

SHLAA Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision	2024 Update	2024 Decision
SBC001	Large open grassed space on North Road	Greenfield	The site was not considered a reasonable option - steep topography.	Reject site	No change	Reject site
SBC002	Large open grassed space on Western Terrace	Greenfield	It is an area of designated open space. It is a narrow and uneven site which is not considered to be suitable/ available/ achievable in the SHLAA. The site is identified in the Open Space Study as being of high quality and low value. The sustainability appraisal identifies minor negative effects identified against climate change, biodiversity, efficient land use, cultural heritage and green infrastructure objectives due to proximity to existing designations and impacts on open space. Minor positive effects are identified due to the site's proximity to existing services and suitability for housing. The site has not been allocated as it is not considered suitable for housing development and would result in the loss of designated open space.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Open Space Study 2023 identifies the site as being of good quality.	Reject site

SBC003	Land at North Farm (west)	Greenfield	<p>The site is currently in agricultural use and is located within the Green Belt. The site has existing residential development to the west and south. The site was assessed as having a moderate effect on the Green Belt which could be mitigated. The majority of the site is identified as part of a wildlife corridor. Flood Risk issues on the site and impacts upon biodiversity require mitigation. The sustainability appraisal identifies negative effects identified against climate change, biodiversity, efficient land use, and source protection zones objectives as well as a minor negative impact on green infrastructure due to proximity to existing designations and impacts on open space. Minor positive effects are identified due to the site's proximity to existing services and suitability for housing. The site is suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.</p>	<p>Allocate site Policy GA4</p>	<p>The Gren Belt Study 2023 identifies the site has having a moderate effect on the Green Belt. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan.</p>	<p>Allocate site Policy GA2</p>
--------	---------------------------	------------	---	--	--	--

SBC004	Land at North Farm (east)	Greenfield	The site is an area of open grassland with areas of bramble scrub and hawthorn scrub in the Green Belt. The site has existing residential development to the south and east and the metro line to the north. The site is identified as a secondary site within the 'Wildlife Corridors Network Review, Final December 2020'. The loss of this site to development would be a significant impact on the Wildlife Corridor network which could not be readily mitigated or compensated for. Given the habitats and likely species present on the site, its size, status as a secondary site and location within the wildlife corridor network, the adverse impacts on biodiversity from its development would be substantial. It is considered likely to be costly and challenging to identify and secure adequate compensation for unavoidable direct impacts and to achieve BNG. The site is not considered to be achievable in the SHLAA; the costs of meeting the mitigation and compensation requirements for all of these ecology related impacts will be high and may impact the economic viability of bringing forward this site for development. The SA identifies very negative impacts against climate change, biodiversity, natural resources and efficient land use. The site has not been allocated due to impacts on biodiversity and uncertainty over the viability of the site.	Reject site	The Green Belt Study 2023 identifies the site as having a moderate effect on the Green Belt. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The site is not considered developable in the SHLAA. It is noted that mandatory BNG has been introduced from January 2024 and is applicable to all non-exempt applications. The site has not been allocated due to impacts on biodiversity and the wildlife corridor.	Reject site
SBC005	Grange Park	Greenfield	The site was not considered a reasonable option – no vehicular access.	Reject site	No change	Reject site
SBC006	Land to south of South Lane and west of Belle View Lane	Greenfield	The site was not considered a reasonable option – vehicular access issues and impact on Green Belt.	Reject site	No change	Reject site

SBC007	Land to south of South Lane	Greenfield	The site was not considered a reasonable option –impact on Green Belt.	Reject site	<p>The site is an area of agricultural land within the Green Belt with long range views of countryside to the south. It is also within an Area of High Landscape Significance. The Green Belt Study 2023 identifies the site as having a moderate effect on the Green Belt. The site lies to the south of the historic core of East Boldon. Development on the site could have a significant impact on the setting of the conservation area. Less than substantial harm identified through the Heritage Impact Assessment. The sustainability appraisal identifies a minor negative effect against climate change, efficient land use, cultural heritage and health. Significant negative effects are identified against the source protection zone. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site is not considered to be suitable in the SHLAA. The site is</p>	Reject site
--------	-----------------------------	------------	--	--------------------	---	--------------------

					outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The site has not been allocated due to impacts on Green Belt.	
--	--	--	--	--	--	--

SBC008	Land to south of Boldon	Greenfield	The site was not considered a reasonable option –impact on Green Belt.	Reject site	The site is a large area land in the Green Belt which includes agricultural land and a golf course. The Green Belt Study 2023. identifies the site as having a very high harm on the Green Belt. The sites offers continuous views of surrounding green belt area landscape and lies within an Area of High Landscape Value. The site is located within a wildlife corridor and contains a Local wildlife site. Less than substantial harm identified through the Heritage Impact Assessment. The SA identifies significant negative effects against climate change, biodiversity, source protection zone and efficient land use objectives. Further minor negative effects are identified against green infrastructure and health objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the	Reject site
--------	-------------------------	------------	--	--------------------	---	--------------------

					assessment stage. See the SHLAA report (2023) for more details on the sieving process. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The site has not been allocated due to impacts on Green Belt.	
SBC009	Land at Glencourse	Greenfield	<p>It is a narrow area of open space adjacent to the Metro line and residential properties. The site is identified in the Open Space Study as being of low value and quality. The sustainability appraisal identifies a minor negative effect against climate change due to surface water flooding; and against efficient land use and green infrastructure due to the loss of open space.</p> <p>Significant negative effects are identified against biodiversity due to its proximity to existing designations. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The Heritage Impact Assessment records no identified harm. The SFRA recommends the site should be withdrawn 'consider withdrawal based on significant surface water flood risk.'</p> <p>The site is considered to be suitable but not available or achievable in the SHLAA.</p> <p>The site has not been allocated due to uncertainty over the achievability of a viable layout and scheme.</p>	Reject site	The Open Space Study 2023 identifies the site as being of good quality. The site is designated as a Local Green Space in the East Boldon Neighbourhood Plan and is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan.	Reject site

SBC010	Land at Cleadon Lane Industrial Estate	Brownfield	This is a brownfield site within a sustainable location which currently accommodates an industrial estate. The site is considered to be suitable/available/ achievable in the SHLAA. Part of the site is identified as being within flood risk zone 3 within the SFRA. The Heritage Impact Assessment for the site identifies 'less than substantial harm'. The sustainability appraisal identifies a mix of effects with significant negative effects identified against climate change (due to flood risk issues), biodiversity, green infrastructure and source protection zones. Mitigation is considered to be achievable to address these issues. Significant and minor positive effects are identified due to proximity existing services, use of brownfield land and ability to support employment and housing. The sustainability appraisal identifies this site as having the most positive sustainability effects within the Boldon and Cleadon area. The site has been allocated as it is considered to be a suitable site in a sustainable location.	Allocate site Policy H40	The site was not considered to be a reasonable option – planning permission granted.	Reject site
SBC011	East Boldon Junior School	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC012	West Boldon Primary School fields	Greenfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC013	West Boldon School	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC014	Open Space along Keats Avenue/ Boker Lane	Greenfield	The site was not considered to be a reasonable option – narrow site.	Reject site	No change	Reject site
SBC015	Garages Site	Brownfield	The site was not considered to be a reasonable option – narrow site.	Reject site	No change	Reject site
SBC016	Land at Rectory Bank	Greenfield	This site is an area of open space with mature trees and lies within a conservation area. The Heritage Impact Assessment identifies a	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the	Reject site

			moderate level of harm on the character and appearance of the conservation area. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered suitable/ available/ achievable in the SHLAA. The site has not been allocated due to impacts upon the conservation area.		SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	
SBC017	Land at Western Terrace/ Aviemore Road	Greenfield	This site is an area of open space with mature trees. The site scored a mix of minor negative, neutral and minor positive effects against the sustainability appraisal objectives, a very negative effect is identified against Source Protection Zones. The site is not considered suitable/ available/ achievable in the SHLAA. The site has not been allocated due to amount of mature trees on the site which would have to be felled for any development to take place.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC018	Land at Western Terrace	Greenfield	It is recreational open space and it provides a buffer between main road and houses. The site scored a mix of minor negative, neutral and minor positive effects against the sustainability appraisal objectives, a very negative effect is identified against Source Protection Zones. The site is not considered suitable/ available/ achievable in the SHLAA. The site has not been allocated due to its impacts on green infrastructure.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC019	Land at Grampian Grove/ Nevis Grove	Greenfield	The site was not considered to be a reasonable option – no vehicular access.	Reject site	No change	Reject site
SBC020	Land at former School Kitchens	Brownfield	The site was not considered to be a reasonable option - the site has planning permission.	Reject site	No change	Reject site
SBC021	Colliery Wood	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	Reject site	The site is an area of natural open space within the Green Belt. The Green Belt Study 2023 identifies the site as having a moderate	Reject site

					<p>effect on the Green Belt. The Open Space Study 2023 identifies the site as being of good quality. The site is within a wildlife corridor and is identified as a secondary site in the Wildlife Corridor Review (2020). It also includes a Local Wildlife Site. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The SA identifies significant negative effects biodiversity and efficient land use objectives. Minor negative effects are also identified for climate change and green infrastructure objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not been allocated due to impacts on biodiversity, green infrastructure and Green Belt.</p>	
--	--	--	--	--	--	--

SBC022	Large open grassed space on Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – electricity pylon on site.	Reject site	No change	Reject site
SBC023	The Shack Field (east)	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	Reject site	The site is playing field land in the Green Belt. The Green Belt Study 2023 identifies the site as having a low/no effect on the Green Belt. The Open Space Study 2023 identifies the site as an outdoor sport resource. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The SA identifies significant negative effects against the efficient land use objective. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not been allocated due to potential loss of playing pitch land and it is not available for development.	Reject Site
SBC024	The Shack Field (west)	Greenfield	This site provides playing pitches within the Green Belt. The site performs moderately against the objectives of the Green Belt. The site is not considered to be available in the	Reject site	The Green Belt Study 2023 identifies the site as having a low/no effect on the Green Belt.	Reject site

			SHLAA. The sustainability appraisal identified significant negative effects against the green infrastructure objective due to the potential loss of playing fields. Minor negative effects were identified against climate change, efficient land use and cultural heritage. Minor and significant positive effects were identified due to the site proximity to existing services and suitability for housing. The site has not been allocated due to potential loss of playing pitches and lack of mitigation strategy for the pitches.			
SBC025	The Disco Field, Henley Way	Greenfield	The site is an area of designated open space surrounded by existing residential development. The site is suitable/available/ achievable in the SHLAA. The site is identified in the Open Space Study (2015) as being of low quality and high value. The Open Space addendum (2019), states that the site is below the quality threshold and its removal would not create a gap in access, it is likely to be considered surplus. The report advises that ensuring the quality and accessibility to the remaining part of the site is recommended. The sustainability appraisal has identified significant negative effects against the green infrastructure objective and minor negative effects against climate change and efficient land use, due to the loss of open space. Significant positive and minor positive effects have been against other sustainability objectives due to the site's sustainable location and access to existing services. The site has been allocated as it is considered to be a suitable site in a sustainable location.	Allocate site Policy H38	The Open Space Study 2023 identifies the site as being of fair quality. The site is not suitable and is no longer available in the SHLAA. The site has been subject to a successful Fields in Trust application. The site has not been allocated as it is no longer available for development.	Reject site
SBC026	Land north of Brooklands Way	Greenfield	The site is an area of open space within Boldon Business Park. The site performs well against the sustainability appraisal objectives, with	Allocate site for	In accordance with the SHLAA methodology, the site was sieved out from the	Reject Site

			significant and minor positive effects against social and economic objectives. The site is not suitable/ available/ achievable in the SHLAA but is recommended for Employment use in the Employment Land Review. Due to the nature of the surroundings, it is not considered suitable for residential development and has been allocated for employment use. The site has been allocated as it is considered to be a suitable site in a sustainable location within an existing business park.	employment ED10	SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The site is now used for external storage and is not considered available for employment use. There are also high voltage electricity cables over the site which significantly constrains development.	
SBC027	Garages to rear of shop units, Station Road	Brownfield	This is a small brownfield site in a residential area. The site scored a mix of minor negative, neutral and minor positive effects against the sustainability appraisal objectives. The site is not suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site
SBC028	Garages at Shelley Avenue	Brownfield	This is a small brownfield site in a residential area. The sustainability appraisal objectives identified a significant negative effect against biodiversity, due to its proximity to a LWS and source protection zones. A minor negative effect is identified against climate change. Significant positive and minor positive effects are identified due to its proximity to existing service and reuse of brownfield land. The site is not suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site
SBC029	Land in between Abingdon Way and Hedworth Lane	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	Reject site	No change	Reject site
SBC030	Land and car parking at front of 1 to 16 Aged	Greenfield	This is an area of open space in front of the Aged Miners Homes. The site performs reasonably	Reject site	In accordance with the SHLAA methodology, the	Reject site

	Miners Homes, Hedworth Lane		well against the sustainability appraisal objectives, minor negative effects are identified due to the loss of open space and climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA and would result in the loss of parking for existing homes. The site has not been allocated as it is not available for development.		site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	
SBC031	Land on Abingdon Way from Hedworth Lane to Fareham Grove	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	Reject site	No change	Reject site
SBC032	Land on Abingdon Way between Hedworth Lane and Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – electricity pylon on site.	Reject site	No change	Reject site
SBC033	Hedworth Lane Primary School grounds	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC034	Allotments, Hedworth Lane	Greenfield	The site is currently used as allotments in a residential area. The site performs well against the sustainability objectives; however, a significant negative effect against green infrastructure due to the potential loss of allotments. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is identified as allotments in the Open Space Study 2023. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC035	Land at Wilton Gardens South	Greenfield	This is a small area of landscaped open space within a residential area. The site performs reasonably well against the sustainability objectives, minor negative effects are identified due to the loss of open space and climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site

SBC036	Land at Gladstone Terrace	Greenfield	The site is currently used as allotments in a residential area. The site scores a significant negative effect against green infrastructure due to the potential loss of allotments and biodiversity, due to its proximity to a LWS. It is recorded as having minor negative effects against climate change, air quality and efficient land use. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is identified as allotments in the Open Space Study 2023. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC037	Grassed area on Cinderford Close / Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – flood alleviation works on site.	Reject site	No change	Reject site
SBC038	Land at end of Wells Street	Greenfield	The site is a small area of landscaped open space with a number of mature trees and a public footpath. The site performs reasonably well against the sustainability appraisal objectives, minor negative effects are identified due to the loss of open space and climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site
SBC039	Open space at North Road/Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – utilities infrastructure.	Reject site	No change	Reject site
SBC040	East View Allotments	Greenfield	The site is currently used as allotments. The site scores a significant negative effect against the biodiversity, efficient land use and green infrastructure sustainability appraisal objectives, due to the potential loss of allotment provision and proximity to a LWS. It is recorded as having minor negative effects against climate change, and cultural heritage. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The site is identified as allotments in the Open Space Study 2023.	Reject site

SBC041	Land at Boldon Business Park	Greenfield	The site is a landscaped area of open space within Boldon business park. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is recorded against efficient land use and a negative effect against climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC042	Car park, Cotswold Lane	Brownfield	The site is an existing car park. The site performs reasonably well against the sustainability appraisal objectives however minor negative effects are recorded against climate change, efficient land use, green infrastructure and cultural heritage. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC043	Garages site, Byron Avenue	Brownfield	This is a small brownfield site within a residential area. The site has mixed results against the sustainability appraisal objectives with a significant negative effect identified against the biodiversity objective, due to its proximity to a LWS and minor negative effects against climate change, efficient land use and green infrastructure. The site is considered to be suitable in the SHLAA but not available or achievable. The site has not been allocated as it is not available for development.	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site
SBC044	Boldon Comprehensive School	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC045	Land at Reginald Street	Greenfield	The site was not considered to be a reasonable option – narrow access.	Reject site	No change	Reject site
SBC046	Land at Sidney Street	Greenfield	The site was not considered to be a reasonable option – narrow access.	Reject site	No change	Reject site

SBC047	Land at Wilfred Street	Greenfield	The site was not considered to be a reasonable option – narrow access.	Reject site	No change	Reject site
SBC049	Land between Shields Road and Metro Line	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The site is a significant area of farmland in the Green Belt. The Green Belt Study 2023 identifies the site as having a very high harm on the Green Belt.</p> <p>No harm identified through the Heritage Impact Assessment.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The site is within a wildlife corridor and adjacent to a Local Wildlife Site.</p> <p>The SA identifies significant negative effects against the biodiversity, source protection zones and efficient land use objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not been allocated due to Green Belt impacts.</p>	Reject site

SBC050	Land south of Moor Lane and West of Sunderland Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The site is a significant area of farmland in the Green Belt.</p> <p>The Green Belt Study 2023 identifies the site as having a very high harm on the Green Belt. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The SA identifies significant negative effects against the source protection zones and efficient land use objectives. Negative effects are identified against the climate change, biodiversity, green infrastructure and health objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not been allocated due to Green Belt impacts.</p>	Reject site
SBC051	Land at West Hall Farm	Greenfield	This site is an agricultural field within the Green Belt. It has residential development to the north and east boundary. The site performs moderately against the Green Belt objectives.	Allocate site GA9	The Green Belt Study 2023 identifies the site as having a moderate effect on the Green Belt.	Allocate site GA4

			<p>Sustainability appraisal outcomes shows minor negative effects for climate change and biodiversity objectives and significant negative effects against source protection zones and efficient land use. Significant positive, minor positive and neutral effects against social and economic objectives reflecting the sites proximity to existing services. The Heritage Impact Assessment does not identify any harm. A small section of southern part of the site contributes to the wildlife corridor network. The site is considered to be suitable/ available/ achievable in the SHLAA and is considered to be a suitable location for residential development. The site has been allocated as it is considered to be a suitable site in a sustainable location.</p>			
SBC052	Land between Cleadon and S.Shields Community School	Greenfield	<p>This is a large agricultural area within the Green Belt. The site performs strongly against the objectives of the Green Belt; development would close the Green Belt gap between South Shields and Cleadon. The sustainability appraisal identifies significant negative effects against biodiversity, source protection zones, efficient land use and green infrastructure objectives, and additional minor negative effects against climate change and cultural heritage. Due to its proximity to existing services, positive effects were recorded against social objectives. The site is not considered to be suitable or achievable in the SHLAA. The site has been considered to be a suitable location of playing pitch mitigation and has been allocated in the Local Plan for this use.</p>	Allocate SP23	<p>The emerging Playing Pitch Strategy indicates that this site is no longer required for playing pitch mitigation purposes for the current Local Plan.</p> <p>The Green Belt Study 2023 identifies the site as having a very high harm on the Green Belt.</p>	Reject site
SBC053	Land north west of Cleadon North Farm	Greenfield	<p>The site was not considered to be a reasonable option – impact on Green Belt.</p>	Reject site	<p>The site is a significant area of farmland in the Green Belt.</p>	Reject site

					<p>The Green Belt Study 2023 identifies the site as having a very high harm on the Green Belt. The site was assessed as not being suitable or achievable in the SHLAA.</p> <p>The SA identifies significant negative effects against the efficient land use objective. Negative effects are identified against the climate change and biodiversity, objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not been allocated due to Green Belt impacts.</p>	
SBC054	Land south west of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The site is a significant area of farmland in the Green Belt.</p> <p>The Green Belt Study 2023 identifies the site as having a very high harm on the Green Belt. The site was assessed as not being suitable or achievable in the SHLAA.</p> <p>The SA identifies significant negative effects against the efficient land use objective.</p>	Reject site

					<p>Negative effects are identified against the climate change and green infrastructure objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not been allocated due to Green Belt impacts.</p>	
SBC055	Land west of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The site is a significant area of farmland in the Green Belt. The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. The site was assessed as not being suitable or achievable in the SHLAA. The SA identifies significant negative effects against the landscapes and efficient land use objectives. Negative effects are identified against the climate change and green infrastructure objectives. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The site has not</p>	Reject site

					been allocated due to Green Belt impacts.	
SBC056	Cleadon North Farm inner farmyard	Brownfield	This is a brownfield site which forms part of a working farm. The site is located within the Green Belt and it performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable or achievable in the SHLAA due to surrounding uses. The site has not been allocated due to its location within a working farmyard.	Reject site	The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. The site is identified as having a significant negative effect on the source protection zones objective in the SA and a minor negative impact on the climate change objective.	Reject site
SBC057	Cleadon North Farm inner farmyard	Brownfield	This is a brownfield site which forms part of a working farm. The site is located within the Green Belt and it performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable or available in the SHLAA. The site has not been allocated due to its location within a working farmyard.	Reject site	The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. The site is identified as having a significant negative effect on the source protection zones objective in the SA and a minor negative impact on the climate change objective.	Reject site
SBC058	Land north of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The site is an area of farmland within the Green Belt. The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. The site is identified as having a significant negative	Reject site

					effect on the efficient land use objective. The site performs relatively well against the other objectives in the SA. The site is not considered to be suitable or available in the SHLAA. The site has not been allocated due to Green Belt impacts.	
SBC059	Land south of Cleadon North Farm	Greenfield	<p>This is an agricultural area within the Green Belt. The site performs moderately against the objectives of the Green Belt. The sustainability appraisal identifies significant negative effects against the source protection zones objective, and minor negative effects against climate change, efficient land use, green infrastructure and cultural heritage.</p> <p>The HIA identified a minimal impact on heritage at this site in relation to potential views of designated heritage assets. This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views westwards over countryside (including Boldon, Sunderland and Penshaw Monument) and significantly contributes to the character and openness of the area and to the setting of the villages. Due to its proximity to existing services, significant and minor positive effects were recorded against social objectives. The site is not considered to be suitable or achievable in the SHLAA. The site has not been allocated due to its impacts on the setting and openness of the village.</p>	Reject site	The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.	Reject site

SBC060	Cleadon Grange, Shields Road	Brownfield	This is a small area of brownfield land with a number of mature trees on the site. The site is within the Green Belt and performs moderately against the Green Belt objectives. The site performs reasonably well against the sustainability appraisal objectives significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated due to amount of mature trees on the site which would have to be felled for any development to take place.	Reject site	The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.	Reject site
SBC061	Cleadon North Farm farmstead	Brownfield	This is a small area of brownfield land within a working farm. The site is within the Green Belt and performs moderately against the Green Belt objectives. The site performs reasonably well against the sustainability appraisal objectives significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated due to its location within a working farmyard.	Reject site	The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SBC062	Land North of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The site is a significant area of farmland within the Green Belt. The site includes a Local Wildlife Site, Local Nature Reserve, SSSI and forms a significant part of the wildlife corridor. The Green Belt Study 2023 identifies the site as having	Reject site

					<p>a very high harm on the Green Belt.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The SA identifies significant negative impacts on the biodiversity, landscapes and efficient land use objectives. Negative impacts are identified against the climate change, green infrastructure and cultural heritage objectives.</p> <p>The site has not been allocated due to Green Belt impacts.</p>	
SBC063	Land south east of Sunnyside Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The site is an area of farmland within the Green Belt. The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.</p> <p>The site is not considered to be suitable or achievable in the SHLAA.</p>	Reject site

					<p>The SA identifies significant negative impacts against the efficient land use objective. Negative impacts are identified against the climate change, biodiversity, landscape, green infrastructure, cultural heritage and health objectives.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment. The site has not been allocated due to Green Belt impacts.</p>	
SBC064	Land between East Farm and Undercliffe	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. The site is within a wildlife corridor and in close proximity to a Local Wildlife Site.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The SA identifies significant negative impacts against the</p>	Reject site

					<p>biodiversity and efficient land use objective. Negative impacts are identified against the climate change, landscape, green infrastructure, cultural heritage and health objectives.</p> <p>The site has not been allocated due to Green Belt impacts.</p>	
SBC065	Land South of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Study 2023 identifies the site as having a very high harm on the Green Belt.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The SA identifies significant negative impacts against the efficient land use objective. Negative impacts are identified against the climate change, biodiversity, landscape, green infrastructure, cultural heritage and health objectives.</p>	Reject site

					The site has not been allocated due Green Belt impacts.	
SBC066	Land south of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Study 2023 identifies the site as having a moderate effect on the Green Belt.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The SA identifies significant negative impacts against the biodiversity and efficient land use objective. Negative impacts are identified against the climate change, landscape, green infrastructure, cultural heritage and health objectives.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment.</p> <p>The site has not been allocated due to biodiversity impacts.</p>	Reject site
SBC067	Land south of Cleadon Lane and north east of Sunderland Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Study 2023 identifies the site as having a high to very high harm on the Green Belt.</p>	Reject site

					<p>The SHLAA assess the site as not being suitable or achievable.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment process.</p> <p>The SA identifies significant negative impacts against the biodiversity and efficient land use objective. Negative impacts are identified against the climate change, landscape, green infrastructure, cultural heritage and health objectives.</p> <p>The site has not been allocated due to Green Belt impacts.</p>	
SBC068	Northern Playing Fields at Oakleigh Gardens	Greenfield	The site was not considered to be a reasonable option – narrow access.	Reject site	No change	Reject site
SBC069	Southern Playing Fields at Oakleigh Gardens	Greenfield	This is an area of playing field land which is surrounded by residential development on three boundaries. The site is in the Green Belt and performs weakly against the Green Belt objectives. The sustainability appraisal identified significant negative effects against Source Protection Zone, green infrastructure and efficient land use objectives due to the potential loss of playing field land which would require mitigation. Minor negative effects were also identified against climate change and landscape objectives. Minor and significant positive effects were identified due to the site's	Reject site	<p>The sustainability appraisal identified very negative effects against the efficient land use and green infrastructure objectives and negative effects against the climate change, landscapes objectives. The site has been identified for playing pitch improvements in Policy SP23.</p> <p>The Green Belt Study 2023 identifies the site as having</p>	Reject site

			proximity to existing services. The site is considered to be suitable but not available or achievable in the SHLAA. The site has not been allocated due to the lack of mitigation strategy for the loss of playing pitches.		a low/no effect on the Green Belt.	
SBC070	Land to the west of Sunnyside Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt. Less than substantial harm identified through the Heritage Impact Assessment. The site is not considered to be suitable through the SHLAA process. The SA identifies significant negative impacts against the biodiversity, landscapes and efficient land use objective. Negative impacts are identified against the climate change, green infrastructure, cultural heritage and health objectives. The site has not been allocated due to Green Belt impacts.	Reject site
SBC071	Land at Heather Close	Greenfield	This is a small area of grassed open space surrounded by residential development. The site is identified in the Open Space Study as being of low value and quality. The sustainability appraisal identified a significant	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site

			negative effect against source protection zone objective and minor negative effects against climate change, efficient land use and green infrastructure. The site is not identified as available in the SHLAA. The site has not been allocated as it is not available for development.		The Open Space Study (2023) identifies the site as good quality open space.	
SBC072	Land at Buttermere/Grasmere	Greenfield	The site is a small area of amenity open space with mature trees in a residential area. The site performs reasonably well against the sustainability appraisal objectives with minor negative effects identified against climate change, efficient land use and green infrastructure. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Open Space Study (2023) identifies the site as good quality open space.	Reject site
SBC073	Open space on corner of West Drive/Boldon Lane	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	Reject site	No change	Reject site
SBC074	Grassed open space at The Close	Greenfield	The site is a small area of amenity open space with trees in a residential area. The site performs reasonably well against the sustainability appraisal objectives with negative effects identified against efficient land use and source protection zone. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject site
SBC075	Cleadow Village Primary School playing fields	Greenfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC076	Cleadow Village Primary School	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site	No change	Reject site
SBC077	Land to East of Cleadow Lane Industrial Estate	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The Green Belt Study 2023 identifies the site as having a moderate effect on the	Reject site

					<p>Green Belt. The site is within a wildlife corridor and adjacent to a Local Wildlife Site. The site is within flood zones 2 and 3.</p> <p>The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. No harm identified through the Heritage Impact Assessment.</p> <p>The site is not considered to be suitable or achievable through the SHLAA.</p> <p>The SA identifies significant negative impacts against the climate change, source protection zones and the biodiversity objective. Negative impacts are identified against the efficient land use, green infrastructure and health objectives.</p> <p>The site has not been allocated due to suitability and achievability.</p>	
SBC078	Cleadon Hills	Greenfield	The site was not considered to be a reasonable option – Category 1 constraint -SSSI.	Reject site	No change	Reject site
SBC080	Land at Green Lane	Greenfield	This is an area of agricultural land within the Green Belt. The site performs moderately against the objectives of the Green Belt. The sustainability appraisal identifies significant negative effects source protection zones and	Reject site	The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The Green Belt Study 2023	Reject site

			efficient land use; minor negative effects are also identified against climate change, green infrastructure and cultural heritage. The Heritage Impact Assessment identifies a moderate impact on heritage. The site is not considered to be suitable in the SHLAA. The site has not been allocated due to impacts on heritage and efficient land use.		identifies the site as having a moderate on the Green Belt	
SBC081	Land at Green Lane east of Mundles Lane	Greenfield	This is an area of agricultural land within the Green Belt. The site performs moderately against the objectives of the Green Belt. The sustainability appraisal identifies significant negative effects source protection zones and efficient land use; minor negative effects are also identified against climate change, green infrastructure. The Heritage Impact Assessment identifies a moderate impact on heritage. The site is considered to be available and achievable in the SHLAA. The site has not been allocated due to impacts on efficient land use.	Reject site	The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The Green Belt Study 2023 identifies the site as having a moderate on the Green Belt	Reject site
SBC082	Land north of Bridleholm	Greenfield	The site was not considered to be a reasonable option – narrow access.	Reject site	No change	Reject site
SBC083	Land adjacent to Belle Vue Villa on Belle Vue Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The Green Belt Study 2023 identifies the site as having a high impact on the Green Belt. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. Less than substantial harm identified through the Heritage Impact Assessment. The site is below the SHLAA size threshold and was	Reject site

					<p>sieved out before the assessment stage.</p> <p>The SA identifies significant negative impacts against the source protection zones and efficient land use objective. Negative impacts are identified against the climate change, green infrastructure and health objectives.</p> <p>The site has not been allocated due to Green Belt impacts.</p>	
SBC084	Former MoD bunkers, medical stores and associated land	Brownfield	<p>This is a brownfield site within the Green Belt which has former MoD bunkers on the site. The bunkers are a non-designated locally listed asset. The Heritage Impact Assessment identifies 'less than substantial harm'. The site performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives with significant positive effects identified due to the site's proximity to existing services and reuse of brownfield land. A significant negative effect was identified against green infrastructure due to potential impacts of the green infrastructure corridor; further minor negative effects were identified against cultural heritage and climate change. The SFRA recommends 'surface water flood risk should be managed through careful consideration of site layout and design around the flood risk early on in the planning stage through a full drainage strategy'. The site is considered to be suitable, achievable and available in the SHLAA. The site</p>	<p>Allocate site Policy GA5</p>	<p>The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. Less than substantial harm identified through the Heritage Impact Assessment.</p> <p>The Green Belt Study 2023 identifies the site as having a high impact on the Green Belt. The sustainability appraisal identifies significant negative impacts against the source protection zones and green infrastructure objective. The site is not considered to be suitable in the SHLAA.</p> <p>The site has not been allocated due to impacts on</p>	<p>Reject site</p>

			has been allocated due to the site being in a suitable and sustainable location.		the green belt and green infrastructure.	
SBC085	Low House Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The Green Belt Study 2023 identifies the site as having a moderate impact on the Green Belt. The site is within flood zones 2 and 3. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The sustainability appraisal identifies significant negative impacts against the climate change, source protection zones and efficient land use objectives. The site is not considered to be suitable in the SHLAA. The site has not been allocated due to suitability.	Reject site
SBC086	Land north west of Sunderland Greyhound Stadium	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The site was not considered to be a reasonable option – Flood risk	Reject site
SBC087	Land south of St John's Terrace and Natley Avenue	Greenfield	The site is an area of open space within the Green Belt. The site is adjacent to existing residential housing and cricket pitch. The site performs moderately against the objectives of the Green Belt. The site forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects climate change as very small areas of the site wite are within Flood Risk Zone 2 & 3, source protection zones and efficient land use. The SFRA advises that Flood risk should be manageable through careful consideration of site layout and design around	Allocate Site GA6	The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The Green Belt Study 2023 identifies the site as having a moderate impact on the Green Belt. The sustainability appraisal identifies significant negative impacts against the climate change, source	Reject site

			<p>the flood risk early on in the planning stage. Significant positive, minor positive and neutral effects against social and economic objectives reflecting the sites proximity to existing services. The Heritage Impact Assessment does not record any impacts. The site is considered to be suitable, available or achievable. The site has been allocated due to the site being in a suitable and sustainable location.</p>		<p>protection zones and efficient land use objectives. Significant areas of surface water flood risk have been identified across the site. It is considered that the design considerations required to mitigate flood risk as well as ensure sufficient striking distances from the cricket club would impact viability of the site. The SHLAA identifies the site as not suitable. The site has not been allocated due to flood risk impacts.</p>	
SBC088	Land south east of Natley Avenue	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The site was not considered to be a reasonable option – Flood risk.	Reject site
SBC089	Formerly Vinci Construction UK Ltd	Brownfield	The site was not considered to be a reasonable option – planning permission granted.	Reject site	No change	Reject site
SBC090	Vacant former Mayflower Glass	Brownfield	The site was not considered to be a reasonable option – planning permission granted.	Reject site	No change	Reject site
SBC091	Land to North and West of Cleadon Lane Ind. Est.	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Study 2023 identifies the site as having a moderate impact on the Green Belt. The site is in close proximity to a Local Wildlife Site and a Local Nature Reserve and is within a wildlife corridor. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan.</p>	Reject site

					<p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The sustainability appraisal identifies significant negative impacts against the climate change, biodiversity, source protection zones and efficient land use objectives. The site has not been allocated due to availability and impacts on biodiversity and climate change.</p>	
SBC092	Land to North and West of Cleadon Lane Ind. Est.	Greenfield	The site was not considered to be a reasonable option – Category 1 constraint -Flood Risk Zone 3b and impact on Green Belt.	Reject site	No change	Reject site
SBC093	Land to south of Tiledshed Lane	Greenfield	The site was not considered to be a reasonable option – Category 1 constraint -Flood Risk Zone 3b and impact on Green Belt.	Reject site	No change	Reject site
SBC094	Land at Lyndon Grove	Greenfield	This is an area of amenity open space within a residential area. The site performs reasonably well against the sustainability appraisal, minor negative effects are identified due to the loss of open space, climate change and its proximity to an Area of High Landscape Value. The site is not considered available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The Open Space Study (2023) identifies the site as good quality open space. The sustainability appraisal identifies a significant negative impact against the source protection zones objective.	Reject site
SBC095	Land to the North of Tiledshed Lane	Greenfield	This is a large area of agricultural land within the Green Belt. The site performs strongly against	Reject site	In accordance with the SHLAA methodology, the	Reject site

			<p>the Green Belt objectives. The site forms part of a wildlife corridor and includes a Local Wildlife Site and Local Nature Reserve. The site performs poorly against the sustainability appraisal objectives with significant negative effects identified against biodiversity, source protection zones, efficient land use and green infrastructure; and further minor negative effects identified against climate change and cultural heritage. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site was considered as an option for playing pitch mitigation but has not been allocated due to impacts on biodiversity.</p>		<p>site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Green Belt Review 2023 identifies the site as having a moderate to very high impact on the Green Belt. The site includes a Local Wildlife Site and Local Nature Reserve. The Open Space Study (2023) identifies the site as good quality open space.</p>	
SBC096	Land at Benton Road	Greenfield	<p>This is an area of open space within the Green Belt. It is adjacent to existing residential development. The site performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, however significant negative effects are identified against source protection zones and efficient land use, further minor negative effects are identified against climate change and biodiversity. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated as it is not available.</p>	Reject site	<p>The Green Belt Review 2023 identifies the site as having low/no impact on the Green Belt.</p>	Reject site
SBC097	Land south of Landseer Gardens	Greenfield	<p>The site was not considered to be a reasonable option – impact on Green Belt.</p>	Reject site	<p>The Green Belt Review 2023 identifies the site as having a moderate impact on the Green Belt. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment</p>	Reject Site

					<p>stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The sustainability appraisal identifies significant negative impacts against the source protection zones and efficient land use objectives. Negative impacts are identified against the climate change, biodiversity, green infrastructure, and health objectives. This site is not allocated due to availability and land use impacts.</p>	
SBC098	Land to South of Cleadon Park	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Review 2023 identifies the site as having a very high impact on the Green Belt.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The sustainability appraisal identifies significant negative impacts against the efficient land use objective. Negative impacts are identified against the climate change, green infrastructure, and health</p>	Reject Site

					objectives. This site is not allocated due Green Belt impacts.	
SBC099	Land east of Sunderland Road and south of Cleadon Park	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Review 2023 identifies the site as having a very high impact on the Green Belt. The site is within a Local Wildlife site, Local Nature Reserve, SSSI and wildlife corridor.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The sustainability appraisal identifies significant negative impacts against the biodiversity, landscapes and efficient land use objectives. Negative impacts are identified against the climate change, green infrastructure, cultural heritage and health objectives. This site is not allocated due Green Belt impacts.</p>	Reject site

SBC100	Land south of Cleadon Park	Greenfield	<p>This is an area of agricultural land within the Green Belt with existing residential development to the northern boundary. The site performs moderately against the Green Belt objectives. Part of the site falls within a wildlife corridor. The site performs reasonably well against the sustainability appraisal objectives; significant negative effects against source protection zones and efficient land use, with minor negative effects identified against climate change and cultural heritage. Mitigation would be required to address negative effects. Positive effects are identified against sustainable transport, town centres and housing objectives. The Heritage Impact Assessment does not identify any harm. The SHLAA considers the site to be suitable/ available/ achievable. The site has been allocated due to the site being in a suitable and sustainable location.</p>	<p>Allocate Site Policy GA1</p>	<p>The Green Belt Review 2023 identifies the site as having high impact on the Green Belt. The SHLAA does not consider the site to be suitable. The site has not been allocated due to impacts on the Green Belt.</p>	<p>Reject site</p>
SBC101	Land west of Sunnyside Road	Greenfield	<p>This is an area of agricultural land within the Green Belt with existing residential development to the northern boundary. The site performs moderately against the Green Belt objectives. The eastern part of the site falls within a wildlife corridor. The sustainability appraisal identifies significant negative effects against biodiversity, landscape, source protection zones and efficient land use, with minor negative effects identified against climate change and cultural heritage. Mitigation would be required to address negative effects. Significant and minor Positive effects are identified against sustainable transport, town centres and housing objectives. The Heritage Impact Assessment identifies less than substantial harm. The SHLAA considers the site to be suitable/ available/ achievable. The</p>	<p>Allocate Site Policy GA2</p>	<p>The Green Belt Review 2023 identifies the site as having a high impact on the Green Belt. The SHLAA does not consider the site to be suitable. The site has not been allocated due to impacts on the Green Belt.</p>	<p>Reject site</p>

			site has been allocated due to the site being in a suitable and sustainable location.			
SBC102	Land to North of Town End Farm	Greenfield	<p>This is an area of agricultural land within the Green Belt. The site borders the local authority boundary with Sunderland and the Town End Farm residential area. The site performs moderately against the Green Belt objectives. The site falls within a wildlife corridor. The sustainability appraisal identifies significant negative effects against climate change, due to surface water flooding. The site also scored red in the carbon audit. Significant negative effects are also identified against biodiversity, landscape and efficient land use, with minor negative effects identified against green infrastructure and cultural heritage. Mitigation would be required to address negative effects. Neutral effects are identified against sustainable transport and town centres; this reflects the distance of the site from established public transport networks and local centres in South Tyneside, however, the site would be in close proximity to services in Sunderland. The Heritage Impact Assessment identifies less than substantial harm. The SHLAA considers the site to be suitable/ available/ achievable. The site has been allocated due to the site being in a suitable and sustainable location.</p>	Allocate Site Policy GA7		Allocate Site Policy GA3
SBC103	Land at North Road Farm	Greenfield	<p>This is an area of open space adjacent to a school and residential area. The site falls within a wildlife corridor and is within the West Boldon Conservation Area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape, efficient land use and cultural heritage. Significant and minor positive effects are identified due to the sites</p>	Reject Site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject Site

			proximity to existing services. The Heritage Impact Assessment identifies a moderate impact upon heritage. The SHLAA does not consider the site to be suitable/ available/ achievable .The site has not been allocated as it is not in a sustainable location.			
SBC104	Former Boldon CE Primary School	Brownfield	This is a brownfield site and a former school adjacent to residential development. The site falls within the West Boldon Conservation Area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape and cultural heritage; significant positive and minor positive effects were identified against efficient land use, sustainable transport, town centres and housing objectives. The Heritage Impact Assessment records less than substantial harm. The site is considered be suitable/ available/ achievable in the SHLAA. The site is considered suitable, available or achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	Reject Site	No change	Reject Site
SBC105	Former Boldon CE Primary School playing field	Greenfield	This is former school playing fields which are currently in use. The site also falls within the West Boldon Conservation Area. The sustainability appraisal identifies significant negative effect against green infrastructure due to the potential loss of playing fields. The Heritage Impact Assessment identifies a moderate impact on heritage. The SHLAA considers the site to be suitable but not available or achievable. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	Reject Site	The Open Space Study (2023) identifies the site as fair quality open space.	Reject Site

SBC106	The Paddock	Greenfield	This is a small area of open space located between residential development. The site also falls within the West Boldon Conservation Area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape, efficient land use and cultural heritage. The Heritage Impact Assessment records a less than substantial impact on heritage. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated due to the potential loss of mature trees and uncertainty over availability.	Reject Site	No change	Reject Site
SBC107	Land north of Lawn Drive	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The Green Belt Review 2023 identifies the site as having a high impact on the Green Belt. Less than substantial harm identified through the Heritage Impact Assessment. The sustainability appraisal identifies significant negative impacts against the landscapes and efficient land use objectives. Negative impacts are identified against the climate change, green infrastructure, biodiversity and health objectives. The site is not allocated due Green Belt impacts. The SHLAA does not consider the site to be suitable.	Reject Site

					The site is not allocated due to suitability and Green Belt impacts.	
SBC108	Land North of Downhill Lane	Greenfield	The site was not considered to be a reasonable option – electricity pylon on site.	Reject site	No change	Reject Site
SBC109	Land West of Hylton Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Review 2023 identifies the site as having a very high impact on the Green Belt. The site is in close proximity to a Local Wildlife Site and wildlife corridor.</p> <p>Less than substantial harm identified through the Heritage Impact Assessment.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The sustainability appraisal identifies significant negative impacts against the biodiversity, landscapes, source protection zones and efficient land use objectives. Negative impacts are identified against the climate change, green infrastructure and cultural heritage objectives.</p>	Reject Site

					The site is not allocated due to Green Belt impacts.	
SBC110	Land West of Hylton Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	<p>The Green Belt Review 2023 identifies the site as having a high impact on the Green Belt.</p> <p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p> <p>The sustainability appraisal identifies significant negative impacts against the landscapes, source protection zones and efficient land use objectives. Negative impacts are identified against the climate change, biodiversity, green infrastructure and health objectives.</p> <p>The site has not been allocated due to Green Belt impacts.</p>	Reject Site
SBC111	Land West of Boldon Cemetery	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	<p>The Green Belt Review 2023 identifies the site as having a high impact on the Green Belt.</p> <p>The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. Less</p>	Reject Site

					<p>than substantial harm identified through the Heritage Impact Assessment.</p> <p>The SHLAA assesses the site as not suitable for residential development.</p> <p>The sustainability appraisal identifies significant negative impacts against the landscapes, source protection zones and efficient land use objectives.</p> <p>Negative impacts are identified against the climate change, biodiversity, green infrastructure and health objectives.</p> <p>The site has not been allocated due to Green Belt impacts.</p>	
SBC112	Caravan storage site, Harton View	Brownfield	<p>The site is a caravan storage area surrounded by residential development. The site performs reasonably well against the sustainability appraisal objectives, some minor negative effects are identified against some environmental objectives and minor positive effects of the social and economic objectives, due to its accessibility to existing development and services. The Heritage Impact Assessment records 'less than substantial harm'. The site is considered to be suitable and achievable in the SHLAA, but not available. The site has not been allocated as it is not available for development.</p>	Reject Site	<p>In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.</p>	Reject Site
SBC113	Former storage yard Hardie Drive	Brownfield	<p>This is a small brownfield site within a residential area. The site performs well against the</p>	Reject Site	No change	Reject Site

			sustainability appraisal objectives. The site is considered to be suitable/ available/ achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.			
SBC114	Former garage site Hindmarch Drive	Brownfield	This is a small brownfield site within a residential area. The site performs reasonably well against the sustainability appraisal objectives. The site is considered to be suitable/ available/ achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	Reject Site	The site is not allocated as it now has planning permission.	Reject Site
SBC115	Land south of the Boldons, West of Bridle Path	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is an area of agricultural land south of the Boldons. The Green Belt Review 2023 identifies the site as having a high impact on the Green Belt. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The SHLAA identifies the site as being available but not suitable. The SA identifies significant negative impacts against the landscapes, source protection zones, and efficient land use objectives. The site has not been allocated due to Green Belt impacts.	Reject Site

SBC116	Land north of New Road (west of River Don)	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site was not considered to be a reasonable option – flood risk	Reject Site
SBC117	Land at Boldon Golf Course, Dipe Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is a golf course within the Green Belt. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. The site is in close proximity to a SSSI, Local Wildlife Site, Local Nature Reserve and is within a wildlife corridor. The SHLAA identifies that site as being available but not suitable. The SA identifies significant negative impacts against the biodiversity, landscapes, sources protection zones, and efficient land use objectives. The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The site has not been allocated due to Green Belt impacts and impacts on biodiversity.	Reject Site
SBC118	Land West of Boldon Downhill	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is a small area of agricultural land in the Green Belt, north of Downhill Lane. The site is in close proximity to a SSSI, Local Wildlife Site and Local Nature Reserve and is in a wildlife corridor. Less than	Reject Site

					<p>substantial harm identified through the Heritage Impact Assessment. The Green Belt Study (2023) identifies the site as having a moderate effect on the Green Belt. The SA identifies significant negative impacts against the biodiversity, landscapes and efficient land use objectives. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The site has not been allocated due to availability and impacts on wildlife designations.</p>	
SBC119	Land east of Downhill Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	<p>The site is a small area of agricultural land in the Green Belt, east of Downhill Lane. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. The SA identifies significant negative impacts against the landscapes, source protection zones and efficient land use objectives. In accordance with the SHLAA methodology, the site was sieved out from the</p>	Reject Site

					SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The site had not been allocated due to suitability and green belt impacts.	
SBC120	Land to the North of New Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is an area of agricultural land north of New Road. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. The site is not considered to be suitable in the SHLAA. The site performs reasonably well against the sustainability appraisal objectives. The site has not been allocated due to Green Belt impacts.	Reject Site
SBC121	Open space at Dipe Lane/Avondale gardens	Greenfield	The site is an area of open space and a children's play area within a residential area. The Open Space Study (2015) identifies the site as being of high quality and value. The Open Space Addendum (2019) states that the sites is served by other provision and could be considered surplus, however, ensuring quality of nearby sites is recommended. The sustainability appraisal records significant negative effects against landscape, due to its proximity to an Area of High Landscape Value and Source Protection Zones. Minor negative effects are identified against climate change, efficient land	Allocate Site Policy H39	The Open Space Study 2023 identifies the site as being good quality open space. The site has been subject to a Fields in Trust application. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability and impacts on open space.	Reject site

			us, green infrastructure and cultural heritage. Significant and minor Positive effects have been identified against sustainable transport, town centres and housing due to its proximity to existing services. The Heritage Impact Assessment records 'less than substantial harm'. Mitigation will be required to address the children play area. The site is considered to be suitable/ available/ achievable in the SHLAA. The site has been allocated due to the site being in a suitable and sustainable location.			
SBC122	Land north of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is an area of agricultural land north of Cleadon Lane. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. The site is not considered to be suitable in the SHLAA. The SA identifies a significant negative effect against the efficient land use objective. Less than substantial harm identified through the Heritage Impact Assessment. The site has not been allocated due to Green Belt impacts.	Reject site
SBC123	Land between Downhill Lane and Hylton Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is an area of agricultural land south of West Boldon. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. Less than substantial harm identified through the	Reject site

					Heritage Impact Assessment. The SA identifies significant negative impacts against the landscapes, source protection zones and efficient land use objectives. The site is not considered to be suitable in the SHLAA. The site has not been allocated due to Green Belt impacts.	
SBC124	Former Boldon Colliery Working Mens Social Club	Brownfield	The site was not considered to be a reasonable option - the site has planning permission.	Reject site	No change	Reject Site
SBC125	Land west of North Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site	The site is a small area of open space north of the River Don. The site is in close proximity to a Local Wildlife Site and is within a wildlife corridor. The Open Space Assessment identifies the site as part of a wider area of good quality accessible natural green space with child and youth play space. The SHLAA assesses the site as not being achievable. The SA identifies significant negative impacts against the biodiversity objective. The site has not been allocated due to open space impacts and loss of play space.	Reject site

SBC126	Land West of Glebe Farm	Greenfield	This is a small area of open space within a conservation area. The sustainability appraisal identifies significant negative and minor negative effects against some environmental objectives, green infrastructure and cultural heritage. The site is not considered to be suitable or achievable in the SHLAA. The site has not been allocated due to impacts on the conservation area.	Reject site	No change	Reject site
SBC127	Land east Of Boldon Substation	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is an area of agricultural land south of the A184 and east of Boldon substation. The site is in close proximity to a Local Wildlife Site and is within a wildlife corridor. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. The SHLAA assesses the site as available but not suitable or achievable. The SA identified significant negative impacts against the climate change, biodiversity, and efficient land use objectives. The site has not been allocated due to green belt impacts.	Reject site
SBC128	Land South of Boldon substation	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	Reject site	No change	Reject Site
SBC129	Land at Station Garage, Station Road	Brownfield	This is a brownfield site surrounded by industrial uses. The site performs reasonably well against the sustainability appraisal, although some minor negative effects are identified. The site is	Reject site	The site is below the SHLAA size threshold and was sieved out before the assessment stage.	Reject Site

			not considered to be suitable or achievable in the SHLAA. It is not suitable for development due to its surrounding uses. The site has not been allocated due to its location in an area of industrial/employment uses.			
SBC130	Land west of Moor Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site was not considered to be a reasonable option – flood risk impacts.	Reject site
SBC131	Northern Paddock at Sunnyside Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject Site	The site is a small paddock at Sunnyside Farm. The site is in close proximity to a Local Wildlife Site, Local Nature Reserve, SSSI and is within a wildlife corridor. The Green Belt Study (2023) assesses the site as having a very high harm on the Green Belt. Less than substantial harm identified through the Heritage Impact Assessment. The SHLAA assesses the site as available but not suitable. The SA identifies significant negative impacts against the biodiversity, landscapes and efficient land use objectives. The site has not been allocated due to green belt impacts.	Reject site
SBC132	Kymel House, Boker Lane	Brownfield	The site was not considered to be a reasonable option - the site has planning permission.	Reject site	No change	Reject Site
SBC133	Land off Station Approach	Brownfield	The site is an existing area of employment land. The site is adjacent to a Metro line and open space. The site falls within Flood Risk Zone 3. The sustainability appraisal identifies significant	Allocate Site ED11	No change	Allocate Site ED11

			negative effects against a number of objectives including climate change, biodiversity, source protection zone and green infrastructure. The positive effects are identified due to proximity existing services, use of brownfield land and ability to support employment and housing. The site is considered to be available and achievable in the SHLAA. The site has not been allocated for residential development as it is not considered suitable, however it has been retained for employment use. The site is in a sustainable location in an area already established for employment use.			
SBC134	Land at Sunderland Greyhound Stadium	Brownfield	N/A. The site was submitted during the Regulation 18 consultation.	N/A	The site is a brownfield site in the Green Belt, currently in use as a greyhound stadium. The Green Belt Study (2023) identifies the site as having a very high harm on the Green Belt. The SA identifies significant negative impacts against the source protection zones and efficient land use objectives. Minor negative impacts are identified against the climate change, biodiversity, green infrastructure, and health objectives. The SHLAA assesses the site as available but not suitable.	Reject Site
ELR: E11/ BC9	Land west of 16 Brooklands Way, Boldon Business Park	Brownfield	This is a brownfield site within Boldon Business Park. The site performs well against the sustainability appraisal objectives. The site is considered suitable for employment use in the	Allocate site ED10	No change.	Allocate site ED10

			ELR. The site has been allocated due to its sustainable location in an existing business park.			
E23	East of A1290 and beside Downhill Lane junction. IAMP South (northern tip)	Greenfield	N/A the site was identified in the 2023 ELR		<p>Arable farmland to north of Nissan. The site part of the IAMP.</p> <p>The SA records a significant negative effect against the efficient land use objective. The Green Belt Study (2023) identifies the site as having a moderate effect the Green Belt.</p> <p>The site has not been allocated through the Local Plan as it is part of the International Advanced Manufacturing Park Area Action Plan.</p>	Reject Site
E24	IAMP South (north west corner)	Greenfield	N/A the site was identified in the 2023 ELR		<p>The site is an area of farmland which forms part of the IAMP.</p> <p>The SA records a significant negative effect against the efficient land use objective. The site has not been allocated through the Local Plan as it is allocated as part of the International Advanced Manufacturing Park Area Action Plan.</p>	Reject Site
E25	IAMP North	Greenfield	N/A the site was identified in the 2023 ELR		<p>The site is an area of farmland which forms part of the IAMP.</p>	Reject Site

					<p>The SA records a significant negative effect against the efficient land use objective. The site has not been allocated through the Local Plan as it is allocated as part of the International Advanced Manufacturing Park Area Action Plan.</p>	
--	--	--	--	--	--	--

