

| SHLAA Ref. | Site Name                                   | Brownfield/ Greenfield | Justification  | Decision    | 2024 Update   | 2024 Decision |
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| 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.<br>The Open Space Study 2023 identifies the site as being of good quality. | Reject site   |

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| 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><b>Allocate site Policy GA4</b></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><b>Allocate site Policy GA2</b></p> |
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| 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. | <b>Reject site</b> | 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. | <b>Reject site</b> |
| SBC005 | Grange Park   | Greenfield | The site was not considered a reasonable option – no vehicular access.   | <b>Reject site</b> | No change   | <b>Reject site</b> |
| 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.  | <b>Reject site</b> | No change   | <b>Reject site</b> |

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| SBC007 | Land to south of South Lane | Greenfield | The site was not considered a reasonable option –impact on Green Belt. | <b>Reject site</b> | <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> | <b>Reject site</b> |
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|  |  |  |  |  | outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The site has not been allocated due to impacts on Green Belt. |  |
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| SBC008 | Land to south of Boldon | Greenfield | The site was not considered a reasonable option –impact on Green Belt. | <b>Reject site</b> | <p>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</p> | <b>Reject site</b> |
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|        |                    |            |  |                    | 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> | <b>Reject site</b> | 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. | <b>Reject site</b> |

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| 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 – minded to grant planning permission. | 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 |



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|        |   |            | 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/<br>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. | <b>Reject site</b> | 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. | <b>Reject site</b> |
| 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.                                 | <b>Reject site</b> | 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. | <b>Reject site</b> |
| SBC019 | Land at Grampian Grove/<br>Nevis Grove    | Greenfield | The site was not considered to be a reasonable option – no vehicular access.   | <b>Reject site</b> | No change  | <b>Reject site</b> |
| SBC020 | Land at former School<br>Kitchens         | Brownfield | The site was not considered to be a reasonable option - the site has planning permission.  | <b>Reject site</b> | No change  | <b>Reject site</b> |
| SBC021 | Colliery Wood                             | Greenfield | The site was not considered a reasonable option – impact on Green Belt.  | <b>Reject site</b> | 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  | <b>Reject site</b> |

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|  |  |  |  |  | <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> |  |
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| 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 |

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|        |                              |            | 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. | <b>Allocate site Policy H38</b> | 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. | <b>Reject site</b> |
| 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   | <b>Allocate site for</b>        | In accordance with the SHLAA methodology, the site was sieved out from the   | <b>Reject Site</b> |

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|        |  |            | 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.   | <b>employment<br/>ED10</b> | SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.<br>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.  | <b>Reject site</b>         | The site is below the SHLAA size threshold and was sieved out before the assessment stage.  | <b>Reject site</b> |
| 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. | <b>Reject site</b>         | The site is below the SHLAA size threshold and was sieved out before the assessment stage.  | <b>Reject site</b> |
| SBC029 | Land in between Abingdon Way and Hedworth Lane | Greenfield | The site was not considered to be a reasonable option – overhead powerlines.   | <b>Reject site</b>         | No change   | <b>Reject site</b> |
| 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  | <b>Reject site</b>         | In accordance with the SHLAA methodology, the   | <b>Reject site</b> |

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|        | 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.  | <b>Reject site</b> | No change   | <b>Reject site</b> |
| 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.  | <b>Reject site</b> | No change   | <b>Reject site</b> |
| SBC033 | Hedworth Lane Primary School grounds                         | Brownfield | The site was not considered to be a reasonable option – operational school.   | <b>Reject site</b> | No change   | <b>Reject site</b> |
| 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. | <b>Reject site</b> | 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. | <b>Reject site</b> |
| 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.  | <b>Reject site</b> | The site is below the SHLAA size threshold and was sieved out before the assessment stage.  | <b>Reject site</b> |

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| 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.                            | <b>Reject site</b> | 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. | <b>Reject site</b> |
| SBC037 | Grassed area on Cinderford Close / Cotswold Lane | Greenfield | The site was not considered to be a reasonable option – flood alleviation works on site.  | <b>Reject site</b> | No change   | <b>Reject site</b> |
| 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.  | <b>Reject site</b> | The site is below the SHLAA size threshold and was sieved out before the assessment stage.  | <b>Reject site</b> |
| SBC039 | Open space at North Road/Cotswold Lane           | Greenfield | The site was not considered to be a reasonable option – utilities infrastructure.   | <b>Reject site</b> | No change   | <b>Reject site</b> |
| 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. | <b>Reject site</b> | 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. | <b>Reject site</b> |

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| 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 |



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| SBC047 | Land at Wilfred Street                   | Greenfield | The site was not considered to be a reasonable option – narrow access.        | <b>Reject site</b> | No change   | <b>Reject site</b> |
| SBC049 | Land between Shields Road and Metro Line | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt. | <b>Reject site</b> | <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> | <b>Reject site</b> |

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| 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.  | <b>Reject site</b>       | <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> | <b>Reject site</b>       |
| 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. | <b>Allocate site GA9</b> | The Green Belt Study 2023 identifies the site as having a moderate effect on the Green Belt.  | <b>Allocate site GA4</b> |

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|        |   |            | <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<br>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 |

|        |                                       |            |   |                    |   |                    |
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|        |                                       |            |   |                    | <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. | <b>Reject site</b> | <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>   | <b>Reject site</b> |

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|        |                                 |            |   |                    | <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. | <b>Reject site</b> | <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> | <b>Reject site</b> |

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|        |                                   |            |   |                    | 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. | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.<br>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. | <b>Reject site</b> |
| 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.                          | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.<br>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. | <b>Reject site</b> |
| SBC058 | Land north of Cleadon North Farm  | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.   | <b>Reject site</b> | 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.<br>The site is identified as having a significant negative   | <b>Reject site</b> |

|        |                                  |            |   |                    |   |                    |
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|        |                                  |            |   |                    | 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> | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.  | <b>Reject site</b> |

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| 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. | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.   | <b>Reject site</b> |
| 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.   | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.<br>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. | <b>Reject site</b> |
| SBC062 | Land North of Cleadon Lane   | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.  | <b>Reject site</b> | 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                         | <b>Reject site</b> |



|        |                                   |            |   |                    |   |                    |
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|        |                                   |            |   |                    | <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. | <b>Reject site</b> | <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>   | <b>Reject site</b> |

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|        |  |            |   |                    | <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. | <b>Reject site</b> | <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> | <b>Reject site</b> |

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|        |                            |            |   |                    | <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. | <b>Reject site</b> | <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> | <b>Reject site</b> |

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|        |  |            |   |                    | 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. | <b>Reject site</b> | <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> | <b>Reject site</b> |
| 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. | <b>Reject site</b> | <p>The Green Belt Study 2023 identifies the site as having a high to very high harm on the Green Belt.</p>  | <b>Reject site</b> |

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|        |   |            |  |                    | <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.   | <b>Reject site</b> | No change   | <b>Reject site</b> |
| 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 | <b>Reject site</b> | <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>  | <b>Reject site</b> |

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|        |                                    |            | 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.   | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high harm on the Green Belt.<br>Less than substantial harm identified through the Heritage Impact Assessment.<br>The site is not considered to be suitable through the SHLAA process.<br>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.<br>The site has not been allocated due to Green Belt impacts. | <b>Reject site</b> |
| 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   | <b>Reject site</b> | The site is below the SHLAA size threshold and was sieved out before the assessment stage.  | <b>Reject site</b> |

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|        |  |            | 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. | <b>Reject site</b> | 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. | <b>Reject site</b> |
| SBC073 | Open space on corner of West Drive/Boldon Lane | Greenfield | The site was not considered to be a reasonable option – overhead powerlines.   | <b>Reject site</b> | No change  | <b>Reject site</b> |
| 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.                            | <b>Reject site</b> | The site is below the SHLAA size threshold and was sieved out before the assessment stage.   | <b>Reject site</b> |
| SBC075 | Cleadow Village Primary School playing fields  | Greenfield | The site was not considered to be a reasonable option – operational school.  | <b>Reject site</b> | No change  | <b>Reject site</b> |
| SBC076 | Cleadow Village Primary School                 | Brownfield | The site was not considered to be a reasonable option – operational school.  | <b>Reject site</b> | No change  | <b>Reject site</b> |
| SBC077 | Land to East of Cleadow Lane Industrial Estate | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.  | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a moderate effect on the   | <b>Reject site</b> |

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|        |                    |            |   |                    | <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.  | <b>Reject site</b> | No change  | <b>Reject site</b> |
| 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 | <b>Reject site</b> | The site is outside of the Settlement Boundary identified in the East Boldon Neighbourhood Plan. The Green Belt Study 2023   | <b>Reject site</b> |



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|        |  |            | 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. | <b>Reject site</b> | 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  | <b>Reject site</b> |
| SBC082 | Land north of Bridleholm                           | Greenfield | The site was not considered to be a reasonable option – narrow access.  | <b>Reject site</b> | No change  | <b>Reject site</b> |
| 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.   | <b>Reject site</b> | The Green Belt Study 2023 identifies the site as having a high impact on the Green Belt.<br>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.<br>The site is below the SHLAA size threshold and was | <b>Reject site</b> |

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|        |  |            |   |   | <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><b>Allocate site</b><br/><b>Policy GA5</b></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><b>Reject site</b></p> |

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|        |   |            | 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.   | <b>Reject site</b>       | 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.<br>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. | <b>Reject site</b> |
| SBC086 | Land north west of Sunderland Greyhound Stadium   | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.   | <b>Reject site</b>       | The site was not considered to be a reasonable option – Flood risk   | <b>Reject site</b> |
| 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 | <b>Allocate Site GA6</b> | 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  | <b>Reject site</b> |

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|        |  |            | <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.  | <b>Reject site</b> | The site was not considered to be a reasonable option – Flood risk.  | <b>Reject site</b> |
| SBC089 | Formerly Vinci Construction UK Ltd               | Brownfield | The site was not considered to be a reasonable option – planning permission granted.   | <b>Reject site</b> | No change  | <b>Reject site</b> |
| SBC090 | Vacant former Mayflower Glass                    | Brownfield | The site was not considered to be a reasonable option – planning permission granted.   | <b>Reject site</b> | No change  | <b>Reject site</b> |
| 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.  | <b>Reject site</b> | <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>   | <b>Reject site</b> |

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|--------|--|------------|---|--------------------|--|--------------------|
|        |  |            |   |                    | <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.   | <b>Reject site</b> | No change  | <b>Reject site</b> |
| 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.   | <b>Reject site</b> | No change  | <b>Reject site</b> |
| 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. | <b>Reject site</b> | 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.   | <b>Reject site</b> |
| 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   | <b>Reject site</b> | In accordance with the SHLAA methodology, the  | <b>Reject site</b> |

|        |                                |            |   |                    |  |                    |
|--------|--------------------------------|------------|---|--------------------|--|--------------------|
|        |                                |            | <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>   | <b>Reject site</b> | <p>The Green Belt Review 2023 identifies the site as having low/no impact on the Green Belt.</p>   | <b>Reject site</b> |
| SBC097 | Land south of Landseer Gardens | Greenfield | <p>The site was not considered to be a reasonable option – impact on Green Belt.</p>  | <b>Reject site</b> | <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>  | <b>Reject Site</b> |

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|        |                               |            |   |                    | <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. | <b>Reject site</b> | <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> | <b>Reject Site</b> |

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|        |  |            |   |                    | 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. | <b>Reject site</b> | <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> | <b>Reject site</b> |



|        |                             |            |  |  |   |                           |
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| 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><b>Allocate Site Policy GA1</b></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><b>Reject site</b></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><b>Allocate Site Policy GA2</b></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><b>Reject site</b></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> | <b>Allocate Site Policy GA7</b> | 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. | <b>Allocate Site Policy GA3</b> |
| 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>  | <b>Reject Site</b>              | 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.            | <b>Reject Site</b>              |

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|        |   |            | 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. | <b>Reject Site</b> | No change   | <b>Reject Site</b> |
| 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.   | <b>Reject Site</b> | The Open Space Study (2023) identifies the site as fair quality open space. | <b>Reject Site</b> |

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| 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. | <b>Reject Site</b> | No change   | <b>Reject Site</b> |
| SBC107 | Land north of Lawn Drive | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.  | <b>Reject Site</b> | The Green Belt Review 2023 identifies the site as having a high impact on the Green Belt.<br>Less than substantial harm identified through the Heritage Impact Assessment.<br>The sustainability appraisal identifies significant negative impacts against the landscapes and efficient land use objectives.<br>Negative impacts are identified against the climate change, green infrastructure, biodiversity and health objectives. The site is not allocated due Green Belt impacts.<br>The SHLAA does not consider the site to be suitable. | <b>Reject Site</b> |

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|        |                             |            |  |                    | 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. | <b>Reject site</b> | No change   | <b>Reject Site</b> |
| SBC109 | Land West of Hylton Lane    | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.      | <b>Reject site</b> | <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> | <b>Reject Site</b> |

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|        |                              |            |   |                    | 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. | <b>Reject site</b> | <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> | <b>Reject Site</b> |
| SBC111 | Land West of Boldon Cemetery | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt. | <b>Reject Site</b> | <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>   | <b>Reject Site</b> |

|        |                                   |            |  |                    |   |                    |
|--------|-----------------------------------|------------|--|--------------------|---|--------------------|
|        |                                   |            |  |                    | <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> | <b>Reject Site</b> | <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>   | <b>Reject Site</b> |
| 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>   | <b>Reject Site</b> | No change   | <b>Reject Site</b> |

|        |  |            |   |                    |  |                    |
|--------|--|------------|---|--------------------|--|--------------------|
|        |  |            | 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. | <b>Reject Site</b> | The site is not allocated as it now has planning permission.   | <b>Reject Site</b> |
| 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.   | <b>Reject Site</b> | 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. | <b>Reject Site</b> |



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| 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. | <b>Reject Site</b> | The site was not considered to be a reasonable option – flood risk   | <b>Reject Site</b> |
| SBC117 | Land at Boldon Golf Course, Dipe Lane      | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt. | <b>Reject Site</b> | 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. | <b>Reject Site</b> |
| SBC118 | Land West of Boldon Downhill               | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt. | <b>Reject Site</b> | 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   | <b>Reject Site</b> |

|        |                            |            |   |                    |   |                    |
|--------|----------------------------|------------|---|--------------------|---|--------------------|
|        |                            |            |   |                    | <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. | <b>Reject Site</b> | <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>  | <b>Reject Site</b> |

|        |  |            |   |                                 |  |                    |
|--------|--|------------|---|---------------------------------|--|--------------------|
|        |  |            |   |                                 | 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.   | <b>Reject Site</b>              | 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. | <b>Reject Site</b> |
| 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 | <b>Allocate Site Policy H39</b> | 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.  | <b>Reject site</b> |

|        |  |            |   |                    |   |                    |
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|        |  |            | 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.   | <b>Reject Site</b> | 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. | <b>Reject site</b> |
| SBC123 | Land between Downhill Lane and Hylton Lane | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.   | <b>Reject Site</b> | 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   | <b>Reject site</b> |

|        |   |            |   |             |   |             |
|--------|---|------------|---|-------------|---|-------------|
|        |   |            |   |             | 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 |

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| 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.   | <b>Reject Site</b>        | The site was not considered to be a reasonable option – flood risk impacts.  | <b>Reject site</b>        |
| SBC131 | Northern Paddock at Sunnyside Farm | Greenfield | The site was not considered to be a reasonable option – impact on Green Belt.   | <b>Reject Site</b>        | 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. | <b>Reject site</b>        |
| SBC132 | Kymel House, Boker Lane            | Brownfield | The site was not considered to be a reasonable option - the site has planning permission.   | <b>Reject site</b>        | No change  | <b>Reject Site</b>        |
| 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                      | <b>Allocate Site ED11</b> | No change  | <b>Allocate Site ED11</b> |

|                     |  |            |  |                       |   |                       |
|---------------------|--|------------|--|-----------------------|---|-----------------------|
|                     |  |            | 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:<br>E11/<br>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<br>ED10 | No change.  | Allocate site<br>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> | <b>Reject Site</b> |
| 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>  | <b>Reject Site</b> |
| 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>   | <b>Reject Site</b> |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  | <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> |  |
|--|--|--|--|--|--|--|

