

South Tyneside Strategic Land Review

Character Area Site Assessments

Whitburn

January 2018



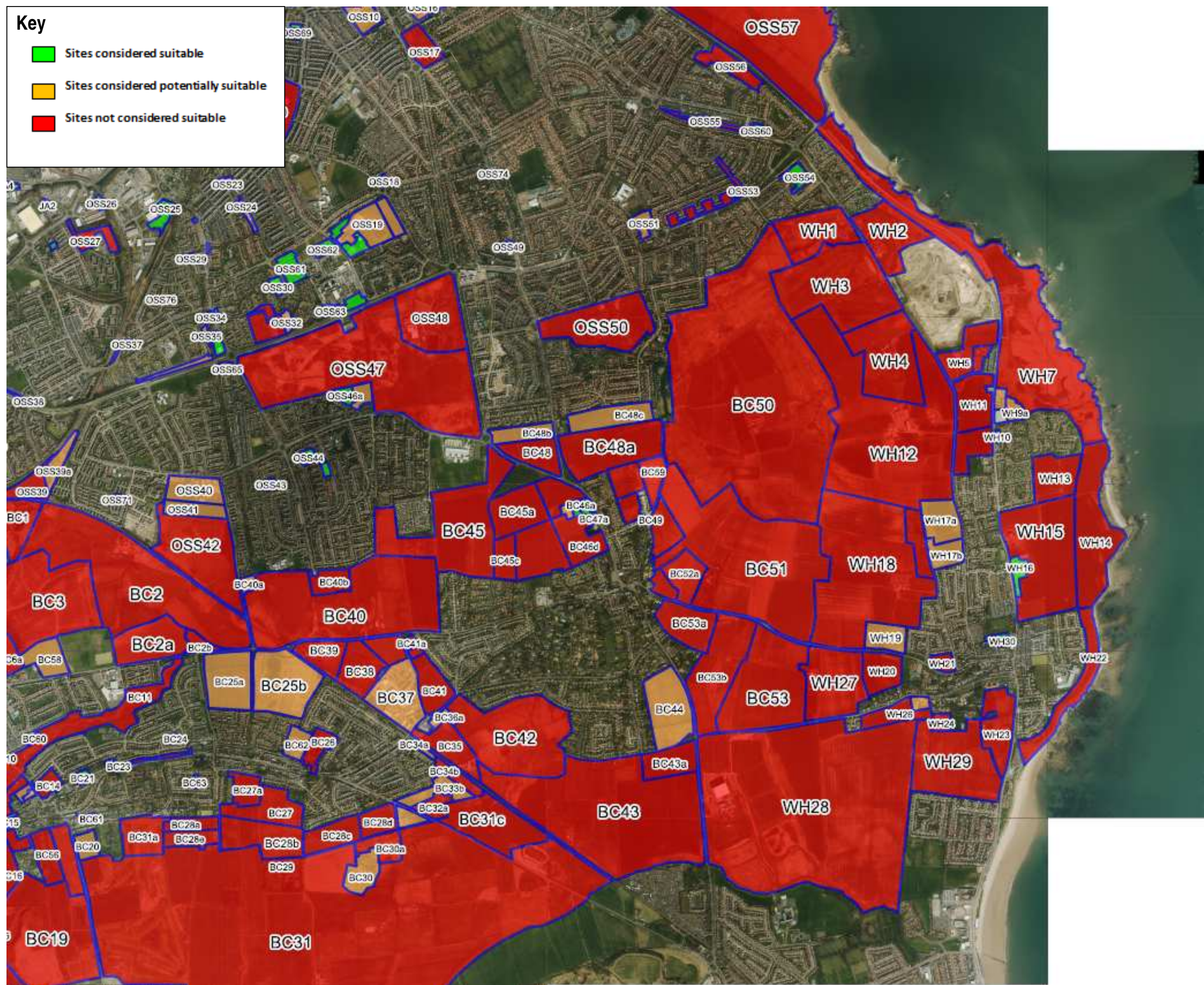
South Tyneside Council

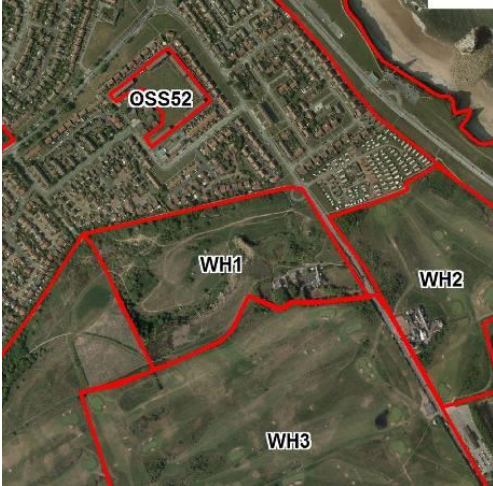
Whitburn Character Area – Sites Analysis Summary

Site Ref.	Site Location	Ward	Site Area (ha)	Housing Net Developable Area (ha)	Employment Net Developable Area (ha)	Flood Risk Net Developable Area (ha)	Brown field	Green field	Planning Permission	Homes Capacity	Jobs Capacity	RESULT
WH1	Marsden Old Quarry, Lizard Lane, Marsden	Whitburn & Marsden	10.30	7.73	4.12			Y		232		Red
WH10	Coast Road Garage and caravan storage site, Mill Lane/Coast Road, Whitburn	Whitburn & Marsden	0.18	0.18	0.18		Y			5		Green
WH11	Land south of Kitchener Road, Mill Lane/Lizard Lane, Whitburn	Whitburn & Marsden	6.91	5.18	2.76			Y		155		Red
WH11a	Land north of Marsden Primary School, Mill Lane/Lizard Lane, Whitburn	Whitburn & Marsden	4.44	3.33	1.78			Y		100		Red
WH12	Land surrounding Lizards Farm, Whitburn	Whitburn & Marsden	61.80	46.35	24.72			Y		1391		Red
WH13	Land at Marsden Avenue, Whitburn	Whitburn & Marsden	6.90	5.18	2.76			Y		155		Red
WH14	Coastal path, part of Whitburn Rifle Ranges, Whitburn	Whitburn & Marsden	17.85	13.39	7.14			Y		402		Red
WH15	Part of Whitburn Rifle Ranges, Mill Lane, Whitburn	Whitburn & Marsden	25.30	18.98	10.12			Y		569		Red
WH16	Whitburn Rifle Ranges camp, Mill Lane, Whitburn	Whitburn & Marsden	1.60	1.44	0.64		Y		Permitted	N/A		Withdrawn
WH17a	Land at Wellands Farm (North), Whitburn	Whitburn & Marsden	5.33	4.00	2.13			Y		120		Amber
WH17b	Land at Wellands Farm (South), Whitburn	Whitburn & Marsden	3.15	2.36	1.26			Y		71		Amber
WH18	Land surrounding Wellands Farm, Welland Lane, Whitburn	Whitburn & Marsden	48.08	36.06	19.23			Y		1082		Red
WH18a	Land west of Wellands Lane, Whitburn	Whitburn & Marsden	3.92	2.94	1.57			Y		88		Red
WH19	Former Charlie Hurley Centre, Cleadon Lane, Whitburn	Whitburn & Marsden	3.90	2.93	1.56			Y		88		Amber
WH2	Whitburn Golf Course, east of Lizard Lane, Marsden	Whitburn & Marsden	10.70	8.03	4.28			Y		241		Red
WH20	Whitburn Playing Fields, Cleadon Lane, Whitburn	Whitburn & Marsden	5.00	3.75	2.00			Y		113		Red
WH21	Barnes Recreation Ground, Cleadon Lane, Whitburn	Whitburn & Marsden	1.30	1.17	0.52			Y		35		Red
WH22	Coastal path, land between Myrtle Avenue and Sea Lane, Whitburn	Whitburn & Marsden	7.84	5.88	3.14			Y		176		Red
WH23	Comthwaite Park and Whitburn Cricket Club, Whitburn Bents Road, Whitburn	Whitburn & Marsden	7.80	5.85	3.12			Y		176		Red
WH24	Land south of Orchard Gardens, Whitburn	Whitburn & Marsden	1.20	1.08	0.48			Y		32		Red
WH25	Glebe Farm farmstead, Moor Lane, Whitburn	Whitburn & Marsden	0.90	0.81	0.36		Y			24		Amber
WH26	Land to south of Moor Lane, Whitburn	Whitburn & Marsden	3.90	2.93	1.56			Y		88		Red
WH27	Land north of Moor Lane, Whitburn	Whitburn & Marsden	13.90	10.43	5.56		Mixed	Mixed		313		Red
WH28	Land to the east of Shields Road / south of Moor Lane, Whitburn	Whitburn & Marsden	120.41	90.31	48.16		Mixed	Mixed		2709		Red
WH29	Land to the west of Whitburn Bents Road, Whitburn	Whitburn & Marsden	19.80	14.85	7.92			Y		446		Red
WH3	Whitburn Golf Course, west of Lizard Lane, Marsden	Whitburn & Marsden	26.60	19.95	10.64			Y		599		Red
WH30	Land at Croftside Court, Croftside Avenue, Whitburn	Whitburn & Marsden	0.60	0.54	0.24		Y			16		Green
WH4	Land to the west of Marsden Quarry, Lizard Lane, Marsden	Whitburn & Marsden	17.30	12.98	6.92			Y		N/A	N/A	Red
WH5	Land to the south of Marsden Quarry, Mill Lane/Kitchener Road, Marsden	Whitburn & Marsden	5.00	3.75	2.00			Y		113		Red
WH6	Land at Arthur Street (allotments), Whitburn	Whitburn & Marsden	1.10	0.99	0.44			Y		N/A		Withdrawn
WH7	Coastal Leas, Coast Road, Marsden/Whitburn	Whitburn & Marsden	51.24	38.43	20.50			Y		1153		Red
WH8	Land at Whitburn Lodge, Mill Lane, Whitburn	Whitburn & Marsden	0.80	0.72	0.32		Y			22		Amber
WH9b	Land to North of Shearwater and East of Mill Lane, Shearwater / Mill Lane, Whitburn	Whitburn & Marsden	0.61	0.55	0.24			Y		16		Amber
WH9a	Land to North of Shearwater, Shearwater / Mill Lane, Whitburn	Whitburn & Marsden	1.27	1.14	0.51			Y		34		Amber

Key

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



SLR Ref: WH1 SHLAA Ref: NA		Site Area:10.3 ha		Site Location: Marsden Old Quarry, Lizard Lane, Marsden		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,600m separation between South Shields and Whitburn by 19%.																																																							
Land Use: Recreational Open Space, Adjacent Uses: Residential, Caravan site, Golf Course				Site appraised for: Residential / B-use class Economic Devt																																																											
Site Photos 				Designations Map 				Green Belt Separation 																																																							
				Key Designations: Green Belt / Wildlife Corridor /Great North Forest - Habitat Creation Recreational Open Space / Area of High Landscape Value Local Nature Reserve / Local Geodiversity Site / Local Wildlife Site / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area Historical Landfill Site / Linked Open Space System / Bridleways/Footpaths		Adjacent Designations: Recreational Open Space Undeveloped Coast Coastal Change Management Area		Developing this site for residential/economic development is considered to have a medium impact as it would encroach onto the countryside and openness of the Green Belt, in an elevated position between South Shields and Whitburn. It would also impact upon the character of the urban fringe, particularly on the edge of Horsley Hill. Mitigation would be required.																																																							
								Would development on this site impact upon the five purposes of the Green Belt? <table><thead><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th></th><th>B</th><th></th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough’s countryside from further encroachment?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr></tbody></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside			Low	←	Impact	→	High		A		B		C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓					2. To safeguard borough’s countryside from further encroachment?				✓				3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓							4. To preserve the special & separate characters of the Urban Fringe villages?	✓							5. To assist in the regeneration of the urban area, by encouraging the recycling of land?				✓			
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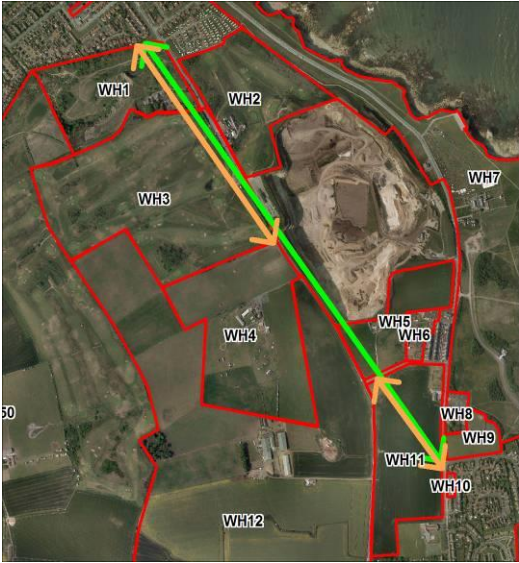
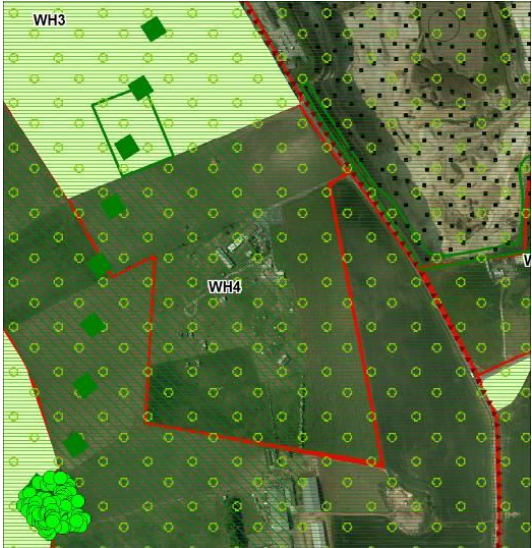
Historic Environment and Culture						Green Infrastructure													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? 19 th Century stone extraction site. The White Horse painting which is a Locally-Listed Asset is within the site boundary (see SPD 21: Locally Significant Heritage Assets Technical Appendices).			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a strategic green infrastructure Green Belt corridor. It has public rights of way onsite is highly visible from surrounding areas. It also forms a large site. Due to the sites size and location, it is considered that developing this site would have a high impact and significant mitigation would be required.									
	Village Green																		
	Cemetery / Churchyard																		
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact – significant mitigation required			
	Allotment																		
	Public Right of Way (cycleway/ footpath/bridleway)						✓												
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?		Semi-natural greenspace		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact – significant mitigation required		
	Locally-Listed Building/ Structure/ Space						✓	Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: High									
Flooding						Infrastructure and Services													
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to more vulnerable and intermediate 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 high impact in regards to access to and capacity of infrastructure and services. It would add critical mass to the local area, but road and water capacity would need to be considered further. A large area of recreational open space would also be lost. Significant mitigation would be required.									
	Flood Risk Zone 3A (High Vulnerability)						0%	Is there water and sewerage capacity for site requirements?								?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓	Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required		High Impact – significant mitigation required	
	Surface Water Flooding						✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?											
						The site is reasonably close to local shopping, community and education services; and has good access to green infrastructure such as the Coastal Leas but lacks allotments and children’s play areas. It is also adjacent to bus stops between South Shields and Whitburn. Due to the site’s size and location, road and water infrastructure would likely need improvement.													
Ground Conditions & Contamination						Deliverability													
Site Topography	Predominantly Flat		The site is within an area for further investigation in relation to contamination (AFI ref - ES/032-E11) with former uses including quarrying (c1862-1921) and a landfill site (pre COPA). . It is also within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site has steep topography and potential mineral legacy issues. The site is considered to have a high impact and would require significant mitigation.				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?		232	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 impact upon the Green Belt, landscape, character of the urban fringe, biodiversity and ground conditions, 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: WH2 SHLAA Ref: NA		Site Area:10.7ha		Site Location: Whitburn Golf Course, east of Lizard Lane, Marsden		Is the site in the Green Belt? YES☒ NO☐		Residential/Economic development could reduce the current 1,480m separation between South Shields/Marsden / Whitburn by 22%																																																		
Land Use: Golf Course Adjacent Uses: Quarry, Residential, Open Space				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation																																																		
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Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High																																																									
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				Key Designations: Green Belt / Great North Forest - Habitat Creation Recreational Open Space / Local Geodiversity Site / Local Wildlife Site / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area Linked Open Space System Wildlife Corridor / Coastal Change Management Area Footpaths		Adjacent Designations: Recreational Open Space Undeveloped Coast Strategic Road Network Coast Road Realignment Safeguarding / Area of High Landscape Value Local Nature Reserve		Developing this site for residential/economic development is considered to have a medium. Development would encroach into the countryside and erode the Green Belt.																																																		
								Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required ✓		High Impact – significant mitigation required																																													
Landscape and Townscape								Biodiversity																																																		
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies between the Cleadon Hills Area of High Landscape Value, and recommended Coastal Area of High Landscape Vale. The site is an elevated area of recreational open space (golf course) with open views of local area and out to sea. The site is adjacent to the residential extent of Horsley Hill to the north- west, and Marsden Quarry to the south-east. Developing this site is considered to have a high impact upon the landscape of the area, due to its prominent elevated position within the landscape. Mitigation would be required.		Would development of the site have an adverse impact on:			Site comprises of the Marsden Limekilns Local Wildlife Sites and Geodiversity Site. It is also adjacent to the Lizard Lane Cutting Local Wildlife Site which forms part of the western boundary of the site – see Local Wildlife Sites and Geodiversity Sites, Technical Appendices for further details. Site falls within an area identified within 500m of Great Crested Newt habitats, contains a number of DBAP habitats, and is within a wildlife corridor. The site is also within close proximity to the European Designated SPA/SAC along the coast and therefore development would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Developing this site is considered to have a high impact upon biodiversity and significant mitigation would be required.																																															
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints								Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)			✓																																							
		Woodland Plantation														Site of Special Scientific Interest (SSSI)			✓																																							
		Tree Preservation Order (TPO)														Local Nature Reserve																																										
		Grade 2 or 3a Agricultural Land														Category 2: Constraints			Local Wildlife Site (LWS)			✓																																				
											Local Geodiversity Site (LGS)			✓																																												
											Great Crested Newt Pond (+500m buffer)			✓																																												
											Wildlife Corridor			✓																																												
											Are there any known protected / DBAP species or habitats on the site?			Magnesian limestone grassland																																												
											Would the development of the site impact upon the connectivity of habitats?			Impact upon Local Wildlife and Geodiversity Sites, Wildlife Corridor and SPA/SAC.																																												
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Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site forms part of the Whitburn Golf course and is located within the strategic green infrastructure Coastal corridor. There is a public footpath along the western and northern site boundary. Due to the sites size and location, it is considered that developing this site would have a high impact and significant mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓			
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Locally-Listed Building/ Structure/ Space					Is the proposed development site designated as open space or playing fields?		Whitburn Golf Course				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		N/A				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to more vulnerable and intermediate 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 high impact in regards to access to and capacity of infrastructure and services. It would add critical mass to the local area, but road and water capacity would need to be considered further. A large area of recreational open space would also be lost. Significant mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
			Is there education/community/health facility capacity for site requirements?		✓							
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is reasonably close to local shopping, community and education services; and has good access to green infrastructure such as the Coastal Leas but lacks allotments and children’s play areas. It is also adjacent to bus stops between South Shields and Whitburn. Due to the site’s size and location, road and water infrastructure would likely need improvement.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	
	Surface Water Flooding	✓										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. However it is adjacent to two quarrying-related AFIs. It is also within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site also has uneven topography and is considered to have a medium impact. Mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		240	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating	✓				How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	Due to the site’s potential high impact upon the Green Belt, biodiversity and green infrastructure, it is not considered that the site is suitable for development.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone					Suitability and Conclusion						
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)											
	High Voltage electricity line(+10m buffer zone)											

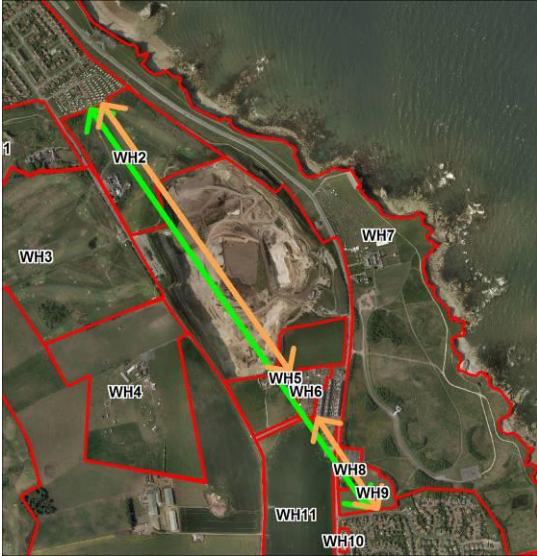
SLR Ref: WH3 SHLAA Ref: N/A		Site Area:26.6ha		Site Location: Whitburn Golf Course, west of Lizard Lane, Marsden			Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development could reduce the current 1,680m separation between South Shields/Marsden / Whitburn by 33%																								
Land Use: Golf Course Adjacent Uses: Quarry, Agricultural, Golf Course				Site appraised for: Residential / B-use class Economic Development				Green Belt Separation 				Would development on this site impact upon the five purposes of the Green Belt?						Low ←		Impact →		High													
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												4. To preserve the special & separate characters of the Urban Fringe villages?						✓																	
												5. To assist in the regeneration of the urban area, by encouraging the recycling of land?												✓											
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																							
												Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact – significant mitigation required											
																								✓											
Landscape and Townscape												Biodiversity																							
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Cleadon Hills Area of High Landscape Value. The site is predominantly open and rural in character with views of local area and out to sea. The site’s open character and elevated position increase its significance. Developing this site is considered to have a high impact upon the landscape of the area and significant mitigation would be required.						Would development of the site have an adverse impact on:						Site contains the Beacon Hill Quarry Local Wildlife Site. The LWS covers 1.1 ha of the site– see Local Wildlife Sites and Geodiversity Sites, Technical Appendices. Site falls within an area identified within 500m of Great Crested Newt habitats, contains a number of DBAP habitats, and is within a wildlife corridor. The site is also within close proximity to the European Designated SPA/SAC along the coast and therefore development would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Developing this site is considered to have a potential high impact and mitigation would be required.																	
Category 2: Constraints		Area of High Landscape Value or Significance		✓								Category 1: Significant Constraints												Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC) Site of Special Scientific Interest (SSSI)						✓					
		Woodland Plantation																						Local Nature Reserve											
		Tree Preservation Order (TPO)																						Local Wildlife Site (LWS)						✓					
		Grade 2 or 3a Agricultural Land																						Local Geodiversity Site (LGS)											
		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?						Magnesian limestone grassland																	
												Would the development of the site impact upon the connectivity of habitats?						Impact upon Local Wildlife Sites, Wildlife Corridor and SPA/SAC.																	

Historic Environment and Culture						Green Infrastructure																													
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site forms part of the Whitburn Golf course, is located within a strategic green infrastructure Coastal corridor, and adjacent to public rights of way. Due to the sites size and location, it is considered that developing this site would have a high impact and significant mitigation would be required.																									
	Village Green																																		
	Cemetery / Churchyard																																		
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a zero/low impact and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required																					
	Allotment																																		
	Conservation Area			Public Right of Way (cycleway/ footpath/bridleway)																															
	Archaeological Site (Known & potential)			Green Infrastructure corridor			✓																												
Locally-Listed Building/ Structure/ Space			Zero/Low Impact - no or minimal mitigation required 			Is the proposed development site designated as open space or playing fields?		Yes - Whitburn Golf Course																											
		Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		N/A																															
Flooding						Infrastructure and Services																													
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to more vulnerable and intermediate 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 high impact in regards to access to and capacity of infrastructure and services. It would add critical mass to the local area, but road and water capacity would need to be considered further. A large area of recreational open space would also be lost. Significant mitigation would be required.																										
	Flood Risk Zone 3A (High Vulnerability)					0%	Is there water and sewerage capacity for site requirements?						?																						
			Is there education/community/health facility capacity for site requirements?		?																														
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?																																
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 			The site is reasonably isolated from services, has good access to green infrastructure such as the Coastal Leas but lacks allotments and children’s play areas. It is also adjacent to bus stops between South Shields and Whitburn but access to education and community facilities is limited, and it is likely that investment will be required in the local road and water infrastructure.				Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required 																				
	Surface Water Flooding																✓																		
Ground Conditions & Contamination						Deliverability																													
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. However it is adjacent to two AFIs and has uneven topography. It is also within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. Site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.																											
	Gentle Slope						How many homes could be provided?		598	Site would significantly support economic growth and/or regeneration priorities?			✓																						
	Undulating					✓	How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?																									
	Steep Slope																																		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required 			High Impact – significant mitigation required			Due to the site’s likely high impact upon the Green Belt, landscape, green infrastructure and biodiversity, 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)																																		

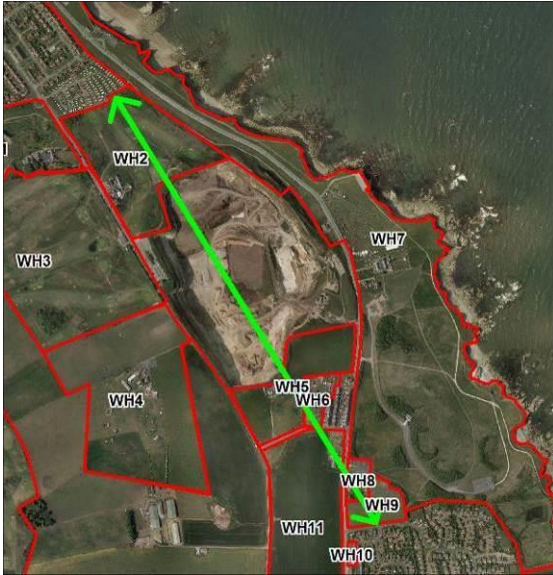
SLR Ref: WH4 SHLAA Ref: GB.05.010		Site Area: 17.3ha		Site Location: Land to the west of Marsden Quarry, Lizard Lane, Marsden		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,680m separation between South Shields/Marsden/ Whitburn by 33%.																																											
Land Use: Agricultural, Greenfield Land Adjacent Uses: Quarry		Site appraised for: Residential / B-use class Economic Development / Mineral Extraction		Green Belt Separation 		<table><tr><th rowspan="2">Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="5">Low ← Impact → High</th></tr><tr><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td>✓</td></tr></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside					Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High					A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓			2. To safeguard borough's countryside from further encroachment?					✓	3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓					4. To preserve the special & separate characters of the Urban Fringe villages?	✓					5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					✓
Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High																																																		
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5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					✓																																														
Site Photos 		Designations Map 		Developing this site for residential/economic development is considered to have a high impact as it will encroach onto the countryside and openness of the Green Belt, in an elevated position between South Shields and Whitburn. Mineral extraction would have fewer impacts upon the Green Belt.		<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required ✓</td></tr></table>					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓																																						
Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓																																																	
		Key Designations: Green Belt / Great North Forest - Habitat Creation Area of High Landscape Value Water Source Protection Zone Mineral Safeguarding Area Coal Authority Standing Advice Area / Wildlife Corridor		Adjacent Designations: Recreational Open Space Undeveloped Coast / Coastal Change Management Area Local Wildlife Site																																															
Landscape and Townscape						Biodiversity																																													
Category 1: Significant Constraints	Grade I Agricultural Land		The majority of this site is within the existing Cleadon Hills Area of High Landscape Value and the remainder within the area of its proposed extension. The site is predominantly open and rural in character with views of local area and out to sea. The sites open character and elevated position increase its significance. Developing this site is considered to have a high impact upon the landscape of the area and would require significant mitigation.			<table><tr><td colspan="3">Would development of the site have an adverse impact on:</td></tr><tr><td rowspan="3">Category 1: Significant Constraints</td><td>Ramsar Site , Special Protection Area (SPA) , Special Area of Conservation (SAC)</td><td>✓</td></tr><tr><td>Site of Special Scientific Interest (SSSI)</td><td>✓</td></tr><tr><td>Local Nature Reserve</td><td></td></tr><tr><td rowspan="3">Category 2: Constraints</td><td>Local Wildlife Site (LWS)</td><td>✓</td></tr><tr><td>Local Geodiversity Site (LGS)</td><td></td></tr><tr><td>Great Crested Newt Pond (+500m buffer)</td><td>✓</td></tr><tr><td colspan="2"></td><td>Wildlife Corridor</td><td>✓</td></tr><tr><td colspan="2"></td><td>Are there any known protected / DBAP species or habitats on the site?</td><td>N/A</td></tr><tr><td colspan="2"></td><td>Would the development of the site impact upon the connectivity of habitats?</td><td>Impact upon wildlife corridor.</td></tr></table>						Would development of the site have an adverse impact on:			Category 1: Significant Constraints	Ramsar Site , Special Protection Area (SPA) , Special Area of Conservation (SAC)	✓	Site of Special Scientific Interest (SSSI)	✓	Local Nature Reserve		Category 2: Constraints	Local Wildlife Site (LWS)	✓	Local Geodiversity Site (LGS)		Great Crested Newt Pond (+500m buffer)	✓			Wildlife Corridor	✓			Are there any known protected / DBAP species or habitats on the site?	N/A			Would the development of the site impact upon the connectivity of habitats?	Impact upon wildlife corridor.											
Would development of the site have an adverse impact on:																																																			
Category 1: Significant Constraints	Ramsar Site , Special Protection Area (SPA) , Special Area of Conservation (SAC)	✓																																																	
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	Local Geodiversity Site (LGS)																																																		
	Great Crested Newt Pond (+500m buffer)	✓																																																	
		Wildlife Corridor	✓																																																
		Are there any known protected / DBAP species or habitats on the site?	N/A																																																
		Would the development of the site impact upon the connectivity of habitats?	Impact upon wildlife corridor.																																																
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 ✓	<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required ✓</td></tr></table>			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓																																								
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Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site contains the ‘Heavy Anti-Air Craft site at Lizard Farm’, which is a Scheduled Monument.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			The site does not contain any green infrastructure assets, but is located is located within a coastal green infrastructure corridor with public rights of way network and golf courses adjacent. It is considered that developing this site would have a medium impact which would need mitigation.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact upon the Heavy Anti-Air Craft site. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	N/A				
	Locally-Listed Building/ Structure/ Space	✓										
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. 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 high impact in regards to access to and capacity of infrastructure and services. Whilst the site could provide an increased critical mass to support existing/new services, its scale and isolated impact are considered to have a high impact on services required. Significant mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
			Is there education/community/health facility capacity for site requirements?		?	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	There are no services immediately adjacent to the site; however, the site is equidistant between Whitburn and Horsley Hill and could access services at these locations. It does have good access to green infrastructure. It is also adjacent to bus stops between South Shields and Whitburn. Due to the potential extent of development it is considered that significant infrastructure investment would be required and it is noted that local road capacity is limited in this part of the borough.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding	NA										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. It is also located within a source protection zone relating to the Magnesian Limestone Aquifer (an important source for water extraction) ad has uneven topography. The site is considered to have a high impact and would need significant mitigation.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential / mineral extraction, but not in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		N/A	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating	✓				How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	This assessment concludes that the site is not considered suitable for residential/B-use class development due to potential high impacts upon the green belt, landscape, character of the urban fringe, and on infrastructure requirements. However, future mineral extraction to provide an extension to the existing Marsden Quarry adjacent may be potentially suitable dependant on site-specific impacts such as on landscape, ground conditions 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								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: WH5 SHLAA Ref: GB.05.009		Site Area:5ha		Site Location: Land to the south of Marsden Quarry, Mill Lane/Kitchener Road, Marsden		Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development could reduce the current 1,500m separation between South Shields/Whitburn by 14%.										
Land Use: Agricultural, Adjacent Uses: Quarry, Residential, Allotments				Site appraised for: Residential / B-use class Economic Development / Mineral Extraction				Green Belt Separation  Developing this site for residential/economic development is considered to have a high impact as it will encroach onto the countryside and openness of the Green Belt, in an elevated and prominent position between South Shields and Whitburn.												
Site Photos 				Designations Map 																
				<u>Key Designations:</u> Green Belt / Great North Forest - Habitat Creation Local Wildlife Site / Water Source Protection Zone Mineral Safeguarding Area Coal Authority Standing Advice Area / Wildlife Corridor Coastal Change Management Area		<u>Adjacent Designations:</u> Recreational Open Space Undeveloped Coast Strategic Route Network Coastal Road Realignment - safeguarding Area of High Landscape Value		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 between the Cleadon Hills Area of High Landscape Value, and recommended Coastal Area of High Landscape Vale. The site is situated in a prominent location on the Coast Road and Lizard Lane. The site wraps around a church, allotments and three rows of Victorian terraced properties. The site has an open, rural character with steep slopes and undulating topography offering significant views of the coast. Due to its prominent location developing this site is considered to have a high impact upon the landscape. Significant mitigation would be required.			Would development of the site have an adverse impact on:			Site contains two Local Wildlife Sites: Marsden Quarry Local Wildlife Site and Kitchener Road Local Wildlife Site - see Local Wildlife Sites and Geodiversity Sites, Technical Appendices (2009). The site is also close to the European Designated Sites along the coast and within a wildlife corridor and therefore development would need to be considered through Habitat Regulations Assessment / Appropriate Assessment. Developing this site is considered to have a high impact upon biodiversity, and significant mitigation would be required.											
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints						Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)	☒							
	Woodland Plantation											Site of Special Scientific Interest (SSSI)								
	Tree Preservation Order (TPO)											Local Nature Reserve								
Category 2: Constraints	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?			Lowland meadow and pasture / Magnesian limestone grassland.											
						Would the development of the site impact upon the connectivity of habitats?			Impact upon Local Wildlife Site and Wildlife Corridor.											

SLR Ref: WH6 SHLAA Ref: GB.05.007		Site Area: 1.1ha		Site Location: Land at Arthur Street (allotments), Whitburn		Is the site in the Green Belt? YES ☐ NO ☐																																																				
Land Use: Allotments Adjacent Uses: Quarry, Residential, Agricultural				Site appraised for: Residential / B-use class Economic Development				Green Belt Separation		<table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low ←</td><td>Impact</td><td>→ High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td></tr></table>			Would development on this site impact upon the five purposes of the Green Belt?	Low ←	Impact	→ High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside					
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Landscape and Townscape								Biodiversity																																																		
Category 1: Significant Constraints		Grade I Agricultural Land						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) Site of Special Scientific Interest (SSSI) Local Nature Reserve Category 2: Constraints Local Wildlife Site (LWS) Local Geodiversity Site (LGS) Great Crested Newt Pond (+500m buffer) Wildlife Corridor			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																																															
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Historic Environment and Culture					Green Infrastructure															
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance?			Category 1: Significant Constraints	Historic Park or Garden (EH List)													
	World Heritage Site & Setting (+ candidate)						Village Green													
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard													
Category 2: Constraints	Grade II Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required						
	Conservation Area						Allotment													
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)													
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor													
					Is the proposed development site designated as open space or playing fields?															
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015															
Flooding					Infrastructure and Services															
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)					Is there road capacity for site traffic generation?														
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?														
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required				
	Surface Water Flooding																	Is there education/community/health facility capacity for site requirements?		
																		What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		
Ground Conditions & Contamination					Deliverability															
Site Topography	Predominantly Flat					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?			Site would significantly support economic growth and/or regeneration priorities?											
	Undulating					How many jobs could the site provide for?			Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?											
	Steep Slope																			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			Site is in use as allotments so has been withdrawn from the SLR		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)																			
Category 2: Constraints	HSE COMAH Middle or Outer Zone																			
	Landfill sites, Contaminated land																			
	Minerals Legacy (quarries and coal mining)																			
	High Voltage electricity line(+10m buffer zone)																			

SLR Ref: WH7 SHLAA Ref: NA		Site Area: 51.24ha		Site Location: Coastal Leas, Coast Road, Marsden/Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,500m separation between South Shields and Whitburn by 100%													
Land Use: Recreational open space, Greenfield Land Adjacent Uses: Quarry, 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?			Low ← Impact → High A B C D E								
Site Photos 				Designations Map 						1. To check the unrestricted sprawl of the built-up area?								✓			
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Recreational Open Space / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Wildlife Corridor / Local Nature Reserve / Local Wildlife Site / Coastal Change Management Area / Scheduled Ancient Monument / Listed Buildings / Undeveloped Coast / Coastal Road Realignment – safeguarding / Strategic Route Network / Footpaths				Adjacent Designations: Recreational Open Space Flood Risk				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									
								Developing this site for residential/economic development is considered to have a high impact as it will encroach onto the countryside and openness of an important natural resource within the Green Belt. Development would also erode the separation between South Shields and Whitburn, adversely impacting upon the urban fringe.				Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required 			
Landscape and Townscape										Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land				This site predominantly consists of recreational open space which provides access to the cliff tops and beaches along this area of coastline. The coastal areas represent potentially the most scenic part of the borough and are considered to be of high landscape merit. It is considered that development on 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 includes the Coastal Leas Local Wildlife Site (see Local Wildlife Site and Local Geodiversity Sites Technical Appendices). The site is also adjacent to the European Protected Sites along the coastal stretch. It is considered that development of this site is likely to result in detrimental impacts upon the integrity of the European Protected Sites which would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. It is therefore considered that there would be a high impact on biodiversity and significant mitigation would be required.							
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site , Special Protection Area (SPA), Special Area of Conservation (SAC)								✓	
		Woodland Plantation										Site of Special Scientific Interest (SSSI)								✓	
		Tree Preservation Order (TPO)										Local Nature Reserve								✓	
Grade 2 or 3a Agricultural Land										Category 2: Constraints		Local Wildlife Site (LWS)								✓	
Area of Significant Historic Landscape						Local Geodiversity Site (LGS)															
						Great Crested Newt Pond (+500m buffer)		✓													
								Wildlife Corridor		✓											
								Are there any known protected / DBAP species or habitats on the site?				Lowland meadow and pasture / Magnesian limestone grassland/Ponds/Broadleaf woodland.									
								Would the development of the site impact upon the connectivity of habitats?				Significant impact upon Local Wildlife, Wildlife Corridor and European Designated Sites									

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 contains Grade II Listed Buildings associated with Souter Lighthouse as well as the Locally Listed Tipping Point and Target Rock.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure coastal corridor. The Coastal corridor includes a range of different open space types and functions and it is a priority to protect this network. It is considered that this site provides a key role in delivering green infrastructure in the borough due to the amount of high quality recreational open space it provides. Developing it would have a high impact and require significant mitigation.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure	✓					Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a significant impact upon the settings of heritage assets. Significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓					
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)		✓					
	Locally-Listed Building/ Structure/ Space	✓					Green Infrastructure corridor		✓					
						Is the proposed development site designated as open space or playing fields?		Semi-natural greenspace		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 		
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: High						
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	3.4%	Flood Risk zones are concentrated along the shoreline, but separated from the site by high cliffs. Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a medium impact in regards to flood risk.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to access to and capacity of infrastructure and services due to its scale and key green infrastructure provision. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site could provide an increased critical mass to support existing/new services but whether there is scope for capacity of infrastructure to be increased sufficiently would have to be explored further.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	3.9%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?								
	Surface Water Flooding	✓												
						The site is not reasonably close to local shopping services; however it does have good access to green infrastructure such as the Coastal Leas and nearby allotments and children’s play areas. There are also bus stops on the strategic route network between South Shields and Sunderland where there are education and community facilities.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 		
Ground Conditions & Contamination						Deliverability								
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/161-D12) with former uses including quarrying / historic landfill. There may also therefore be mineral legacy issues. The site is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a high impact and significant mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.						
	Gentle Slope					How many homes could be provided?		1,153	Site would directly support economic growth and/or regeneration priorities?		✓			
	Undulating	✓				How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Due to the site’s likely impact upon the Green Belt and surrounding landscape, biodiversity ground conditions and green infrastructure, it is not considered that this 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: WH8 SHLAA Ref: NA		Site Area:0.8ha		Site Location: Land at Whitburn Lodge, Mill Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,500m separation between South Shields and Whitburn by 8%																																																									
Land Use: Public house and Car Park Adjacent Uses: Open Space, Agricultural land				Site appraised for: Residential / B-use class Economic Development																																																													
Site Photos 				Designations Map 				Green Belt Separation 					Would development on this site impact upon the five purposes of the Green Belt? <table><thead><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th></th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr></tbody></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Low	←	Impact	→	High		A		B	C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓				2. To safeguard borough's countryside from further encroachment?					✓		3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓						4. To preserve the special & separate characters of the Urban Fringe villages?				✓			5. To assist in the regeneration of the urban area, by encouraging the recycling of land?				✓		
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				Key Designations: Green Belt / Great North Forest - Habitat Creation / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area Wildlife Corridor / Coastal Change Management Area / Undeveloped Coast / Strategic Route Network / Proposed Footpaths / cycleways		Adjacent Designations: Recreational Open Space / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Coastal Road Realignment – safeguarding		Developing this site is considered to only have a medium impact upon the Green Belt which would need to be mitigated. Whilst the site reduces the separation distance between the existing built-up area of Whitburn and South Shields, this is not considered to have an adverse impact on the special and separate character of Whitburn as the site is enclosed by clearly defined boundaries such as trees, fences, roads. These boundaries, in addition to existing built development onsite and to the north, south and west of the site reduce its broad open aspect.																																																									
						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 Category 2: Constraints	Grade I Agricultural Land		The site lies within the wider Whitburn Coastal Area and between the Cleadon Hills Area of High Landscape Value, and recommended Coastal Area of High Landscape Value. The site comprises a vacant public house and associated car parking and landscaping, the site's location and proximity to existing built development reduces its contribution to the openness of the surrounding area. Development is considered to have a potential medium impact and mitigation would be required.			Would development of the site have an adverse impact on:				Developing this site is considered to have a high impact upon biodiversity. The site is in close proximity to existing biodiversity designations. Residential development here would have adverse impacts from urban edge effects, which would need to be assessed and avoided / mitigated / compensated for. Site is within 400m from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment.																																																							
	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)								✓																																																		
		Woodland Plantation													Site of Special Scientific Interest (SSSI)	✓																																																	
		Tree Preservation Order (TPO)													Local Nature Reserve																																																		
	Grade 2 or 3a Agricultural Land					Category 2: Constraints	Local Wildlife Site (LWS)								✓																																																		
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Local Geodiversity Site (LGS)																																																										
							Great Crested Newt Pond (+500m buffer)																																																										
							Wildlife Corridor								✓																																																		
						Are there any known protected / DBAP species or habitats on the site?				N/A																																																							
						Would the development of the site impact upon the connectivity of habitats?				There is a need to consider European Protected Sites further.																																																							
											✓																																																						

Historic Environment and Culture						Green Infrastructure									
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Whitburn Lodge was associated with Whitburn Colliery before being converted to a public house.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure coastal corridor and Whitburn Coastal Park is situated to the north of the site. However, it is of small scale and previously developed and therefore it is considered that developing this site would have a low impact and mitigation would only be required where appropriate.					
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
	Category 2: Constraints	Grade II Listed Building/Structure						Developing this site is considered to have a zero/low impact upon historic environment and mitigation would only be required where appropriate.							Category 2: Constraints
Conservation Area			Allotment												
Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?	N/A			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			
Locally-Listed Building/ Structure/ Space							Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015						N/A		
Flooding						Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011) or by the Environment Agency. See SFRA for further details. 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 low impact in regards to access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. It is not of a scale to put significant pressure on local services and could also provide an increased critical mass to support existing/new services. Mitigation required where appropriate.					
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?									
						Is there education/community/health facility capacity for site requirements?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is reasonably close to the existing built-up area of Whitburn and would be supported by the services available in the locality. It also has good access to green infrastructure such as the Coastal Leas and nearby allotments and children’s play areas. The site is bounded by Mill Lane (the principal route between Whitburn and South Shields) it is also adjacent to bus stops on the strategic route network.		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Surface Water Flooding	NA													
Ground Conditions & Contamination						Deliverability									
Site Topography	Predominantly Flat		The site is within an area for further investigation in relation to contamination (AFI ref - ES/161-D12) with former uses including quarrying (c1862-1938), heap (c1921-1938), mineral railway (c1898-1951), infilling (c1984), electricity transformer (1984). It is also located within a source protection zone relating to the Magnesian Limestone Aquifer (an important source for water extraction) and a Mineral Safeguarding Area, but below the threshold where the presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential but not in a strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		22	Site would significantly support economic growth and/or regeneration priorities?						
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?						
	Steep Slope														
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	The site is considered to be potentially suitable for development however consideration will need to be given to proximity to the adjacent nature reserve and European protected sites. Mitigation is likely to be required to offset any potential impact.		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: WH9a SHLAA Ref: GB.05.001		Site Area: 1.27ha		Site Location: Land to North of Shearwater, Shearwater / Mill Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,500m separation between South Shields and Whitburn by 11%																																																																					
Land Use: Agricultural Adjacent Uses: Residential, Open space, public house & car park				Site appraised for: Residential /B-use class Economic Development					Green Belt Separation  Developing this site for residential/economic development is considered to have a medium impact on the Green Belt. Development would affect the openness and character of the area and would also result in an extension of Whitburn, but it is noted that the site's relationship with development to the north and south, as well as existing boundaries could reduce potential wider impacts.																																																																					
Site Photos 				Designations Map 																																																																										
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area Wildlife Corridor / Coastal Change Management Area / Undeveloped Coast / Strategic Route Network / Recreational Open Space			Adjacent Designations: Recreational Open Space / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Coastal Road Realignment – safeguarding/ Proposed Footpaths / cycleways			Would development on this site impact upon the five purposes of the Green Belt? <table><thead><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th></th><th>B</th><th></th><th>C</th><th></th><th>D</th><th></th><th>E</th></tr></thead><tbody><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td></tr></tbody></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside				Low	←	Impact	→	High		A		B		C		D		E	1. To check the unrestricted sprawl of the built-up area?			✓							2. To safeguard borough's countryside from further encroachment?					✓					3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓									4. To preserve the special & separate characters of the Urban Fringe villages?							✓			5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					✓				
	Low	←	Impact	→	High																																																																									
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Historic Environment and Culture					Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure coastal corridor and Whitburn Coastal Park is situated to the north of the site. However, it is of small scale and reasonably screened and therefore it is considered that developing this site would have a low impact and mitigation would only be required where appropriate.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
	Category 2: Constraints	Grade II Listed Building/Structure					Developing this site is considered to have a zero/low impact upon historic environment and mitigation would only be required where appropriate.					
Conservation Area			Allotment									
Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway)						
Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓				
					Is the proposed development site designated as open space or playing fields?		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 issues have been identified on the site, by the SFRA (2011) and by the Environment Agency. See SFRA for further details. However, these 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 more vulnerable and intermediate 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 access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. It is not of a scale to put significant pressure on local services (although school places are limited in the village) and could also provide an increased critical mass to support existing/new services. Mitigation would still be required.			
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?				
						Is there education/community/health facility capacity for site requirements?		✓				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is adjacent to the existing built-up area of Whitburn and would be supported by the services available in the locality. It also has good access to green infrastructure such as the Coastal Leas and nearby allotments and children’s play areas. The site is bounded by Mill Lane (the principal route between Whitburn and South Shields), and adjacent to bus stops.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	✓										
	Ground Conditions & Contamination					Deliverability						
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/161-D12) with former uses including quarrying (c1862-1938), heap (c1921-1938), mineral railway (c1898-1951), infilling (c1984), electricity transformer (1984). It is also located within a source protection zone relating to the Magnesian Limestone Aquifer (an important source for water extraction) and a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope					How many homes could be provided?		34	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											
					Suitability and Conclusion							
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	The site is considered to be potentially suitable for development however consideration will need to be given to proximity to the adjacent nature reserve and European protected sites. Mitigation is likely to be required to offset any potential impact.			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)											

LR Ref: WH9b SHLAA Ref: GB.05.001		Site Area: 0.61ha		Site Location: Land to North of Shearwater and East of Mill Lane, Shearwater / Mill Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,500m separation between South Shields and Whitburn by 5%																																																					
Land Use: Agricultural Adjacent Uses: Residential, Open space, public house & car park				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?																																																				
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Historic Environment and Culture						Green Infrastructure									
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	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area								
	Conservation Area						Allotment								
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)								
	Locally-Listed Building/ Structure/ Space		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Green Infrastructure corridor		✓	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			
						Is the proposed development site designated as open space or playing fields?		N/A							
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		N/A							
Flooding						Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011) and by the Environment Agency. See SFRA for further details. However, these 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 more vulnerable and intermediate 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 access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. It is not of a scale to put significant pressure on local services (although school places are limited in the village) and could also provide an increased critical mass to support existing/new services. Mitigation would still be required.						
	Category 2: Constraints	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?		✓	The site is adjacent to the existing built-up area of Whitburn and would be supported by the services available in the locality. It also has good access to green infrastructure such as the Coastal Leas and nearby allotments and children’s play areas. The site is bounded by Mill Lane (the principal route between Whitburn and South Shields), and adjacent to bus stops.	Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required 	High Impact – significant mitigation required
	Surface Water Flooding	✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?												
Ground Conditions & Contamination						Deliverability									
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/161-D12) with former uses including quarrying (c1862-1938), heap (c1921-1938), mineral railway (c1898-1951), infilling (c1984), electricity transformer (1984). It is also located within a source protection zone relating to the Magnesian Limestone Aquifer (an important source for water extraction) and a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		16	Site would significantly support economic growth and/or regeneration priorities?						
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?						
	Steep Slope														
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	The site is considered to be potentially suitable for development however consideration will need to be given to proximity to the adjacent nature reserve and European protected sites. Mitigation is likely to be required to offset any potential impact.		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: WH10 SHLAA Ref: WH.01.005		Site Area:0.18ha		Site Location: Coast Road Garage and caravan storage site, Mill Lane/Coast Road, Whitburn		Is the site in the Green Belt? YES ☐ NO ☒																																	
Land Use: Garage and Caravan Storage Adjacent Uses: Residential / Agricultural				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																													
Site Photos 				Designations Map 						Low ← Impact → High																													
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Landscape and Townscape						Biodiversity																																	
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies on the edge of a residential village and associated community buildings and schools. The site is situated in a prominent position on Mill Lane and is surrounded by residential development to the north, east and south. Developing this site is considered to only have a low impact upon the landscape/townscape of the area, due to the sites existing built features and the surrounding land uses. Mitigation required where appropriate.				Would development of the site have an adverse impact on:		It is not considered that the land uses appraised would have an overall adverse impact upon the biodiversity value of the site. It is however within 600m from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Mitigation would be required where appropriate.																											
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																													
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										Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites further.																											

Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historical or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			An existing cycle way runs along the western boundary of the site adjacent to Mill Lane. Due to the site’s existing uses it is considered that developing this site would have a zero/low impact upon green infrastructure in this area. Mitigation would only be required where appropriate.				
	Village Green													
	Cemetery / Churchyard													
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a zero/low impact upon historic environment and mitigation would only be required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area							Allotment						
	Archaeological Site (Known & potential)			Public Right of Way (cycleway/ footpath/bridleway)										
	Locally-Listed Building/ Structure/ Space			Green Infrastructure corridor				Is the proposed development site designated as open space or playing fields?						
						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%	No flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a zero/low impact and mitigation would only be required where appropriate.			Is there road capacity for site traffic generation?		✓	It is considered that the site would have a zero/low impact in regards to access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site is situated within the village envelope and would contribute to supporting existing services and facilities. Mitigation would only be required where appropriate.					
	Flood Risk Zone 3A (High Vulnerability)					0%	Is there water and sewerage capacity for site requirements?					✓		
		0%	Is there education/community/health facility capacity for site requirements?		✓									
			0%	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?										
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%		Zero/Low Impact - no or minimal mitigation required 			The site is situated within the existing built-up area of Whitburn. It is considered that the existing services within the locality would be accessible to this site. The site is also situated on a key strategic route linking Sunderland and South Shields and is also served by public transport.		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding		NA											
Ground Conditions & Contamination						Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is also within a Mineral Safeguarding Area, but below the threshold where the 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?		5	Site would significantly support economic growth and/or regeneration priorities?				
	Undulating						How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope													
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 			It is considered that this site is suitable for development due to its lack of constraints and impact upon the surrounding area. The site is currently allocated for residential development (approx 5 dwellings) within the LDF Site-Specific Allocations DPD (Policy SA9 c) vi).		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)													

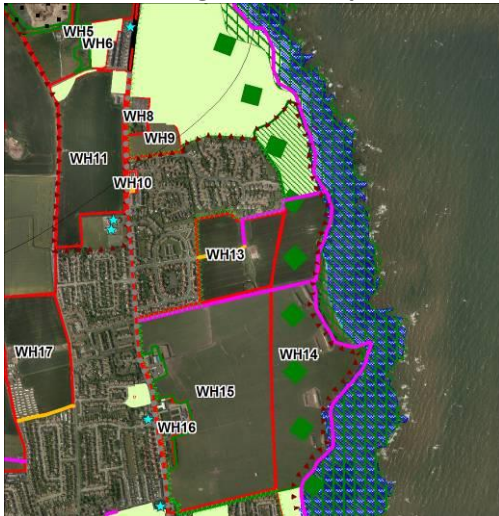
SLR Ref:WH11 SHLAA Ref:		Site Area:6.91ha		Site Location: Land south of Kitchener Road, Mill Lane/Lizard Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,760m separation between South Shields and Whitburn by 11%							
Land Use: Agriculture Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation							
Site Photos				Designations Map					 Developing this land would have a medium impact on the openness of the green belt by reducing the separation distance between Whitburn and South Shields. Development would significantly affect the setting, character and local distinctiveness of the village of Whitburn.							
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Recreational open space / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area Adjacent Designations / Allocations: Coastal Road Realignment – safeguarding / Strategic Route Network / Proposed Footpaths / cycleways / Local Wildlife Site / Wildlife Corridor / Coastal Change Management Area / Undeveloped Coast / Area of High Landscape Value												
									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 adjacent to the Cleadon Hills Area of High Landscape Value and plays a key role in the rural setting of Whitburn. The site is predominantly open and rural in character and contains wider views of the green belt and coastal landscapes. The site rises to the north and is more prominent and visible within the surrounding landscape. Therefore it is considered that development of this site would have a high impact upon the landscape of the area and significant mitigation would be required.						Would development of the site have an adverse impact on:			This site provides key intermittent habitat for flocks of curlew, which is a DBAP priority species, UKBAP priority species, and is red listed as a species of most conservation concern. Attractiveness of the site to curlews varies depending on agricultural rotation. The site is in a wildlife corridor in close proximity to European protected sites and a Local Wildlife Site. Significant mitigation would be required.				
Category 2: Constraints	Area of High Landscape Value or Significance	✓							Category 1: Significant Constraints		Ramsar Site					
	Woodland Plantation										Special Protection Area (SPA)					
	Tree Preservation Order (TPO)										Special Area of Conservation (SAC)					
	Grade 2 or 3a Agricultural Land										Site of Special Scientific Interest (SSSI)					
Area of Significant Historic Landscape			Category 2: Constraints		Local Nature Reserve											
					Local Wildlife Site (LWS)		✓									
					Local Geodiversity Site (LGS)											
					Great Crested Newt Pond (+500m buffer)											
					Wildlife Corridor		✓									
			Are there any known protected / DBAP species or habitats on the site?		Yes - Curlew		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required ☒			
			Would the development of the site impact upon the connectivity of habitats?		The curlew could potentially settle in WH11a, although developing part of the farmer's field could deter them, especially if the field was to be sandwiched between development.											

SLR Ref: WH11a SHLAA Ref:		Site Area:4.44ha		Site Location: Land north of Marsden Primary School, Mill Lane/Lizard Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,900m separation between South Shields and Whitburn by 5%											
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 / Recreational open space / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area				Adjacent Designations / Allocations: Coastal Road Realignment – safeguarding / Strategic Route Network / Proposed Footpaths / cycleways / Local Wildlife Site / Wildlife Corridor / Coastal Change Management Area / Undeveloped Coast / Area of High Landscape Value											
				Developing this land would have a low impact on the openness of the green belt by reducing the separation distance between Whitburn and South Shields by 5%. The setting of Whitburn village would be significantly affected. 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 adjacent to the Cleadon Hills Area of High Landscape Value and plays a key role in the rural setting of Whitburn. The site is predominantly open and rural in character and contains wider views of the green belt and coastal landscapes. The site rises to the north and is more prominent and visible within the surrounding landscape. Therefore it is considered that development of this site would have a high impact upon the landscape of the area and significant mitigation would be required.		Would development of the site have an adverse impact on:		This site provides key intermittent habitat for flocks of curlew, which is a DBAP priority species, UKBAP priority species, and is red listed as a species of most conservation concern. Attractiveness of the site to curlews varies depending on agricultural rotation. The site is in a wildlife corridor in close proximity to European protected sites. Significant mitigation would be required.									
Category 2: Constraints		Area of High Landscape Value or Significance		✓				Category 1: Significant Constraints		Ramsar Site									
		Woodland Plantation								Special Protection Area (SPA)									
		Tree Preservation Order (TPO)								Special Area of Conservation (SAC)									
		Grade 2 or 3a Agricultural Land								Site of Special Scientific Interest (SSSI)									
Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
																		Local Nature Reserve	
																		Local Wildlife Site (LWS)	
																		Local Geodiversity Site (LGS)	
								Great Crested Newt Pond (+500m buffer)											
										Wildlife Corridor		✓							
										Are there any known protected / DBAP species or habitats on the site?		Yes - Curlew							
										Would the development of the site impact upon the connectivity of habitats?		The curlew could potentially settle in WH11, although developing part of the farmer's field could deter them.							

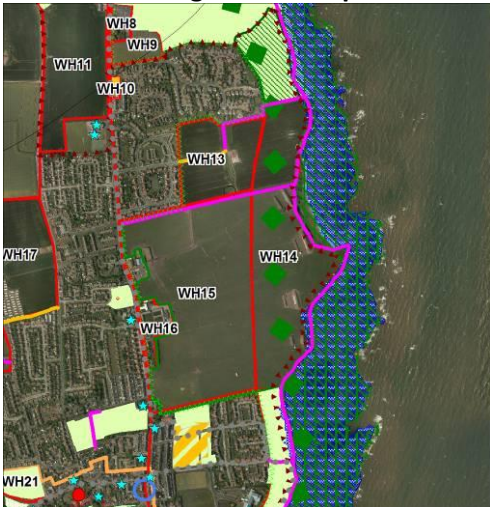
Historic Environment and Culture						Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site will require a geophysical survey which may lead to further archaeological investigation and trial trenching.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Development of the site would not impact green infrastructure provision. Mitigation would only be required where appropriate.				
	World Heritage Site & Setting (+ candidate)						Village Green							
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard							
Category 2: Constraints	Grade II Listed Building/Structure		Development would have a medium impact on heritage. Mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area						Allotment							
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required		High Impact – significant mitigation required							
	Locally-Listed Building/ Structure/ Space													
Flooding						Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	The site is not within a Flood Risk Zone and no surface water flooding issues have been identified on the site. Development of the site is considered to have a low impact on flooding.			Is there road capacity for site traffic generation?			It is considered that the site would have a medium impact in regards to access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site is in close proximity to some services, is on the strategic route network and could also provide an increased critical mass to support existing/new services. However mitigation would be required.					
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?								
		Is there education/community/health facility capacity for site requirements?			What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?									
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required						
	Surface Water Flooding	NA				The site is adjacent existing built-up area of Whitburn and would be supported by the services available in the locality, however due to the potential extent of development; overall capacity of infrastructure would have to be considered further. There is good access to green infrastructure such as the Coastal Leas and nearby allotments.			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, but is adjacent to an AFI. It is also located within a source protection zone relating to the Magnesian Limestone Aquifer (an important source for water extraction) and a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. There are also overhead power lines crossing the site and an uneven topography. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but just outside a strong market location for B-use class economic development.						
	Gentle Slope	✓				How many homes could be provided?		100	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		Due to the site’s potential adverse impacts upon the natural environment, the Green Belt and surrounding landscape, and particularly upon the urban fringe village of Whitburn and Cleadon Hills Area of High Landscape Value, 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 									
	Landfill sites, Contaminated land													
	Minerals Legacy (quarries and coal mining)													
	High Voltage electricity line(+10m buffer zone)													

SLR Ref: WH12 SHLAA Ref: NA		Site Area:61.8ha		Site Location: Land surrounding Lizards Farm, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,600m separation between South Shields and Whitburn by 67%.												
Land Use: Agricultural, Adjacent Uses: Quarry, Residential, Agricultural, Recreational				Site appraised for: Residential / Mineral Extraction / B-use class Economic Development					Green Belt Separation												
Site Photos 				Designations Map 																	
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Area of High Landscape Value / Water Source Protection Zone / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Local Wildlife Site / Coastal Change Management Area / Undeveloped Coast / Recreational open space		Developing this site for residential/economic development is considered to have a high impact as it will encroach onto the countryside and openness of the Green Belt. The site is also in an elevated position and development would be prominent. Development would also significantly reduce the separation distance between South Shields and Whitburn areas. 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 lies within the Cleadon Hills Area of High Landscape Value and proposed extension area. The site is predominantly open and rural in character with views of local area and out to sea. The site's open character and elevated position increase its significance within this landscape. Developing this site is considered to have a high impact upon the landscape of the area and would require significant mitigation.						Would development of the site have an adverse impact on:				There are no biodiversity designations existing on this site. However, the site does fall within wildlife corridors and is in close proximity to other Local Wildlife Sites. It is also within a Great Crested Newt buffer zone. It is also around 900m from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Developing this site is considered to have a high overall impact upon biodiversity, and significant mitigation would be required.					
Category 2: Constraints		Area of High Landscape Value or Significance		✓								Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)						✓	
		Woodland Plantation												Site of Special Scientific Interest (SSSI)						✓	
		Tree Preservation Order (TPO)												Local Nature Reserve							
		Grade 2 or 3a Agricultural Land												Category 2: Constraints						Local Wildlife Site (LWS)	
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required 		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required 					
								Are there any known protected / DBAP species or habitats on the site?		N/A											
								Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites further as well as the potential impacts upon wildlife corridors.											

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 historical or archaeological significance onsite but the Heavy Anti-Air Craft site at Lizard Farm, a Scheduled Monument, can be found nearby.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure green belt corridor; however, the site does not provide any green infrastructure facilities. Due to the site’s large size and significant openness it provides to surrounding green infrastructure provision such as public right of way network and golf courses, development is considered to have a medium impact and mitigation would be required.		
	Village Green											
	Cemetery / Churchyard											
Category 2: Constraints	World Heritage Site & Setting (+ candidate)		Developing this site is considered to have a low impact upon historic environment. Some mitigation may be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Grade I/Grade II*Listed Building/Structure											
	Allotment											
	Public Right of Way (cycleway/ footpath/bridleway)											
Category 2: Constraints	Grade II Listed Building/Structure		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?	N/A		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Conservation Area											
	Archaeological Site (Known & potential)											
	Locally-Listed Building/ Structure/ Space											
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to more vulnerable and intermediate 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 high impact in regards to access to and capacity of infrastructure and services. Due to the site’s size and location it is considered that development would significantly increase demand for services and infrastructure, in an area where they are currently limited. It could also provide an increased critical mass to support existing/new services, but 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 in a fairly isolated location within the Green Belt. Although Lizard Lane runs along the eastern boundary of the site, this is the only public road which provides access. The majority of the site consists of private agricultural land. The site is also adjacent to a residential area in Whitburn; however it is not close to any services.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. It is also located within a source protection zone relating to the Magnesian Limestone Aquifer (an important source for water extraction) and a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. There is also undulating topography and the presence of overhead power. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope						How many homes could be provided?		1391	Site would significantly support economic growth and/or regeneration priorities?		✓
	Undulating					✓	How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope					✓						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	It is not considered that the site is suitable for development due to adverse impacts on the Green Belt and the landscape of the area, as well as putting pressure on infrastructure, biodiversity and heritage.		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)											

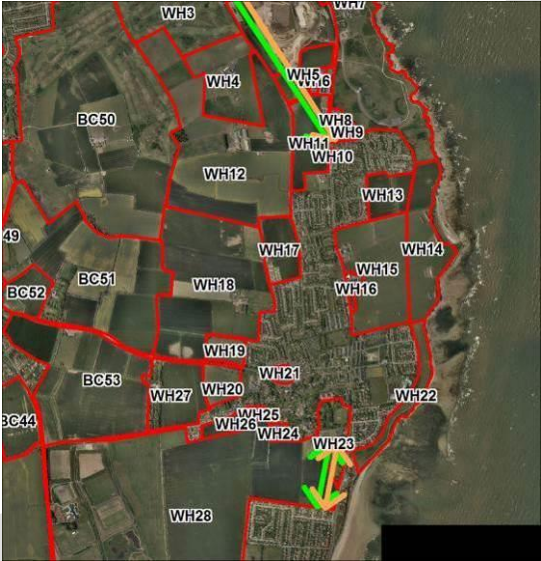
SLR Ref: WH13 SHLAA Ref: GB.05.002a		Site Area: 6.9ha		Site Location: Land at Marsden Avenue, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the separation between South Shields and Whitburn and Sunderland to Whitburn but would lead to a loss of green belt and open countryside.							
Land Use: Agricultural, Adjacent Uses: Residential, Agricultural,				Site appraised for: Residential / B-use class Economic Development				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 - Referral Area / Undeveloped Coast / Public Right of Way		Adjacent Designations: Local Wildlife / Local Nature Reserve / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Recreational open space / Coastal Change Management Area / Flood Risk / Water Source Protection Zone		This site consists of an area of Green Belt located to the south and east of existing residential development and adjacent to the coast. Developing this site is considered to have a medium impact as whilst it would have an impact upon the character of Whitburn, it is partially integrated into surrounding residential development which reduces the potential impact. 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				Whitburn Coastal Area, adjacent to a proposed Area of High Landscape Value along the coast to the north. The site is open and rural in character with views out towards the coast. It is bounded by two-storey residential development to the north and west, with agricultural land to the south and the coast/North Sea to the east. Developing this site is considered to have a high impact on the surrounding landscape as it does provide openness and views within the coastal corridor, but it is located adjacent to built developments which could reduce the potential overall impact. Significant mitigation would be required.		Would development of the site have an adverse impact on:		Developing this site is considered to have a potentially high impact upon biodiversity. In addition to the likely significant impacts on the SPA bird species, the site also provide habitat for significant flocks of curlew and lapwing which are DBAP priority species, UKBAP priority species, and red listed as a species of most conservation concern. The site is within 400m of the European Protected Sites, it is considered that development of this site may result in detrimental impacts upon the integrity of these sites which would have to be assessed through Habitat Regulations Assessment / Appropriate Assessment. It is thought unlikely that impacts could be mitigated to ensure there are no likely significant effects on the European Protected Sites and Local Wildlife Site.					
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site, Special Protection Area (SPA) , Special Area of Conservation (SAC)		✓			
		Woodland Plantation						Site of Special Scientific Interest (SSSI)		✓					
		Tree Preservation Order (TPO)						Local Nature Reserve							
		Grade 2 or 3a Agricultural Land						Category 2: Constraints		Local Wildlife Site (LWS)		✓			
Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Local Geodiversity Site (LGS)			
												Great Crested Newt Pond (+500m buffer)			
												Wildlife Corridor		✓	
												Are there any known protected / DBAP species or habitats on the site?		Habitat for curlew and lapwing which are both DBAP priority species, UKBAP priority species, and red listed as a species of most conservation concern.	
Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites further as well as the potential impacts upon wildlife corridors.													

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site is adjacent to the Locally-Listed Whitburn Firing Range Site.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure coastal corridor. The site also has a public footpath that runs through the centre of the site and along the northern boundary. It is considered that developing this site would have a high impact on green infrastructure. Mitigation would be required.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact on heritage. Mitigation required where appropriate.			Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area						Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway)		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Locally-Listed Building/ Structure/ Space					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%	No flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Some surface water issues on the site. Site is in limestone area, therefore infiltration may be possible and possible sea outfall. Developing this site is considered to have a medium impact and mitigation would be required.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a medium impact in regards to access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site is in close proximity to some services, is near the strategic route network and could also provide an increased critical mass to support existing/new services. However 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 adjacent existing built-up area of Whitburn and would be supported by the services available in the locality, however due to the potential extent of development; overall capacity of infrastructure would have to be considered further. There is good access to green infrastructure such as the Coastal Leas and nearby allotments.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
	Surface Water Flooding	✓										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination but is adjacent to an AFI. It is also within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further, as well as being within a Coal Authority Referral Area, so there may be mineral legacy issues. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope	✓				How many homes could be provided?		155	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	It is considered that the site is not suitable for development. Impacts on the landscape, green infrastructure and biodiversity would require mitigation.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 	
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone											
	Landfill sites, Contaminated land											
	Minerals Legacy (quarries and coal mining)	✓										
	High Voltage electricity line(+10m buffer zone)											

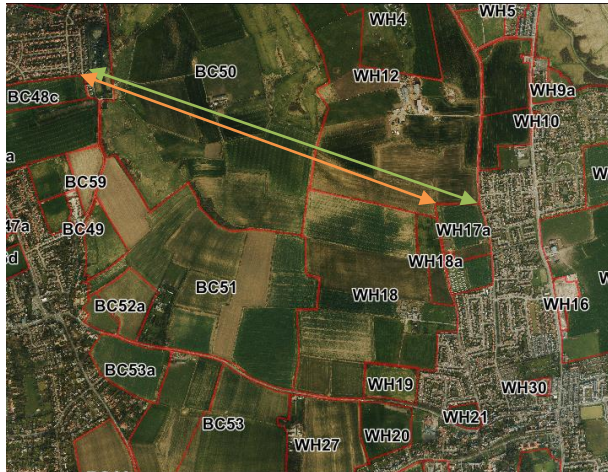
SLR Ref: WH14 SHLAA Ref: GB.05.002/03a		Site Area:17.85ha		Site Location: Coastal path, part of Whitburn Rifle Ranges, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would not reduce the broad separation distance between South Shields, Whitburn and Sunderland but would lead to the loss of a large area of green belt and open countryside.				
Land Use: Greenfield Land Adjacent Uses: Residential, Agricultural, Coast				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation			Would development on this site impact upon the five purposes of the Green Belt? Low ← Impact → High A B C D E 1. To check the unrestricted sprawl of the built-up area? 2. To safeguard borough's countryside from further encroachment? 3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead? 4. To preserve the special & separate characters of the Urban Fringe villages? 5. To assist in the regeneration of the urban area, by encouraging the recycling of land? Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside			
Site Photos 				Designations Map 				Development would have a high impact upon the character of the urban fringe by developing an important open space around the village of Whitburn, as well as eroding a coastal corridor. Significant mitigation would be required. Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ☒				
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Local Wildlife Site / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI /Mineral Safeguarding Area / Coal Authority Standing Advice Area / Undeveloped Coast/ Public Right of Way / Coastal Change Management Area		Adjacent Designations: Local Wildlife / Local Nature Reserve / Recreational open space / Water Source Protection Zone / Flood Risk / Coastal Change Management Area						
Landscape and Townscape						Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land		Whitburn Coastal Area, adjacent to a proposed Area of High Landscape Value along the coast to the north. The site consists of open agricultural land and cliff tops. It also includes bunds from the firing range and forms part of the borough's undeveloped coast. It provides views of the North Sea Coast, village of Whitburn and Grade II Listed Whitburn Mill. 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 includes the eastern extent of the Whitburn Firing Range Local Wildlife Site. The site is important for supporting roosting birds in the winter (see Local Wildlife Site and Local Geodiversity Sites Technical Appendices). The site has significant biodiversity value with a range of international, national and local wildlife designations. The site contains: Durham Coast SAC & SSSI, Northumbrian Coast SPA & Ramsar Site. It is also a key site within a wildlife corridor. It is considered that development of this site is likely to result in some detrimental impacts upon the integrity of the European Protected Sites which would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Significant mitigation would be required.			
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA) , Special Area of Conservation (SAC)	☒				
	Woodland Plantation						Site of Special Scientific Interest (SSSI)	☒				
	Tree Preservation Order (TPO)						Local Nature Reserve					
	Grade 2 or 3a Agricultural Land						Category 2: Constraints	Local Wildlife Site (LWS)				☒
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	☒	Local Geodiversity Site (LGS)					
							Great Crested Newt Pond (+500m buffer)					
							Wildlife Corridor	☒				
							Are there any known protected / DBAP species or habitats on the site?	Lowland meadow and pasture.				
Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites further as well as the potential impacts upon wildlife corridors.										

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? Yes – the site falls within the Whitburn Rifle Range which is a Locally-Listed Asset. The World War One rifle ranges overlie sections of medieval ridge and furrow earthworks, associated with Whitburn medieval village.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site provides public footpaths which provide access to the cliff tops and coastal area. It is located within a green infrastructure coastal corridor. The Coastal corridor includes a range of different open space types and functions and it is a priority to protect this network. Development of this site would impact upon the existing public footpaths which provide access to the coast. It is considered that developing this site would have a high impact and significant mitigation would be required.				
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
Category 2: Constraints	Grade II Listed Building/Structure					Developing this site is considered to have a medium impact on heritage. Mitigation would be required. This may include trial trenching and other archaeological investigation.				Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required
	Conservation Area		Allotment										
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway)		✓					
	Locally-Listed Building/ Structure/ Space	✓				Green Infrastructure corridor		✓					
					Is the proposed development site designated as open space or playing fields?		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)	1.9%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to more vulnerable and intermediate 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 high impact in regards to access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site is in close proximity to some services, and could also provide an increased critical mass to support existing/new services. However the potential extent of development is likely to put significant pressure on local capacity, and would also reduce important green infrastructure which is a key community asset. 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)	2.4%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		?					
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is adjacent existing built-up area of Whitburn and would be supported by the services available in the locality, however due to the potential extent of development; overall capacity of infrastructure would have to be considered further. There is good access to green infrastructure such as the Coastal Leas and nearby allotments.					
										Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Ground Conditions & Contamination					Deliverability								
Site Topography	Predominantly Flat	✓	The site is within an area for further investigation in relation to contamination (AFI ref - ES/071-C12) with former uses including quarrying (c1862), infilling (c1984) and explosives. It is also within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. Its topography includes bunds (part of the Firing Range) and it is also within a Coastal Change Management Area and therefore parts of the eastern boundary are susceptible to coastal erosion. The site is considered to have a medium impact and mitigation would be required.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential but not in a strong market location for B-use class economic development.					
	Gentle Slope					How many homes could be provided?		402	Site would significantly support economic growth and/or regeneration priorities?		✓		
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?				
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is not considered that the site is suitable for development due to the likely significant impacts upon green belt, landscape, biodiversity, infrastructure and the character of Whitburn.		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)												

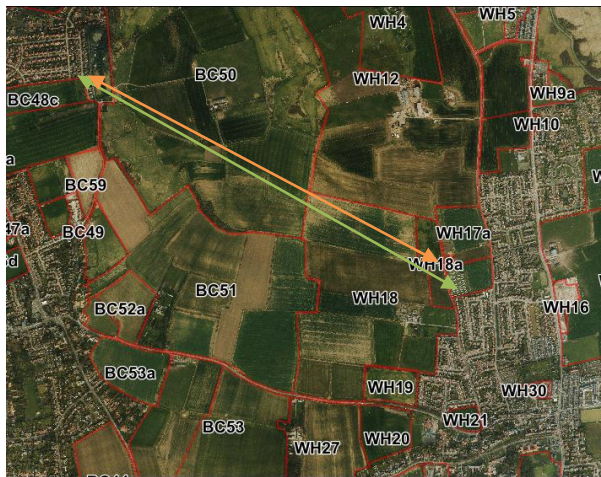
SLR Ref: WH15 SHLAA Ref: GB.05.003/3b/3c		Site Area: 25.3ha Site Location: Part of Whitburn Rifle Ranges, Mill Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐	Residential / Economic development would not reduce the broad separation distance between South Shields and Whitburn and Sunderland and Whitburn but would lead to the loss of a large area of green belt and open countryside.																																																																	
Land Use: Agricultural Adjacent Uses: Agricultural, Residential		Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation																																																																		
Site Photos 		Designations Map 																																																																				
		Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Local Wildlife Site / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Undeveloped Coast / Public Right of Way		Adjacent Designations: Local Wildlife / Local Nature Reserve / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Listed Building / Recreational open space / Water Source Protection Zone / Coastal Change Management Area / Flood Risk / Coal Authority Referral Area / Strategic Route Network / Proposed footpaths/cycleways																																																																		
				It is considered that this site significantly contributes to the special character of Whitburn. Development of this site would have a high impact upon the openness of the Green Belt and the character of Whitburn. Mitigation would be required.																																																																		
				<table><tr><td colspan="2">Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low ←</td><td>Impact</td><td>→ High</td></tr><tr><td colspan="2"></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td colspan="2">1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td colspan="2">2. To safeguard borough's countryside from further encroachment?</td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td colspan="2">3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td colspan="2">5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td colspan="7">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="3"><table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required ✓ </td><td>High Impact – significant mitigation required</td></tr></table></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											<table><tr><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required ✓ </td><td>High Impact – significant mitigation required</td></tr></table>			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required
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Landscape and Townscape				Biodiversity																																																																		
Category 1: Significant Constraints	Grade I Agricultural Land		Whitburn Coastal Area, adjacent to a proposed Area of High Landscape Value along the coast to the north. The site includes bunds from the firing range and forms part of the borough's undeveloped coast. There are ridge-and-furrow field systems that help to interpret the historical rifle target mounds onsite and there are views of the North Sea Coast, village of Whitburn and Grade II Listed Whitburn Mill. Developing this site is considered to have a high impact and significant mitigation would be required.																																																																			
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SLR Ref: WH16 SHLAA Ref: GB.05.003d		Site Area:1.6ha		Site Location: Whitburn Rifle Ranges camp, Mill Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐											
Land Use: Former Ministry of Defence Camp Adjacent Uses:				Site appraised for:		Green Belt Separation 		Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High A B C D E							
Site Photos 				Designations Map 				1. To check the unrestricted sprawl of the built-up area?									
				Key Designations:		Adjacent Designations:		2. To safeguard borough's countryside from further encroachment?									
								3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?									
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						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land				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:					
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?		There is a need to consider European Protected Sites further as well as the potential impacts upon wildlife corridors.							
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					

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

SLR Ref: WH17a SHLAA Ref: GB.05.006		Site Area:5.33ha		Site Location: Land at Wellands Farm (North), Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,800m separation between South Shields and Whitburn by 4%.																																																								
Land Use: Agricultural, Holiday Caravan Site, Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation																																																							
Site Photos 				Designations Map 				 Developing this site is considered to have a medium impact upon the Green Belt by reducing openness within the countryside, and impacting upon the character of the urban fringe. However the site's relationship to the surrounding residential, integrates it somewhat. It would not protrude past the broad development boundaries of the village to the west. Mitigation would be required.				<table><tr><th colspan="2">Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="5">Low ← Impact → High</th></tr><tr><th></th><th></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><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr></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																																																														
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				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area / Public Right of Way		Adjacent Designations: Water Source Protection Zone / Coastal Change Authority Referral Area / Area of High Landscape Value																																																										
Landscape and Townscape						Biodiversity																																																										
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Cleadon Hills landscape area, and on the periphery of the proposed extension to the existing Cleadon Hills Area of High Landscape Value. Site is predominantly open and rural in character. It is bounded by two-storey residential development to the east and a holiday-caravan site to the south. The site rises to the north and is more prominent and visible within the surrounding landscape. Therefore it is considered that development of the site would have a high impact upon the landscape of the area and significant mitigation would be required.				Would development of the site have an adverse impact on:				Developing this site is considered to have a potential medium impact upon biodiversity. The site is within an Impact Risk Zone for SSSI's requiring consultation with Natural England, and is in a peripheral location in a wildlife corridor. The open farmland and its associated hedgerows 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. It is also around 1km from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Mitigation would be required where appropriate. However levels of impacts are subject to further assessment.																																																		
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site						✓																																														
		Woodland Plantation										Special Protection Area (SPA)																																																				
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Area of Significant Historic Landscape								Wildlife Corridor		✓																																																						
								Are there any known protected / DBAP species or habitats on the site?		N/A																																																						
								Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites and the wildlife corridor further.																																																						
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Historic Environment and Culture					Green Infrastructure								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Yes – the site includes a Bombing Decoy Site Control Shelter which is a Locally-Listed Asset.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		. Due to the sites size and location, within a green infrastructure corridor, it is considered that development could have a medium impact and mitigation would be required.				
	World Heritage Site & Setting (+ candidate)						Village Green						
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard						
	Category 2: Constraints	Grade II Listed Building/Structure						Developing this site is considered to have a medium impact on heritage. Appropriate screening/landscaping/materials mitigation required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Conservation Area			Allotment										
Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?	N/A		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required
Locally-Listed Building/ Structure/ Space		✓											
Flooding					Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a medium impact in regards to more vulnerable and intermediate 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 access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site is in close proximity to some services, and could also provide an increased critical mass to support existing/new services. However 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 adjacent existing built-up area of Whitburn and would be supported by the services available in the locality, however due to the potential extent of development; overall capacity of infrastructure would have to be considered further. There is good access to green infrastructure such as the Coastal Leas and nearby allotments.				
Ground Conditions & Contamination					Deliverability								
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, 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?	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?				
	Steep Slope						Suitability and Conclusion						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is considered potentially suitable for residential development, but due to surroundings B-use classes would be inappropriate. However, impacts upon the green belt, landscape, heritage and infrastructure would need to be considered further and mitigated where appropriate. The future of the existing farmhouse and holiday caravan park should be taken into account.	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: WH17b SHLAA Ref: GB.05.006		Site Area:3.15ha		Site Location: Land at Wellands Farm (South), Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,800m separation between South Shields and Whitburn by 8%.																																																	
Land Use: Agricultural, Holiday Caravan Site, Adjacent Uses: Residential, Agriculture				Site appraised for: Residential / B-use class Economic Devt																																																					
Site Photos 				Designations Map 					Green Belt Separation  Developing this site is considered to have a medium impact upon the Green Belt by reducing openness within the countryside, and impacting upon the character of the urban fringe. However the site's relationship to the surrounding residential, integrates it somewhat. It would not protrude past the broad development boundaries of the village to the west. Mitigation would be required.				<table><tr><th>Would development on this site impact upon the five purposes of the Green Belt?</th><th>Low ←</th><th>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><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td>✓</td><td></td><td></td></tr></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required ✓ High Impact – significant mitigation required					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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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/ Mineral Safeguarding Area / Coal Authority Standing Advice Area / Public Right of Way		Adjacent Designations: Water Source Protection Zone / Coastal Change Authority Referral Area / Area of High Landscape Value																																																			
Landscape and Townscape						Biodiversity																																																			
Category 1: Significant Constraints	Grade I Agricultural Land		The site lies within the Cleadon Hills landscape area, and on the periphery of the proposed extension to the existing Cleadon Hills Area of High Landscape Value. Site is predominantly open and rural in character with Grade 3a agricultural land on its southern half. However the scale of this that would be lost if the site was to be developed is not considered significant and comprises a minimal amount of the borough's total agricultural land supply. It is bounded by two-storey residential development to the east and south and includes a holiday-caravan site to the west of the site. The site rises to the north and is more prominent and visible within the surrounding landscape. Therefore it is considered that development of the site would have a medium impact upon the landscape of the area and mitigation would be required.			Would development of the site have an adverse impact on:			Developing this site is considered to have a potential medium impact upon biodiversity. The site is within an Impact Risk Zone for SSSI's requiring consultation with Natural England, and is in a peripheral location in a wildlife corridor. The open farmland and its associated hedgerows 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. It is also around 1km from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Mitigation would be required where appropriate. However levels of impacts are subject to further assessment.																																																
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site Special Protection Area (SPA) Special Area of Conservation (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	✓																																																				
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required ✓		High Impact – significant mitigation required																																																	

Historic Environment and Culture						Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Yes – the site includes a Bombing Decoy Site Control Shelter which is a Locally-Listed Asset.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			There is a footpath to the southern boundary of the site adjacent to the residential development. Due to the sites size and location, within a green infrastructure corridor, it is considered that development could have a medium impact and mitigation would be required.			
	Village Green												
	Cemetery / Churchyard												
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure		Developing this site is considered to have a medium impact on heritage. Appropriate screening/landscaping/materials mitigation required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Allotment												
	Conservation Area			Public Right of Way (cycleway/ footpath/bridleway)			✓						
	Archaeological Site (Known & potential)			Green Infrastructure corridor									
Locally-Listed Building/ Structure/ Space		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?		N/A					
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		N/A					
Flooding						Infrastructure and Services							
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a medium impact in regards to more vulnerable and intermediate 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 access to and capacity of infrastructure and services. Road capacity along some parts of the Coast Road may be impacted upon by coastal erosion and feasibility studies are being undertaken to explore any required mitigation. The site is in close proximity to some services, and could also provide an increased critical mass to support existing/new services. However 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 adjacent existing built-up area of Whitburn and would be supported by the services available in the locality, however due to the potential extent of development; overall capacity of infrastructure would have to be considered further. There is good access to green infrastructure such as the Coastal Leas and nearby allotments.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Surface Water Flooding		✓										
Ground Conditions & Contamination						Deliverability							
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, 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?		71	Site would significantly support economic growth and/or regeneration priorities?		✓	
	Undulating						How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope												
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is considered potentially suitable for residential development, but due to surroundings B-use classes would be inappropriate. However, impacts upon the green belt, landscape, heritage and infrastructure would need to be considered further and mitigated where appropriate. The future of the existing farmhouse and holiday caravan park should be taken into account.		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: WH18 SHLAA Ref: NA		Site Area:48.08ha		Site Location: Land surrounding Wellands Farm, Welland Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,800m separation between South Shields and Whitburn by 5% and the 1,530m separation distance between Cleadon and Whitburn by 41%.									
Land Use: Agricultural, Adjacent Uses: Residential, Caravan Park				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 / Public Right of Way / Water Source Protection Zone		Adjacent Designations: Area of High Landscape Value / Local Geodiversity Site / Conservation Area		Developing this land would have a high impact on the openness of the green belt. Development would significantly affect the setting, character and local distinctiveness of the village of Whitburn as well as the setting of Cleadon village.									
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					
																	
Landscape and Townscape								Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Cleadon Hills landscape area, and on the periphery of the proposed extension to the existing Cleadon Hills Area of High Landscape Value. Developing this site would result in a significant protrusion into the local landscape, severely impacting upon its character. It is considered to have a high impact and significant mitigation would be required.		Would development of the site have an adverse impact on:				Developing this site is considered to have a medium impact upon biodiversity due to its scale within a wildlife corridor. Mitigation would be required. It is also around 1km from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment.					
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (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?		There is a need to consider European Protected Sites and the wildlife corridor further.							

SLR Ref:WH18a SHLAA Ref:		Site Area:3.92ha		Site Location: Land west of Wellands Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,800m separation between Whitburn and South Shields by 10%. The 1,600m separation distance between Cleadon and Whitburn would reduce by 7%.																																																																							
Land Use: Agriculture Adjacent Uses: Agriculture, Residential				Site appraised for: Residential / B-use class Economic Devt																																																																											
Site Photos 				Designations Map 				Green Belt Separation  Developing this land would have a medium impact on the openness of the green belt. Development would significantly affect the setting, character and local distinctiveness of the village of Whitburn.				<table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td>Low ←</td><td>Impact</td><td>→ High</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td><td></td><td></td><td></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><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough’s countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td></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?				✓				
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4. To preserve the special & separate characters of the Urban Fringe villages?					✓																																																																										
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?				✓																																																																											
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area / Public Right of Way / Water Source Protection Zone		Adjacent Designations / Allocations: Area of High Landscape Value / Local Geodiversity Site / Conservation Area																																																																									
Landscape and Townscape						Biodiversity																																																																									
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the Cleadon Hills landscape area, and on the periphery of the proposed extension to the existing Cleadon Hills Area of High Landscape Value. Developing this site would result in a significant protrusion into the local landscape, severely impacting upon its character. It is considered to have a high impact and significant mitigation would be required.		Would development of the site have an adverse impact on:				Developing this site is considered to have a medium impact upon biodiversity due to its location in a wildlife corridor. Mitigation would be required. It is also around 1km from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment.																																																																					
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (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																																																																							
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?		There is a need o consider European Protected Sites and the wildlife corridor further.																																																																					

Historic Environment and Culture					Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No known heritage on-site impact developing this site would increase built development on the boundary of the proposed extension to Cleadon Hills Area of High Landscape Value which includes Grade II* and II Listed structures.		Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is of a significant scale within a green infrastructure green belt corridor, and contains a long section of public rights of way. It is also highly visible from a range of vantage points. It is considered that developing this site would have a high impact which would need significant mitigation		
	World Heritage Site & Setting (+ candidate)					Village Green					
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a low impact upon historic environment and culture by its proximity to the Cleadon Mill and surrounding walls that are listed. Appropriate screening/landscaping/materials mitigation required.		Category 2: Constraints	Public Open Space/Playing Field/Play Area					
	Conservation Area					Allotment					
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required		High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway)		✓		
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		✓		
					Is the proposed development site designated as open space or playing fields?		No.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015?		n/a				
Flooding					Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site is not within a Flood Risk Zone but some surface water flooding issues have been identified on parts of the site. Development of the site is considered to have a medium impact in flooding. Some mitigation would be required.		Is there road capacity for site traffic generation?				It is considered that the site would have a high impact in regards to access to and capacity of infrastructure and services. Road capacity in particular would have to be considered further. The scale of development could also provide an increased critical mass to support existing/new services, but ultimately, whether the village of Whitburn has scope for such an extent of development in one location would need to be considered further. Significant mitigation required.		
	Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?						
					Is there education/community/health facility capacity for site requirements?						
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	The site is not reasonably close to local shopping services; however it does have good access to green infrastructure such as the green belt. It is uncertain if local road capacity and other infrastructure services could sustain such a scale of development, and these would have to be explored further.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Surface Water Flooding	✓									
Ground Conditions & Contamination					Suitability and Deliverability						
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would be required where appropriate.		What is considered deliverable on the site?		It is considered that the site is in a viable location for residential development.				
	Gentle Slope	✓			How many homes could be provided?		88	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating				How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential adverse impacts upon the natural environment, the Green Belt and surrounding landscape, and particularly upon the urban fringe village of Whitburn and Cleadon Hills Area of High Landscape Value, 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: WH19 SHLAA Ref: NA		Site Area:3.9ha		Site Location: Former Charlie Hurley Centre, Cleadon Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,460m separation between Cleadon and Whitburn by 16%.																																																																								
Land Use: Recreational open space, Greenfield Land Adjacent Uses: Residential, Agricultural, Recreational open space				Site appraised for: Residential / B-use class Economic Devt																																																																													
Site Photos 				Designations Map 				Green Belt Separation  It is considered that development of this site would have a medium impact upon the borough's Green Belt and result in a reduction in the separation between Whitburn and Cleadon. However, it is noted that the site has a contained character provided by significant screening on its boundaries, and would not result in development protruding past surrounding settlement boundaries along Moor Lane. Development would impact the setting of the village of Whitburn. 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>←</td><td>Impact</td><td>→</td><td>High</td></tr><tr><td></td><td>A</td><td></td><td>B</td><td></td><td>C</td><td></td><td>D</td><td></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><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside				Would development on this site impact upon the five purposes of the Green Belt?	Low	←	Impact	→	High		A		B		C		D		E	1. To check the unrestricted sprawl of the built-up area?			✓							2. To safeguard borough's countryside from further encroachment?							✓			3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓									4. To preserve the special & separate characters of the Urban Fringe villages?							✓			5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						✓			
Would development on this site impact upon the five purposes of the Green Belt?	Low	←	Impact	→	High																																																																												
	A		B		C		D		E																																																																								
1. To check the unrestricted sprawl of the built-up area?			✓																																																																														
2. To safeguard borough's countryside from further encroachment?							✓																																																																										
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓																																																																																
4. To preserve the special & separate characters of the Urban Fringe villages?							✓																																																																										
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						✓																																																																											
 				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Area of High Landscape Value / Conservation Area/ Public Right of Way / Water Source Protection Zone / Recreational Open Space		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required																																																																									
Landscape and Townscape						Biodiversity																																																																											
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Whitburn landscape area and sets out that the village core of Whitburn should be conserved and enhanced in line with the conservation area management plan. The site is situated in a prominent gateway location along Cleadon Lane and allows partial views of the Green Belt, but is largely contained by significant screening including mature trees/hedgerow. Due to the site's scale, location and boundaries it is considered that it would have a medium impact on the surrounding landscape and mitigation would be required, such as considering its relationship with the adjacent conservation area.				Would development of the site have an adverse impact on:				Developing this site is considered to have a potential medium impact upon biodiversity. The site is within an Impact Risk Zone for SSSI's requiring consultation with Natural England, and is in a peripheral location in a wildlife corridor. The open farmland and its associated hedgerows 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. It is also around 1km from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Mitigation would be required where appropriate. However levels of impacts are subject to further assessment.																																																																			
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints				Ramsar Site				Category 2: Constraints				Local Wildlife Site (LWS)				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact – significant mitigation required																																																					
		Woodland Plantation								Special Protection Area (SPA)								Site of Special Scientific Interest (SSSI)								Local Geodiversity Site (LGS)																																																							
		Tree Preservation Order (TPO)								Special Area of Conservation (SAC)								Great Crested Newt Pond (+500m buffer)								Wildlife Corridor		✓																																																					
		Grade 2 or 3a Agricultural Land																																																																															
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required																																																																			
										Are there any known protected / DBAP species or habitats on the site?				Unknown																																																																			
										Would the development of the site impact upon the connectivity of habitats?				There is a need to consider European Protected Sites and the wildlife corridor further.																																																																			

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is not within the Whitburn Conservation Area but does comprise open land adjacent to the conservation area boundary that contributes to its setting.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure corridor and contains a number of disused sports playing fields; the site is not in community use, and therefore it is considered that there would not be a loss in community sports provision. Due to the site’s scale, location and proximity to public rights of way network, development is considered to have a medium impact which would need mitigation.		
	World Heritage Site & Setting (+ candidate)						Village Green					
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard					
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact upon historic environment and culture by its key gateway location adjacent to the conservation area. 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%	Surface water flooding issues have been identified on some of the site, by the SFRA (2011). See SFRA for further details. However, these would not prevent development potential and could be appropriately attenuated as part of any planning application for development. 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 access to and capacity of infrastructure and services. It could provide an increased critical mass to support existing/new services, but services such as road capacity may be impacted upon, particularly within Cleadon and Whitburn centres and 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?		?				
	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 not immediately close to local shopping services; however it does have good access to green infrastructure such as the Coastal Leas, green belt and nearby allotments. However children’s play areas are lacking in this area. Due to the extent of potential development service capacity would have to be considered further.				
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. The site is considered to have a zero/low impact and mitigation would be required where appropriate.			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?		88	Site would significantly support economic growth and/or regeneration priorities?			
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?			
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	It is considered that this site would be potentially suitable for residential development, but not B-use classes due to surroundings. However, it is acknowledged that development would have some impact upon the green belt, landscape; and the setting of the conservation area, and therefore appropriate mitigation would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			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: WH20 SHLAA Ref: NA		Site Area:5.0ha		Site Location: Whitburn Community Association Playing Fields, Cleadon Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,250m separation between Cleadon and Whitburn by 18%					
Land Use: Recreational open space Adjacent Uses: Residential, Agricultural, Education				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation					
Site Photos 				Designations Map 					 It is considered that development of this site would have a medium impact upon the borough's Green Belt and result in a reduction in the separation between Whitburn and Cleadon. It is noted that the site has a contained character provided by significant screening on its boundaries, and would not result in development protruding past surrounding settlement boundaries along Moor Lane. However, the setting of the village would be affected. Mitigation would be required.					
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Conservation Area / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area / Recreational Open Space		Adjacent Designations: Area of High Landscape Value / Water Source Protection Zone / Tree Preservation Orders								
Landscape and Townscape				Biodiversity										
Category 1: Significant Constraints	Grade I Agricultural Land		The site lies within the Whitburn landscape area, situated in a prominent gateway location along Cleadon Lane that allows partial views of the green belt, but is largely contained by significant screening including mature trees/hedgerow. Due to the site's scale, location and boundaries which include residential development, it is considered that it would have a medium impact on the surrounding landscape and mitigation would be required.					Would development of the site have an adverse impact on:			Developing this site is considered to have a potential medium impact upon biodiversity. The site is within an Impact Risk Zone for SSSI's requiring consultation with Natural England, and is in a peripheral location in a wildlife corridor. The open farmland and its associated hedgerows 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. It is also around 1km from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Mitigation would be required where appropriate. However levels of impacts are subject to further assessment.			
Category 2: Constraints	Area of High Landscape Value or Significance							Category 1: Significant Constraints		Ramsar Site				
	Woodland Plantation									Special Protection Area (SPA)				
	Tree Preservation Order (TPO)									Special Area of Conservation (SAC)				
	Grade 2 or 3a Agricultural Land									Site of Special Scientific Interest (SSSI)				
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints		Local Wildlife Site (LWS)						
								Local Geodiversity Site (LGS)						
								Great Crested Newt Pond (+500m buffer)						
								Wildlife Corridor	☒					
						Are there any known protected / DBAP species or habitats on the site?		Unknown						
						Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites and the wildlife corridor further.						

Historic Environment and Culture						Green Infrastructure																		
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is within the Whitburn Conservation Area - Cleadon Lane and Moor Lane are important gateways leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village. Areas of open agricultural, mature trees and recreation land add to setting of the village and its historic core.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure corridor and contains two football pitches. The Playing Pitch Strategy identifies the site as being standard quality. Due to the site’s existing green infrastructure provision, which provides the majority of publically accessible sports pitches in this part of the borough, it is considered that developing this site would have a high impact would need significant mitigation.														
	World Heritage Site & Setting (+ candidate)						Village Green																	
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard																	
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact on heritage. 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)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 												
	Locally-Listed Building/ Structure/ Space					Green Infrastructure corridor		✓																
						Is the proposed development site designated as open space or playing fields?		2 x football pitches																
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Senior pitch – standard quality 9v9 pitch – standard quality																
Flooding						Infrastructure and Services																		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on a small part of the site, by the SFRA (2011). See SFRA for further details. However, these 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 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 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 and Whitburn centres 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?		?																			
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 not immediately close to local shopping services; however it does have good access to green infrastructure such as the Coastal Leas, green belt and nearby allotments. However children’s play areas are lacking in this area. Capacity of local services would have to be explored further.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required												
		Surface Water Flooding											✓											
Ground Conditions & Contamination						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?		113	Site would significantly support economic growth and/or regeneration priorities?			✓												
	Undulating					How many jobs could the site provide for?		NA	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?															
	Steep Slope																							
Suitability and Conclusion																								
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is not considered suitable for development. Any development of this would have to mitigate against the likely adverse impacts on the townscape/landscape of the urban fringe village of Whitburn, as well as the heritage asset of its conservation area. It would also result in the loss of strategic sports infrastructure within the locality with a lack of alternative sites.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development 												
	Electricity Pylon (+ 10m buffer zone)																							
Category 2: Constraints	HSE COMAH Middle or Outer Zone		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. Any development of this would have to mitigate against the likely adverse impacts on the townscape/landscape of the urban fringe village of Whitburn, as well as the heritage asset of its conservation area. It would also result in the loss of strategic sports infrastructure within the locality with a lack of alternative sites.		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)		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. Any development of this would have to mitigate against the likely adverse impacts on the townscape/landscape of the urban fringe village of Whitburn, as well as the heritage asset of its conservation area. It would also result in the loss of strategic sports infrastructure within the locality with a lack of alternative sites.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development 									

SLR Ref: WH21 SHLAA Ref: NA		Site Area:1.3ha		Site Location: Barnes Recreation Ground, Cleadon Lane, Whitburn		Is the site in the Green Belt? YES ☐ NO ☒																																	
Land Use: Recreational open space Adjacent Uses: Residential, Village Green				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?																													
Site Photos 				Designations Map 						Low ← Impact → High																													
										<table><tr><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					A	B	C	D	E																				
										A	B	C	D	E																									
				Key Designations: Great North Forest - Habitat Creation / Conservation Area / Mineral Safeguarding Area / Coal Authority Standing Advice Area / Recreational Open Space				Adjacent Designations: Village Green / Tree Preservation Orders				1. To check the unrestricted sprawl of the built-up area?																											
												2. To safeguard borough's countryside from further encroachment?																											
												3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?																											
												4. To preserve the special & separate characters of the Urban Fringe villages?																											
												5. To assist in the regeneration of the urban area, by encouraging the recycling of land?																											
												Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside																											
										Zero/Low Impact - no or minimal mitigation required																													
										Medium Impact - mitigation required																													
										High Impact – significant mitigation required																													
Landscape and Townscape										Biodiversity																													
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Whitburn landscape area and is situated in a prominent location within the Whitburn Conservation Area. Its openness and mature trees add to the continuous green buffer along Moor Lane which adds character to the local townscape. There are also important views through the site of heritage features within Whitburn such as the Methodist Church. It is considered that developing this site would have a high impact and significant mitigation would be required.				Would development of the site have an adverse impact on:					Developing this site is considered to have a low impact upon biodiversity. The site is not in close proximity to existing biodiversity designations, but is around 800m from the European Designated Sites along the coast and this would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Mitigation required where appropriate.																								
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints																													
		Woodland Plantation								Ramsar Site																													
		Tree Preservation Order (TPO)								Special Protection Area (SPA)																													
		Grade 2 or 3a Agricultural Land								Special Area of Conservation (SAC)																													
Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required																									
										Category 2: Constraints																													
										Local Nature Reserve																													
										Local Wildlife Site (LWS)																													
										Local Geodiversity Site (LGS)																													
										Great Crested Newt Pond (+500m buffer)																													
										Wildlife Corridor																													
										Are there any known protected / DBAP species or habitats on the site?																													
										Unknown																													
										Would the development of the site impact upon the connectivity of habitats?																													
										Limited impact due to scale and location of site, but any potential impacts on the European Protected Sites along the coast would have to be considered further.																													
										Zero/Low Impact - no or minimal mitigation required																													
										Medium Impact - mitigation required																													
										High Impact – significant mitigation required																													

Historic Environment and Culture						Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? The site lies within the Whitburn Conservation Area. The recreation ground has important historical ties to the area and was a gift to Whitburn by a local philanthropist. Opposite is the village pond (known locally as Horse Pond), bounded by an informal jockey rail and this serves to highlight the village’s historic rural connections. The site is locally-listed.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is a local park within Whitburn. It contributes a large and prominent area of open space to the green infrastructure corridor along Cleadon Lane and it is therefore considered that developing this site would have a high impact and mitigation would be required.						
	World Heritage Site & Setting (+ candidate)						Village Green									
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact on heritage. As the site’s openness is the principal value to the integrity of the heritage asset, it is considered mitigation would potentially not be practical.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required		
	Conservation Area	✓					Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)													
	Locally-Listed Building/ Structure/ Space	✓	Green Infrastructure corridor													
						Is the proposed development site designated as open space or playing fields?		Amenity greenspace		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required		
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: Low								
Flooding						Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	No flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. A small amount of surface water is identified on the site. Developing this site is considered to have a zero/low impact in regards to surface water flooding and this would need to be mitigated 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, as it is in reasonable proximity to services and is not of a scale which would put a significant strain on existing capacity. However it would result in the loss of green infrastructure and therefore 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			Is there education/community/health facility capacity for site requirements?							✓	Zero/Low Impact - no or minimal mitigation required		
	Surface Water Flooding	✓							What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?							
									The site is reasonably close to local shopping services; and has good access to green infrastructure such as the coast, green belt, and nearby allotments and children’s play areas. There are education and community facilities within the local area.							
Ground Conditions & Contamination						Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, 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?		35	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope															
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			It is not considered that the site is suitable for development due to the likely adverse impacts upon local townscape, the heritage asset of Whitburn Conservation Area and loss of green infrastructure.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Electricity Pylon (+ 10m buffer zone)															
Category 2: Constraints	HSE COMAH Middle or Outer Zone		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 the likely adverse impacts upon local townscape, the heritage asset of Whitburn Conservation Area and loss of green infrastructure.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Landfill sites, Contaminated land															
	Minerals Legacy (quarries and coal mining)															
	High Voltage electricity line(+10m buffer zone)															

SLR Ref: WH22 SHLAA Ref: NA		Site Area:7.84ha		Site Location: Coastal path, land between Myrtle Avenue and Sea Lane, Whitburn		Is the site in the Green Belt?		YES ☒ NO ☐		Residential/Economic development would eradicate the current 230m separation between Whitburn and Sunderland.																																																		
Land Use: Coastal path / open space, Adjacent Uses: Residential, Coast				Site appraised for: Residential / B-use class Economic Devt		Green Belt Separation 				Would development on this site impact upon the five purposes of the Green Belt?			Low ← Impact → High																																															
Site Photos 				Designations Map 						1. To check the unrestricted sprawl of the built-up area?					✓																																													
						2. To safeguard borough’s countryside from further encroachment?						✓																																																
						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?							✓																																															
						4. To preserve the special & separate characters of the Urban Fringe villages?						✓																																																
						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?					✓																																																	
						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 <table><tr><td>Category 1: Significant Constraints</td><td>Grade I Agricultural Land</td><td></td><td rowspan="5">The site lies within the Whitburn coastal landscape area. This site predominantly consists of recreational open space which provides access to the cliff tops and beaches along this area of coastline. The coastal areas represent potentially the most scenic part of the borough and there are therefore considered to be of high landscape merit. Developing this site is considered to have a high impact and significant mitigation would be required.</td><td rowspan="5">Zero/Low Impact - no or minimal mitigation required</td><td rowspan="5">Medium Impact - mitigation required</td><td rowspan="5">High Impact – significant mitigation required</td></tr><tr><td>Category 2: Constraints</td><td>Area of High Landscape Value or Significance</td><td></td></tr><tr><td></td><td>Woodland Plantation</td><td></td></tr><tr><td></td><td>Tree Preservation Order (TPO)</td><td></td></tr><tr><td></td><td>Grade 2 or 3a Agricultural Land</td><td></td></tr><tr><td></td><td>Area of Significant Historic Landscape</td><td></td><td></td><td></td><td></td><td></td></tr></table>				Category 1: Significant Constraints	Grade I Agricultural Land		The site lies within the Whitburn coastal landscape area. This site predominantly consists of recreational open space which provides access to the cliff tops and beaches along this area of coastline. The coastal areas represent potentially the most scenic part of the borough and there are therefore considered to be of high landscape merit. 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	Area of High Landscape Value or Significance			Woodland Plantation			Tree Preservation Order (TPO)			Grade 2 or 3a Agricultural Land			Area of Significant Historic Landscape						Biodiversity <table><tr><td colspan="3">Would development of the site have an adverse impact on:</td><td rowspan="5">The site has significant biodiversity value with a range of international, national and local wildlife designations. The site contains: Durham Coast SAC & SSSI, Northumbrian Coast SPA & Ramsar Site. It is also a key site within a wildlife corridor. It is considered that development of this site is likely to result in some detrimental impacts upon the integrity of the European Protected Sites which would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. It is therefore considered that there would be a high impact and significant mitigation would be required.</td></tr><tr><td rowspan="3">Category 1: Significant Constraints</td><td>Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)</td><td>✓</td></tr><tr><td>Site of Special Scientific Interest (SSSI)</td><td>✓</td></tr><tr><td>Local Nature Reserve</td><td></td></tr><tr><td rowspan="4">Category 2: Constraints</td><td>Local Wildlife Site (LWS)</td><td>✓</td></tr><tr><td>Local Geodiversity Site (LGS)</td><td></td></tr><tr><td>Great Crested Newt Pond (+500m buffer)</td><td></td></tr><tr><td>Wildlife Corridor</td><td>✓</td></tr><tr><td colspan="2">Are there any known protected / DBAP species or habitats on the site?</td><td>Vegetated Sea Cliffs on Magnesian Limestone exposures and breeding grounds for Little Tern Turnstone and Purple Sandpiper</td><td rowspan="2">Zero/Low Impact - no or minimal mitigation required</td><td rowspan="2">Medium Impact - mitigation required</td><td rowspan="2">High Impact – significant mitigation required</td></tr><tr><td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td><td>Significant Impact. Need to consider European Protected Sites and wildlife corridor further.</td></tr></table>		Would development of the site have an adverse impact on:			The site has significant biodiversity value with a range of international, national and local wildlife designations. The site contains: Durham Coast SAC & SSSI, Northumbrian Coast SPA & Ramsar Site. It is also a key site within a wildlife corridor. It is considered that development of this site is likely to result in some detrimental impacts upon the integrity of the European Protected Sites which would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. It is therefore considered that there would be a high impact and significant mitigation would be required.	Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)	✓	Site of Special Scientific Interest (SSSI)	✓	Local Nature Reserve		Category 2: Constraints	Local Wildlife Site (LWS)	✓	Local Geodiversity Site (LGS)		Great Crested Newt Pond (+500m buffer)		Wildlife Corridor	✓	Are there any known protected / DBAP species or habitats on the site?		Vegetated Sea Cliffs on Magnesian Limestone exposures and breeding grounds for Little Tern Turnstone and Purple Sandpiper	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Would the development of the site impact upon the connectivity of habitats?		Significant Impact. Need to consider European Protected Sites and wildlife corridor further.
				Category 1: Significant Constraints	Grade I Agricultural Land						The site lies within the Whitburn coastal landscape area. This site predominantly consists of recreational open space which provides access to the cliff tops and beaches along this area of coastline. The coastal areas represent potentially the most scenic part of the borough and there are therefore considered to be of high landscape merit. 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	Area of High Landscape Value or Significance																																																											
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	Grade 2 or 3a Agricultural Land																																																											
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Would development of the site have an adverse impact on:			The site has significant biodiversity value with a range of international, national and local wildlife designations. The site contains: Durham Coast SAC & SSSI, Northumbrian Coast SPA & Ramsar Site. It is also a key site within a wildlife corridor. It is considered that development of this site is likely to result in some detrimental impacts upon the integrity of the European Protected Sites which would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. It is therefore considered that there would be a high impact and significant mitigation would be required.																																																									
Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC)	✓																																																										
	Site of Special Scientific Interest (SSSI)	✓																																																										
	Local Nature Reserve																																																											
Category 2: Constraints	Local Wildlife Site (LWS)	✓																																																										
	Local Geodiversity Site (LGS)																																																											
	Great Crested Newt Pond (+500m buffer)																																																											
	Wildlife Corridor	✓																																																										
Are there any known protected / DBAP species or habitats on the site?		Vegetated Sea Cliffs on Magnesian Limestone exposures and breeding grounds for Little Tern Turnstone and Purple Sandpiper	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																																							
Would the development of the site impact upon the connectivity of habitats?		Significant Impact. Need to consider European Protected Sites and wildlife corridor further.																																																										

Historic Environment and Culture						Green Infrastructure									
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is no known historic or archaeological significance onsite.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure coastal corridor. The Coastal corridor includes a range of different open space types and functions and it is a priority to protect this network. It is also an identified natural/semi-natural local site, with a good quality score. Due to the sites size and location, particularly within the coastal corridor it is considered that developing this site would have a high impact which would need significant mitigation.					
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure					Developing this site is considered to have a zero/low impact upon heritage. Mitigation would only be required where appropriate.			Category 2: Constraints					Public Open Space/Playing Field/Play Area	
	Conservation Area		Allotment												
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)		✓										
Locally-Listed Building/ Structure/ Space		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Green Infrastructure corridor				✓					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
						Is the proposed development site designated as open space or playing fields?		Semi- natural greenspace							
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: High							
Flooding						Infrastructure and Services									
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	7.4%	Flood Risk Zones and surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to minimal surface water flooding and flood risk zones that correspond with Coastal Change Management area. Mitigation required.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to access to and capacity of infrastructure and services. It could provide an increased critical mass to support existing/new services, but existing capacity such as roads would have to be explored further and mitigation incorporated into development where appropriate. It is noted that development would result in the loss of strategic green infrastructure.						
	Flood Risk Zone 3A (High Vulnerability)					Is there water and sewerage capacity for site requirements?		?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	8.7%				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					Is there education/community/health facility capacity for site requirements?		?
	Surface Water Flooding												✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?	
						The site is reasonably close to local shopping services; and has good access to green infrastructure such as the Coastal Leas and nearby allotments. It is also adjacent to bus stops on the strategic route network between South Shields and Sunderland. Capacity of local services would have to be considered further.				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 			
Ground Conditions & Contamination						Deliverability									
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further. Site is considered to have a zero/low impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.							
	Gentle Slope					How many homes could be provided?		176	Site would significantly support economic growth and/or regeneration priorities?			✓			
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?						
	Steep Slope														
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Due to the site’s potential impact upon the Green Belt and surrounding landscape/townscape, biodiversity and infrastructure, it is not considered that this 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: WH23 SHLAA Ref: NA		Site Area:7.8ha		Site Location: Cornthwaite Park and Whitburn Cricket Club, Whitburn Bents Road, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current 230m separation between Whitburn and Sunderland.							
Land Use: Public Recreational Open Space, Adjacent Uses: Residential, Agricultural				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 due to its key location separating South Tyneside and Sunderland, as well as providing a key gateway and setting to the urban fringe village of Whitburn. Significant mitigation would be required.							
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Conservation Area / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area / Public Right of Way / Recreational Open Space / Tree Preservation Orders		Adjacent Designations: LDF Housing allocation / Flood Risk / Listed Building / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Undeveloped Coast / Coastal Change Management Area / Strategic Route Network		Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside							
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required 					
Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land				The site is situated in a prominent location along Whitburn/Bents Road and contributes to the landscape of Whitburn and the green belt. Mature trees are a particular feature here. It is also a key point where the coastal and green belt corridors meet and allows far reaching views of both. 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 has significant mature trees onsite, is within two wildlife corridors and is within 400m of a range of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site. It is considered that development of this site is likely to result in a high impact and significant mitigation would be required as well as habitat regulations and appropriate assessment.			
Category 2: Constraints		Area of High Landscape Value or Significance				Category 1: Significant Constraints		Ramsar Site		✓					
		Woodland Plantation						Special Protection Area (SPA)							
		Tree Preservation Order (TPO)		✓				Special Area of Conservation (SAC)							
		Grade 2 or 3a Agricultural Land						Site of Special Scientific Interest (SSSI)							
Area of Significant Historic Landscape						Category 2: Constraints		Local Nature Reserve							
								Local Wildlife Site (LWS)							
								Local Geodiversity Site (LGS)							
								Great Crested Newt Pond (+500m buffer)							
								Wildlife Corridor		✓					
						Are there any known protected / DBAP species or habitats on the site?		Unknown		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required 	
						Would the development of the site impact upon the connectivity of habitats?		Impacts on the European Protected Sites along the coast and wildlife corridor would have to be considered further.							

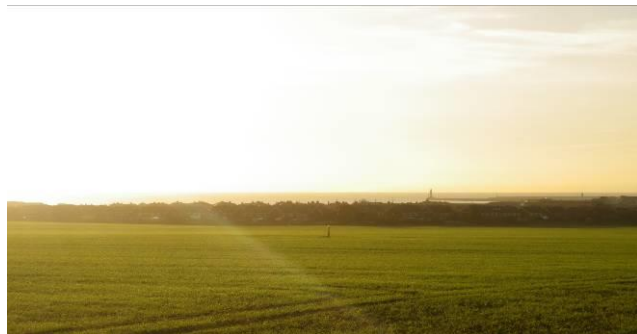
Historic Environment and Culture					Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is within the Whitburn Conservation Area. Cornthwaite Park is an attractive municipal park and along with the adjacent cricket grounds provides valuable open space and local amenities. Historic limestone boundary walls make a positive contribution to the character of the area, which also features a number of heritage assets. Mature trees make a significant contribution to the character of the area, and its openness preserves key views of landmark buildings, including Whitburn Parish Church.		Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within a green infrastructure corridor, and is a large area of recreation open space with children’s play areas, and sports ground/courts and public rights of way. The Open Space Study and Playing Pitch Strategy identified the following assets: - Cornthwaite Park – high quality / high value - Cornthwaite Park Play Area – low quality/ high value - Bowls x 2 – Poor - Tennis x 2- Good Due to the site’s size and location, and range of facilities it is considered that developing this site would have a high impact and significant mitigation would be required.						
	World Heritage Site & Setting (+ candidate)					Village Green									
	Grade I/Grade II*Listed Building/Structure					Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a high impact on heritage. Significant mitigation would be required.		Category 2: Constraints	Public Open Space/Playing Field/Play Area		✓	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required		
	Conservation Area	✓				Allotment									
	Archaeological Site (Known & potential)		Public Right of Way (cycleway/ footpath/bridleway)			✓									
	Locally-Listed Building/ Structure/ Space	✓	Green Infrastructure corridor			✓									
					Is the proposed development site designated as open space or playing fields?		Parks/ Play Area/ Bowls/ Tennis								
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		See text								
Flooding					Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to 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 high impact in regards to access to and capacity of infrastructure and services. Whilst the site could provide an increased critical mass to support existing/new services, it is noted that green infrastructure would be lost and local infrastructure, particularly toads would be adversely impacted upon. Significant mitigation would be required.						
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?							
						Is there education/community/health facility capacity for site requirements?		?							
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			The site is reasonably close to local shopping services; and has good access to green infrastructure such as the Coastal Leas and nearby allotments. It is also adjacent to bus stops on the strategic route network between South Shields and Sunderland. Capacity of services would have to be explored further.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
	Surface Water Flooding	✓													
Ground Conditions & Contamination					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?		176	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			It is not considered that the site is suitable for development due to likely adverse impacts upon the green belt, surrounding landscape/townscape, particularly on the Whitburn Conservation Area and infrastructure provision.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development			
	Electricity Pylon (+ 10m buffer zone)														
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required												
	Landfill sites, Contaminated land														
	Minerals Legacy (quarries and coal mining)														
	High Voltage electricity line(+10m buffer zone)														

SLR Ref: WH24 SHLAA Ref: GB.05.005		Site Area:1.2ha		Site Location: Land south of Orchard Gardens, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 480m separation between Whitburn and Sunderland by 21%													
Land Use: Allotments, Adjacent Uses: Residential, Agricultural				Site appraised for: Residential / B-use class Economic Devt																	
Site Photos 				Designations Map 				Green Belt Separation 													
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Conservation Area / Wildlife Corridor/ Mineral Safeguarding Area / Coal Authority Standing Advice Area / Recreational Open Space		Adjacent Designations: Listed Building / Public Right of Way		It is considered that development of this site would have a medium impact upon the borough's Green Belt and result in a reduction in the separation between Whitburn and Sunderland. It would introduce built development protruding past broad settlement boundaries, adversely impacting on the setting of the village. 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 predominantly open in character and currently used as allotments. It is visible from Moor Lane and Whitburn Bents Road and contributes to the rural landscape within the green belt and urban fringe village townscape, particularly in connection with surrounding mature trees. It is also within coastal views from Moor Lane. Developing this site is considered to have a high impact upon the landscape/townscape of the area, compounded by its location and immediate surroundings. Significant mitigation would be required.				Would development of the site have an adverse impact on:				The site has mature trees onsite, is within a wildlife corridor and is within 1km of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site. It is considered that development of this site is likely to result in a medium impact and mitigation would be required as well as habitat regulations and appropriate assessment.							
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints				Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)							
		Woodland Plantation												Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)												Local Nature Reserve							
		Grade 2 or 3a Agricultural Land												Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape								Category 2: Constraints				Local Geodiversity Site (LGS)							
														Great Crested Newt Pond (+500m buffer)							
														Wildlife Corridor				✓			
										Are there any known protected / DBAP species or habitats on the site?				Unknown – but further assessment would be required.							
										Would the development of the site impact upon the connectivity of habitats?				Impacts on the European Protected Sites along the coast and wildlife corridor would have to be considered further.							
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		✓									

Historic Environment and Culture					Green Infrastructure										
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is within the Whitburn Conservation Area - Moor Lane area is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east. This attractive western approach to the main historic core of the village is key to its setting. Mature trees break up the hard urban edge, define boundaries and add to the village’s rural character.			Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site is located within a green infrastructure green belt corridor and comprises allotments. It is considered that developing this site would have a high impact and significant mitigation would be required.						
	World Heritage Site & Setting (+ candidate)						Village Green								
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact on heritage. Significant mitigation would be required.			Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required		
	Conservation Area	✓					Allotment	✓							
	Archaeological Site (Known & potential)		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?		Allotments - private								
					Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		Quality: High Value: High								
Flooding					Infrastructure and Services										
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a medium 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 access to and capacity of infrastructure and services. Road capacity to the site is uncertain and may need a new access, and development would result in the loss of allotments which would need to be mitigated. However overall access to services is good. Mitigation would be required.						
	Flood Risk Zone 3A (High Vulnerability)	0%				Is there water and sewerage capacity for site requirements?		?							
					Is there education/community/health facility capacity for site requirements?		✓								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Surface Water Flooding	✓													
					The site is not immediately close to local shopping services; however it does have good access to green infrastructure such as the coast and green belt including public rights of way. There is also the nearby Cornthwaite Park with children’s play areas but allotment access would be compromised depending on mitigation. There are education and community facilities available in Whitburn and a primary school within 400m of the site.										
Ground Conditions & Contamination					Deliverability										
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, 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?		32	Site would significantly support economic growth and/or regeneration priorities?						
	Undulating					How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?						
	Steep Slope														
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			It is not considered that this site is suitable for development due to high impacts on landscape, heritage and green infrastructure.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Electricity Pylon (+ 10m buffer zone)														
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact – significant mitigation required			It is not considered that this site is suitable for development due to high impacts on landscape, heritage and green infrastructure.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Landfill sites, Contaminated land														
	Minerals Legacy (quarries and coal mining)														
	High Voltage electricity line(+10m buffer zone)														

SLR Ref: WH25 SHLAA Ref: GB.05.004		Site Area:0.9ha		Site Location: Glebe Farm farmstead, Moor Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 570m separation between Whitburn and Sunderland by 12%				
Land Use: Residential, Agricultural building, partial Village Green, Adjacent Uses: Residential, Village Green, Agricultural				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation  It is considered that development of this site would have a low impact upon the borough's Green Belt as the presence of existing buildings on site lessen the net impact. However, these buildings contribute to the setting of the village and it is likely that some form of mitigation would still be required.				
Site Photos 				Designations Map 									
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Conservation Area / Village Green / Mineral Safeguarding Area / Coal Authority Standing Advice Area			Adjacent Designations: Wildlife Corridor/ Recreational Open Space / Tree Preservation Orders			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 predominantly open in character and currently used as allotments. It is visible from Moor Lane and Whitburn Bents Road and contributes to the rural landscape within the green belt and urban fringe village townscape, particularly in connection with surrounding mature trees. Its openness and mature trees add to the continuous green buffer along Moor Lane which adds character to the local townscape. Developing this site is considered to have a medium impact upon the overall townscape of Whitburn and would need mitigation.			Would development of the site have an adverse impact on:			Due to the absence of any known constraints, it is considered that developing this site would have a low impact upon biodiversity. However, it is within 1km of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site and habitat regulations and appropriate assessment would be required where appropriate.				
Category 2: Constraints	Area of High Landscape Value or Significance					Category 1: Significant Constraints	Ramsar Site						
	Woodland Plantation						Special Protection Area (SPA)						
		Tree Preservation Order (TPO)						Special Area of Conservation (SAC)					
							Grade 2 or 3a Agricultural Land					Site of Special Scientific Interest (SSSI)	
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	✓	Category 2: Constraints	Local Wildlife Site (LWS)					
							Local Geodiversity Site (LGS)						
							Great Crested Newt Pond (+500m buffer)						
							Wildlife Corridor						
			Are there any known protected / DBAP species or habitats on the site?		Unknown – but further assessment would be required.		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required	High Impact – significant mitigation required		
			Would the development of the site impact upon the connectivity of habitats?		Impacts on the European Protected Sites along the coast and wildlife corridor would have to be considered further.								

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is within the Whitburn Conservation Area and includes parts of village green and mature trees and grass verges along Front Street that contribute to the rural character of the area, as well as the Glebe Farm complex. Moor Lane is an important gateway leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east. Areas of open agricultural land, mature trees and recreation land secure an attractive western approach to the main historic core of the village. Site contains structures that are locally-listed.	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 partially includes section of a village green. However, with exception to this part of the site, there are no other constraints and therefore overall it is considered to have a medium impact upon green infrastructure. Mitigation to protect the existing village green would be required.		
	World Heritage Site & Setting (+ candidate)							Village Green	✓			
	Grade I/Grade II*Listed Building/Structure							Cemetery / Churchyard				
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a medium impact on heritage. Existing development reduces potential impacts and 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		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Conservation Area	✓						Allotment				
	Archaeological Site (Known & potential)							Public Right of Way (cycleway/ footpath/bridleway)				
	Locally-Listed Building/ Structure/ Space	✓						Green Infrastructure corridor				
						Is the proposed development site designated as open space or playing fields?		N/A				
						Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		N/A				
Flooding						Infrastructure and Services						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to surface water flooding and this would need to be mitigated.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?		✓	It is considered that the site would have a low impact in regards to access to and capacity of infrastructure and services, as it is in reasonable proximity to services and is not of a scale which would put a significant strain on existing capacity. However mitigation would be required where appropriate.		
	Flood Risk Zone 3A (High Vulnerability)	0%					Is there water and sewerage capacity for site requirements?		✓			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		✓	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding	✓				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?		The site is not immediately close to local shopping services; however it does have good access to green infrastructure such as the coast, green belt, and nearby allotments and children’s play areas. There are education and community facilities within the local area and a primary school within 200m of the site.				
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, but below the threshold where 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?		24	Site would significantly support economic growth and/or regeneration priorities?		
	Undulating						How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?		
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	The site is considered to be potentially suitable for development However this is dependent upon appropriate mitigation to safeguard the local green belt, and Whitburn Conservation Area character. Existing jobs in association with the farm would have to be considered further.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Electricity Pylon (+ 10m buffer zone)											
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			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: WH26 SHLAA Ref: GB.05.004a		Site Area:3.9ha		Site Location: Land to south of Moor Lane, Whitburn			Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 570m separation between Whitburn and Sunderland by 23%.																																																								
Land Use: Agricultural, Adjacent Uses: Residential, Allotments				Site appraised for: Residential / B-use class Economic Devt					Green Belt Separation																																																								
Site Photos 				Designations Map 					 It is considered that development of this site would have a medium impact upon the borough's Green Belt and result in a reduction in the separation between Whitburn and Sunderland. Whilst it would impact on the character of the urban fringe, development would not protrude past the broad settlement boundaries created by Sea View Court and Orchard Gardens, although the setting of the village could be significantly affected. Mitigation would be required.				<table><tr><th colspan="2">Would development on this site impact upon the five purposes of the Green Belt?</th><th colspan="5">Low ← Impact → High</th></tr><tr><th></th><th></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><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td>✓</td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td>✓</td><td></td><td></td></tr></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside				Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High							A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓				2. To safeguard borough's countryside from further encroachment?			✓				3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?			✓				4. To preserve the special & separate characters of the Urban Fringe villages?					✓		5. To assist in the regeneration of the urban area, by encouraging the recycling of land?				✓		
Would development on this site impact upon the five purposes of the Green Belt?		Low ← Impact → High																																																															
		A	B	C	D	E																																																											
1. To check the unrestricted sprawl of the built-up area?			✓																																																														
2. To safeguard borough's countryside from further encroachment?			✓																																																														
3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?			✓																																																														
4. To preserve the special & separate characters of the Urban Fringe villages?					✓																																																												
5. To assist in the regeneration of the urban area, by encouraging the recycling of land?				✓																																																													
				<u>Key Designations:</u> Green Belt / Great North Forest - Habitat Creation / Conservation Area / Mineral Safeguarding Area / Coal Authority Standing Advice Area		<u>Adjacent Designations:</u> Village Green / Wildlife Corridor/ Recreational Open Space / Tree Preservation Orders																																																											
Landscape and Townscape						Biodiversity																																																											
Category 1: Significant Constraints	Grade I Agricultural Land		The site lies within the Boldon Flats and Whitburn Moor landscape area. The site is predominantly open and rural in character and is a gateway on a prominent road into Whitburn with views towards the coast. Developing this site is considered to have a high impact upon the landscape/townscape of the area, compounded by its location and immediate surroundings, especially its contribution to views and openness which enhance the Whitburn Conservation Area. Significant mitigation would be required.			Would development of the site have an adverse impact on:			The site is within 1km of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site and habitat regulations and appropriate assessment would be required where appropriate. The site is also within a wildlife corridor. it is considered that developing this site would have a low impact upon 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			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			Local Geodiversity Site (LGS)																																																									
								Great Crested Newt Pond (+500m buffer)																																																									
								Wildlife Corridor	✓																																																								
Are there any known protected / DBAP species or habitats on the site?		Unknown			Would the development of the site impact upon the connectivity of habitats?	Impacts on the European Protected Sites along the coast and wildlife corridor would have to be considered further																																																											
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																																							

Historic Environment and Culture						Green Infrastructure											
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is within the Whitburn Conservation Area - Cleadon Lane and Moor Lane are important gateways leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village. Areas of open agricultural, mature trees and recreation land add to open and rural setting of the historic core of the village. It also assists in preserving the setting of the linear Edwardian development on the north side of Moor Lane, and views into and out of the 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 a green infrastructure green belt corridor and provides key open setting for the village of Whitburn. There is an absence of constraints onsite, but it is considered that its openness is still an important green infrastructure element. Mitigation would be required.							
	World Heritage Site & Setting (+ candidate)							Village Green									
	Grade I/Grade II*Listed Building/Structure							Cemetery / Churchyard									
Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact on heritage. 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		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required					
	Conservation Area	✓						Allotment									
	Archaeological Site (Known & potential)		Locally-Listed Building/ Structure/ Space						Public Right of Way (cycleway/ footpath/bridleway)								
								Green Infrastructure corridor	✓								
						Is the proposed development site designated as open space or playing fields?	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%	No surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a zero/low impact in regards to surface water flooding and this would need to be mitigated 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 medium impact in regards to access to and capacity of infrastructure and services, as it is not immediately close to services and local capacity would be impacted upon. 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?		?	The site is not immediately close to local shopping services; but there is some provision within Whitburn. It does have good access to green infrastructure such as the Coastal Leas and nearby allotments and children’s play areas. There is education and community facilities within Whitburn, with a primary school in close proximity, but local capacity of services would have to be considered further.								
	Surface Water Flooding	NA				What is the broad accessibility of the site to local road network, local shopping services, public transport, education, community, and green infrastructure opportunities?											
Ground Conditions & Contamination						Deliverability											
Site Topography	Predominantly Flat		The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, 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 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?		88	Site would significantly support economic growth and/or regeneration priorities?							
	Undulating						How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?							
	Steep Slope																
Suitability and Conclusion																	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	It is not considered that the site is suitable for development, due to the likely adverse impacts upon the green belt and landscape, heritage value of the Whitburn Conservation Area and the wider urban fringe character in this area.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 							
	Electricity Pylon (+ 10m buffer zone)																
Category 2: Constraints	HSE COMAH Middle or Outer Zone																
	Landfill sites, Contaminated land																
	Minerals Legacy (quarries and coal mining)																
	High Voltage electricity line(+10m buffer zone)																

SLR Ref: WH27 SHLAA Ref: NA		Site Area:13.9ha		Site Location: Land north of Moor Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development could reduce the current 1,040m separation between Whitburn and Cleadon by 33%																																													
Land Use: Agricultural, Scout Camp / Kennels / residential unit Adjacent Uses: Residential, agricultural, playing fields				Site appraised for: Residential / B-use class Economic Devt																																																	
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 colspan="5">Low ← Impact → High</th></tr><tr><th></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>2. To safeguard borough’s countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td>✓</td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td>✓</td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td>✓</td><td></td><td></td></tr></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside			Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?			✓			2. To safeguard borough’s countryside from further encroachment?					✓	3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	✓					4. To preserve the special & separate characters of the Urban Fringe villages?				✓		5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓		
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				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Conservation Area / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Recreational Open Space / Public Right of Way / Proposed footpath and cycleway		It is considered that development of this site would have a high impact upon the borough’s green belt, and result in a reduction in the separation between the urban fringe villages of Whitburn and Cleadon. Significant mitigation would be required.		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required ✓																																											
Landscape and Townscape						Biodiversity																																															
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Boldon Flats and Whitburn Moor landscape area. The study sets out that the open aspect of this wider eastern area should be retained and the open agricultural nature and views of Sunderland and the coast are key characteristics. The site is situated in a prominent gateway location along Moor Lane and Cleadon Lane and allows views of the coast and green belt, particularly views of Cleadon Hills Area of High Landscape Value to the north. Developing this site is considered to have a high impact upon the landscape of the area and its contribution to views and openness which enhance the Whitburn Conservation Area. Significant mitigation would be required.				Would development of the site have an adverse impact on:		Due to the site’s scale and significant mature tree habitat, it is considered that developing this site would have a medium impact upon biodiversity. The site is within a wildlife corridor and is also within 2km of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site and habitat regulations and appropriate assessment would be required where appropriate.																																									
Category 2: Constraints		Area of High Landscape Value or Significance								Category 1: Significant Constraints		Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)																																									
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		Grade 2 or 3a Agricultural Land								Category 2: Constraints		Local Wildlife Site (LWS)																																									
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												Are there any known protected / DBAP species or habitats on the site?		Unknown																																							
												Would the development of the site impact upon the connectivity of habitats?		Impacts on the European Protected Sites along the coast and wildlife corridor would have to be considered further.																																							

Historic Environment and Culture								
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Site is within the Whitburn Conservation Area - Cleadon Lane and Moor Lane are important gateways leading into Whitburn from the west, separated by predominantly agricultural land that gently undulates west to east, and are important to the rural setting of the village. Areas of open agricultural, mature trees and recreation land add to open and rural character of the area. The area secures an attractive western approach to the main historic core of the village. It also assists in preserving the setting of the linear Edwardian development on the north side of Moor Lane, and views into and out of the area.					
	World Heritage Site & Setting (+ candidate)							
	Grade I/Grade II*Listed Building/Structure							
	Category 2: Constraints	Grade II Listed Building/Structure		Developing this site is considered to have a high impact on heritage. Significant mitigation would be required.				
Conservation Area		✓						
Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Locally-Listed Building/ Structure/ Space					✓			
Green Infrastructure								
Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site is located within a green infrastructure green belt corridor and provides key open setting for the village of Whitburn. Due to the site’s size and location within a corridor, it is considered that developing this site would have a medium impact and would need mitigation, and mitigation would be required.					
	Village Green							
	Cemetery / Churchyard							
	Category 2: Constraints	Public Open Space/Playing Field/Play Area						
Allotment								
Public Right of Way (cycleway/ footpath/bridleway)								
Green Infrastructure corridor		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Is the proposed development site designated as open space or playing fields?		N/A			✓			
Site quality classification in Open Space Strategy/ Playing Pitch Strategy 2015		N/A						
Infrastructure and Services								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	0%	Surface water flooding issues have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a medium impact in regards to surface water flooding and this would need to be mitigated.					
	Flood Risk Zone 3A (High Vulnerability)	0%						
	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0%	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
		Surface Water Flooding	✓				✓	
			The site is not reasonably close to local shopping services; however it does have good access to green infrastructure such as the green belt and nearby allotments and children’s play areas. It is also adjacent to bus stops on the strategic route network between Cleadon and Whitburn.				✓	
Deliverability								
Site Topography	Predominantly Flat	✓	The site 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. It is considered to have a zero/low impact and mitigation would only be required where appropriate.					
	Gentle Slope							
	Undulating							
	Steep Slope							
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Electricity Pylon (+ 10m buffer zone)							
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Landfill sites, Contaminated land							
	Minerals Legacy (quarries and coal mining)							
	High Voltage electricity line(+10m buffer zone)							
Suitability and Conclusion								
It is not considered that the site is suitable for development due to the likely adverse impacts upon the Green Belt, surrounding landscape and the setting of Whitburn and its conservation area.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			

SLR Ref: WH28 SHLAA Ref: NA		Site Area:120.41ha		Site Location: Land to the east of Shields Road / south of Moor Lane, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current separation distances between Cleadon, Whitburn and Sunderland.											
Land Use: Agricultural, Sunderland AFC training facility, Residential Adjacent Uses: Residential, Agriculture, Allotments				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation  It is considered that development of this site would have a high impact upon the borough's green belt, eliminating the important separation between South Tyneside and Sunderland, and adversely impacting upon the character of the urban fringe and its villages. Significant mitigation would be required.											
Site Photos 				Designations Map 															
				Key Designations: Green Belt / Great North Forest - Habitat Creation / Wildlife Corridor / Public Right of Way / Water Source Protection Zone / Flood Risk / Mineral Safeguarding Area / Coal Authority Standing Advice Area		Adjacent Designations: Recreational Open Space / Undeveloped Coast / Coastal Change Management Area / Northumbria Coast European Special Protection Area / Durham Coast European Special Area of Conservation and SSSI / Conservation Area / Flood Risk / Public Right of Way / Proposed footpath and cycleway / Strategic Route Network / Strategic Road Improvements		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required 											
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Boldon Flats and Whitburn Moor landscape area. The site is situated in a prominent location along Shields Road and Moor Lane, and allows far reaching views of the coast, green belt, Sunderland and Fullwell Mill. Developing this site is considered to have a high impact upon the landscape of the area, compounded by its location and scale. Significant mitigation would be required.		Would development of the site have an adverse impact on:				The site comprises a significant section of wildlife corridor habitats within the green belt and is within 2km of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site and habitat regulations and appropriate assessment would be required where appropriate. It is considered that development would have a high impact and significant mitigation would be required.							
Category 2: Constraints		Area of High Landscape Value or Significance						Category 1: Significant Constraints											
		Woodland Plantation						Ramsar Site Special Protection Area (SPA) Special Area of Conservation (SAC)											
		Tree Preservation Order (TPO)						Site of Special Scientific Interest (SSSI)											
		Grade 2 or 3a Agricultural Land						Local Nature Reserve											
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
								Are there any known protected / DBAP species or habitats on the site?		Unknown									
								Would the development of the site impact upon the connectivity of habitats?		Impacts on the European Protected Sites along the coast and wildlife corridor would have to be considered further.									

Historic Environment and Culture						Green Infrastructure						
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? There is an area of ‘Other Important Archaeological Remains’ and Grade II Listed Structures - Gate Piers at Whitburn Moor Farm. The site also provides a large area of openness that enhances the settings of Cleadon and Whitburn Conservation Areas.			Category 1: Significant Constraints	Historic Park or Garden (EH List)			Site is located within green belt and coastal green infrastructure corridors, with good access to a range of opportunities with extensive public rights of way networks. Due to the sites size and location, it is considered that developing this site would have a high impact which would need significant.		
	World Heritage Site & Setting (+ candidate)			Village Green								
	Grade I/Grade II*Listed Building/Structure			Cemetery / Churchyard								
Category 2: Constraints	Grade II Listed Building/Structure	✓	Developing this site is considered to have a high impact on heritage and 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)		✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Locally-Listed Building/ Structure/ Space					Green Infrastructure corridor		✓				
						Is the proposed development site designated as open space or playing fields?		Sunderland AFC – 10 - playing pitches – not in community use				
						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)	0.1%	Surface water flooding issues and minimal Flood Risk Zones have been identified on the site, by the SFRA (2011). See SFRA for further details. Developing this site is considered to have a low impact in regards to flooding and this would need to be mitigated.			Is there road capacity for site traffic generation?		?	It is considered that the site would have a high impact in regards to capacity of infrastructure and services. Whilst it has good access to some existing services and would increase critical mass, the scale of development would put significant pressure on local capacity, particularly roads. Significant mitigation would be required.			
	Flood Risk Zone 3A (High Vulnerability)			Is there water and sewerage capacity for site requirements?		?						
		Is there education/community/health facility capacity for site requirements?		?								
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	0.1%	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 at Whitburn and within Sunderland. It has good access to green infrastructure such as the coast. There are education and community facilities in surrounding areas. However, it is also noted that due to the potential extent of development, new infrastructure and services would be required.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 		
	Surface Water Flooding	✓										
Ground Conditions & Contamination						Deliverability						
Site Topography	Predominantly Flat	✓	The site is not within an area for further investigation in relation to contamination. It is within a Mineral Safeguarding Area, and therefore the potential presence of minerals and their extraction would need to be considered further, as well as it being within a groundwater source protection zone. The site is considered to have a medium impact and mitigation would be required where appropriate.			What is considered deliverable on the site?		It is considered that site is within a viable area for residential, but not in a strong market location for B-use class economic development.				
	Gentle Slope	✓		How many homes could be provided?		2709	Site would significantly support economic growth and/or regeneration priorities?		✓			
	Undulating	✓		How many jobs could the site provide for?		N/A	Site would directly support the Sunderland and the North East City Deal’s proposed International Advanced Manufacturing Park?					
	Steep Slope											
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	It is not considered that the site is suitable for development due to the likely adverse impacts upon the green belt and surrounding landscape, particularly on the character of the urban fringe, and on local infrastructure such as road 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: WH29 SHLAA Ref: NA		Site Area: 19.8ha		Site Location: Land to the west of Whitburn Bents Road, Whitburn		Is the site in the Green Belt? YES ☒ NO ☐		Residential/Economic development would eradicate the current separation distance between Whitburn and Sunderland.																																													
Land Use: Agricultural, Adjacent Uses: Residential, Agriculture, Recreational open space				Site appraised for: Residential / B-use class Economic Devt																																																	
Site Photos 				Designations Map 				Green Belt Separation 		Would development on this site impact upon the five purposes of the Green Belt? <table><thead><tr><th></th><th>Low</th><th>←</th><th>Impact</th><th>→</th><th>High</th></tr><tr><th></th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr></thead><tbody><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td>✓</td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td>✓</td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td>✓</td><td></td><td></td></tr></tbody></table> Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside			Low	←	Impact	→	High		A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?					✓	2. To safeguard borough's countryside from further encroachment?			✓			3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?					✓	4. To preserve the special & separate characters of the Urban Fringe villages?					✓	5. To assist in the regeneration of the urban area, by encouraging the recycling of land?			✓		
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Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the Boldon Flats and Whitburn Moor landscape area. The site is situated in a prominent location along Whitburn/Bents Road, and allows far reaching views of the coast, green belt, Sunderland and Fullwell Mill. Developing this site is considered to have a high impact upon the landscape the area, compounded by its location and scale within a sensitive separation corridor. Significant mitigation would be required.		Would development of the site have an adverse impact on:		The site comprises a significant section of wildlife corridor habitats within the green belt and is within 100m of international, national and local wildlife designations such as: Durham Coast SAC & SSSI, Northumbrian Coast SPA and Ramsar Site and habitat regulations and appropriate assessment would be required where appropriate. It is considered that development would have a high impact and significant mitigation would be required.																																											
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SLR Ref: WH30 SHLAA Ref: NA		Site Area: 0.6ha		Site Location: Land at Croftside Court, Croftside Avenue, Whitburn		Is the site in the Green Belt? YES ☐ NO ☒																																																															
Land Use: Residential and incidental open space Adjacent Uses: Residential / Cemetery				Site appraised for: Residential / B-use class Economic Devt				Green Belt Separation <table><tr><td>Would development on this site impact upon the five purposes of the Green Belt?</td><td colspan="5">Low ← Impact → High</td></tr><tr><td></td><td>A</td><td>B</td><td>C</td><td>D</td><td>E</td></tr><tr><td>1. To check the unrestricted sprawl of the built-up area?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>2. To safeguard borough's countryside from further encroachment?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4. To preserve the special & separate characters of the Urban Fringe villages?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>5. To assist in the regeneration of the urban area, by encouraging the recycling of land?</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside</td><td colspan="3">Zero/Low Impact - no or minimal mitigation required</td><td colspan="2">Medium Impact - mitigation required</td><td colspan="2">High Impact – significant mitigation required</td></tr></table>							Would development on this site impact upon the five purposes of the Green Belt?	Low ← Impact → High						A	B	C	D	E	1. To check the unrestricted sprawl of the built-up area?						2. To safeguard borough's countryside from further encroachment?						3. To prevent merging of South Tyneside with Sunderland, Washington or Gateshead?						4. To preserve the special & separate characters of the Urban Fringe villages?						5. To assist in the regeneration of the urban area, by encouraging the recycling of land?						Purpose 1-4: A. Development is likely to have little or no adverse impact. B. Development likely to have limited negative impact which can be mitigated. C. Development may have a moderate negative impact, would require some mitigation. D. Development likely to have a major adverse impact with major mitigation required. E. Development would have significant adverse impact with significant mitigation required. Purpose 5: A. Brownfield land forming part of the built up area B. Greenfield land in a built up area or brownfield land in urban fringe C. Greenfield land in urban fringe or brownfield land in open countryside D. Greenfield land in open countryside						Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required	
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Category 1: Significant Constraints		Grade I Agricultural Land		A residential village with associated community buildings and schools. The site itself is largely developed and contained. It also shares its northern boundary with a cemetery and open space. Developing this site is considered to have a low impact upon the landscape/townscape of the area, due to the sites existing built features and the surrounding land uses. Mitigation would be required where appropriate.		Would development of the site have an adverse impact on:				The site does not have any biodiversity designations but does have some vegetation onsite. It is within 600m from the European Designated Sites along the coast and would have to be considered through Habitat Regulations Assessment / Appropriate Assessment. Development of the site is considered to have a low impact, mitigation required where appropriate.																																																											
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		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?		NA																																																													
						Would the development of the site impact upon the connectivity of habitats?		There is a need to consider European Protected Sites further.																																																													
										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required																																																							

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

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

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

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