Area of High Landscape Value or Significance																																																																		
		Woodland Plantation																																																																		
		Tree Preservation Order (TPO)																																																																		
		Grade 2 or 3a Agricultural Land																																																																		
Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																																										
						✓																																																														
Would development of the site have an adverse impact on:						The site has no biodiversity designations. It is considered that development of the site would have a low impact on biodiversity. Mitigation would only be required where appropriate.																																																														
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)																																																																		
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		Great Crested Newt Pond (+500m buffer)																																																																		
		Wildlife Corridor																																																																		
Are there any known protected / DBAP species or habitats on the site?				Unlikely		✓																																																														
Would the development of the site impact upon the connectivity of habitats?				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? The site does not have any historical or archaeological significance. However, the site it directly adjacent to East Boldon Conservation Area. Development of the site would have would have to consider any potential impacts on the character and appearance/setting of the conservation area.		Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site includes school playing fields associated with the school buildings. The sites were not assessed in the recent Playing Pitch Strategy (2015) and it is unclear as to whether they are used for community use beyond that of school use. It is considered that the loss of these pitches would require mitigation.			
	World Heritage Site & Setting (+ candidate)					Village Green					
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Development of the site is considered to have a medium impact on historic environment and culture. Proximity to the conservation would require further consideration and some mitigation.		Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area					Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?				School Playing Field
	Locally-Listed Building/ Structure/ Space										
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone and no surface water flooding has been identified on the site. Developing the site is considered to have a low impact on flooding. Mitigation only required where appropriate.		Category 2: Constraints	Is there road capacity for site traffic generation?	?	Development of this existing primary and infants school site would have a significant impact on education capacity in the area in particular, such that development would only be possible subject to prior provision of new alternative schools facilities to serve the area.			
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?	?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Is there education/community/health facility capacity for site requirements?	?				
	Surface Water Flooding					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?	The site is close to district shopping services at Boldon Colliery and local services in East Boldon. It is close to bus stops and East Boldon Metro station. There are education and community facilities in the locality, however overall 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 is within a Mineral Safeguarding Area, but below the threshold where 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 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?		69	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 considered to be potentially suitable for development, subject to mitigation against potential impacts on the landscape, historic environment and green infrastructure, and the prior provision of alternative new schools facilities to serve the area.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)										
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			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:BC63 SHLAA Ref:		Site Area:0.22ha		Site Location: Open Space at Lyndon Grove, 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 development				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?				
Site Photos 				Designations Map 						Low ← Impact → High A B C D E				
										1. To check the unrestricted sprawl of the built-up area?				
										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: Minerals Safeguarding Area						Adjacent Designations / Allocations: Conservation Area				
										Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside				
										Zero/Low Impact - no or minimal mitigation required				
										Medium Impact - mitigation required				
										High Impact – significant mitigation required				
Landscape and Townscape										Biodiversity				
Category 1: Significant Constraints	Grade I Agricultural Land		The site provides a small area of informal green space amongst residential development. It is considered that development would have a low impact on the townscape and mitigation would only be required where appropriate.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints	Ramsar Site		The site does not have any biodiversity designations or constraints, development of the site is considered to have a low/zero impact on biodiversity. Mitigation required where appropriate.		
	Category 2: Constraints	Area of High Landscape Value or Significance									Special Protection Area (SPA)			
Woodland Plantation										Special Area of Conservation (SCA)				
Tree Preservation Order (TPO)										Site of Special Scientific Interest (SSSI)				
Grade 2 or 3a Agricultural Land										Local Nature Reserve				
Category 2: Constraints	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints	Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
		Local Geodiversity Site (LGS)												
		Great Crested Newt Pond (+500m buffer)												
		Wildlife Corridor												
						Are there any known protected / DBAP species or habitats on the site?			Unlikely					
						Would the development of the site impact upon the connectivity of habitats?			NA					

Historic Environment and Culture					Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance on the site. However, East Boldon Conservation Area boundary is just to the north of the site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Development of this small area of largely grassed open space would have a moderate impact on local open space provision that would require mitigation.									
	World Heritage Site & Setting (+ candidate)						Village Green											
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard											
Category 2: Constraints	Grade II Listed Building/Structure		Development of the site is considered to have a low impact, mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓										
	Conservation Area						Allotment											
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required							
	Locally-Listed Building/ Structure/ Space											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)		The site is not within a Flood Risk Zone and no surface water flooding has been identified on the site. Development of the site is considered to have a low/zero impact on flooding.				Is there road capacity for site traffic generation?	✓	The site has good access to existing services. Development of this small site is not considered to have any major impacts on local infrastructure. Development of the site is considered to have a low impact. Mitigation required where appropriate.									
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?											
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site has 2 existing possible road access points with good links to the local and strategic road network, with regular bus services. It is in close proximity to local shopping, community, health and education facilities in East and West Boldon and Boldon Colliery.		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required	High Impact – significant mitigation required							
	Surface Water Flooding																	
Ground Conditions & Contamination					Suitability and Deliverability													
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation with regards to contamination. The site is within a Mineral Safeguarding Area, but below the threshold were prior extraction of minerals needs to be considered Development of the site is considered to have a zero/low impact on ground conditions. Mitigation required where appropriate.				What is considered deliverable on the site?	It is considered that the site is in a viable location for residential development but not in a strong market location for economic development.										
	Gentle Slope						How many homes could be provided?	6	Site would significantly support economic growth and/or regeneration priorities?									
	Undulating						How many jobs could the site provide for?	NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?									
	Steep Slope						Site Appraisal Conclusion											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s overall low impacts, it is considered to be suitable for development.		Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development								
	Electricity Pylon (+ 10m buffer zone)																	
Category 2: Constraints	HSE COMAH Middle or Outer Zone																	
	Landfill sites, Contaminated land																	
	Minerals Legacy (quarries and coal mining)																	
	High Voltage electricity line(+10m buffer zone)																	

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

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South Shields, Tyne & Wear NE33 2RL

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