

County Durham Plan Strategic Housing Land Availability - Individual Site Assessment 2019



Altogether better



¹1/AP/01	
SITE DETAILS	
Site Name	Stobilee
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	2.08
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/AP/02	
SITE DETAILS	
Site Name	Fondlyset Lane
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.86
Estimated Yield	26
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Generally compatible with adjacent uses. A wood mill is located to the west however it is probable that this could be mitigated against.
Relationship to Settlement	The site is located on the edge of the built up extent of the settlement however it is reasonably well contained by existing development and highways.
Highways/ Access Issues	Layout of existing estate to south not conducive to serving additional development. Preference for access is therefore via C125 Fondlyset Lane, between junction to Harelaw Timber and B6168/C125. Efforts should be made to close the 'Harelaw Timber' junction in any development of this site. Note, the south east of the site is a location for police vehicles to undertake B6168 vehicle speed checks and should be retained.
Landscape Impact	The site is a landscape conservation priority area owing to its status as formal open space. Development of the site would result in adverse visual impacts on the landscape, even with mitigation.
Biodiversity Impact	No known issues
Heritage Impact	No known issues
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1558
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Minor surface water flooding recorded in south of site - further investigation required by proposer to determine whether any mitigation is required.
Topography	The site is relatively flat and the design would be largely unhindered by topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is currently outdoor sports space and has goal posts in conjunction with its use as an informal kick around area. Valuable community facility.

1/AP/03	
SITE DETAILS	
Site Name	South of Harelaw
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	14.39
Estimated Yield	432
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	<p>Adjacent uses are housing and agriculture which would be compatible with a housing use.</p> <p>Amenity Mitigation Issues: Much of site planted as a community woodland</p>
Relationship to Settlement	The site is poorly related to the existing built framework, and while there is existing residential development to the east this site would be disconnected from it. The development would result in a significant incursion into open countryside.
Highways/ Access Issues	Site access problematic both in terms of proximity to opposing B6168 junctions and junction to south. Site too big for a single access if fully developed. PROW runs straight through site.
Landscape Impact	Development would result in significant adverse landscape and visual impacts. Much of the site is planted as community woodland.
Biodiversity Impact	Further investigation by proposer required. The site is adjacent to Harelaw Cemetery Heath County Wildlife Site.
Heritage Impact	A Listed building is located adjacent to the site. There is potential for archaeological constraints to be evident.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2034
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	The site slopes to the east however it would be unlikely to adversely impact on development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this field would be a significant incursion into open countryside beyond the existing built up area of the existing settlement. This would have a significant adverse landscape and visual impact and result in the loss of community woodland. Site access is a concern both in terms of proximity to opposing B6168 junctions and junction to south. Site too big for a single access if fully developed.

1/AP/04	
SITE DETAILS	
Site Name	Land at DCC Depot
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.98
Estimated Yield	29
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03730/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses include residential and a church building and yard to the west. Woodland and open fields to remaining edges.
Relationship to Settlement	The site is on the edge of Catchgate settlement however a degree of containment is possible subject to landscaping to the southern edges of the site.
Highways/ Access Issues	The road leading to these sites is adopted public highway. Its junction with the B6168 is too narrow to allow two way traffic. Unless the access could be widened (requiring land from either St Thomas's Church or 1 East View) residential development of this site would be opposed.
Landscape Impact	The development of the site would result in adverse visual impacts on the landscape.
Biodiversity Impact	Adjacent to new woodland and the southern section of the SHLAA may be planted, buffer planting may be needed
Heritage Impact	No known issues
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA385
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow route identified on the site - further investigation required by the proposer to determine the requirement for any mitigation measures.
Topography	The site is relatively flat and as such topography would not impinge upon the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site however it would not extend significantly into the countryside. Part of the site has planning permission for one house however the vehicle access is not currently achievable without demolition of existing buildings so the site is regarded as unsuitable owing to this constraint.

1/AP/05	
SITE DETAILS	
Site Name	Carrymyers Farm
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	2.45
Estimated Yield	74
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are a mixture of housing, agricultural and industrial Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	No suitable vehicular access is currently available to the site.
Landscape Impact	The site is in a landscape conservation priority area and development would result in some adverse impacts on the landscape and in terms of visual impacts, even assuming retention of mature trees on the site.
Biodiversity Impact	Further investigation by proposer required as the site is close to New Kyo Bogs LNR & CWS
Heritage Impact	None identified
Open Space Issues	Education, OSNA ID:OSNA119
Pollution Issues	None Identified
Flood Risk	Surface water - further investigation by proposer to determine requirement of any mitigation measures.
Topography	The site slopes down gently to the east however this would not impinge upon the layout or developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is outside of the existing logical built up area of the settlement and poorly contained overall. Development would result in some adverse impacts on the landscape and in terms of visual impacts. There is no suitable vehicular access currently available.

1/AP/06	
SITE DETAILS	
Site Name	East of Heathfield Gardens
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	2.04
Estimated Yield	61
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is used as a paddock with housing to the south and west, with open countryside/agricultural land to the north and east of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is poorly contained and situated in an edge of settlement location which is peripheral to the built up form of the settlement.
Highways/ Access Issues	No objection to principle of vehicular access via Rogerley Terrace. PROW runs straight across site
Landscape Impact	The development of this site would require areas of structural landscaping and the retention of most mature features. Despite this form of mitigation some adverse visual impact on the landscape and its designations will remain, however, this is not considered to be of a sufficient degree to discount for that reason alone.
Biodiversity Impact	The site is within 700m distance of Kyo Bogs (Ancient woodland LNR, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	A HER is within the site (catchgate). The presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The central part of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained and situated in an edge of settlement location which is peripheral to the built up form of

	the settlement. Development would result in adverse landscape impacts.
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1/AP/07	
SITE DETAILS	
Site Name	Kyo Road
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	1.79
Estimated Yield	54
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses comprise housing and farming land which are compatible uses.
Relationship to Settlement	Site is located on edge of settlement and the site does not link or relate particularly well to the existing settlement form, while development would result in an incursion into open countryside leading to adverse landscape impacts.
Highways/ Access Issues	Moderate highway improvements required. Principle of housing is acceptable. Ground conditions of site very uneven further west. Need for a new footway to link south towards rest of settlement.
Landscape Impact	The development of this site would have some adverse residual landscape and visual impact. This impact assumes the retention of some mature trees.
Biodiversity Impact	The site is within 420m distance of Kyo Bogs (LNR, CWS & LNR). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water / overland flow route - further investigation by proposer to determine requirement of any mitigation measures.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent unacceptable encroachment into countryside. Further investigations suggest development would be likely to have an adverse impact on the landscape and ecology. The site is at risk from surface flooding and nearest STW is at maximum capacity.

1/AP/09	
SITE DETAILS	
Site Name	Hamsterley Gardens
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by residential units so would be compatible in amenity terms.
Relationship to Settlement	The site is well contained within the existing settlement.
Highways/ Access Issues	Any development must be served by a new access road from Hamsterley Gardens
Landscape Impact	Development of the site would have a neutral impact in landscape terms.
Biodiversity Impact	No known issues
Heritage Impact	No known issues
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2314
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Surface water flooding and overland flow routes have been recorded on the site so further investigation would be required by the proposer to determine the need for mitigation measures.
Topography	The site slopes down gently to the east however this would not impinge upon the layout or developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site comprises amenity grassland wholly contained within the settlement. Whilst there may be scope for the rationalisation of some of this land, the majority would need to be retained.

1/AP/10	
SITE DETAILS	
Site Name	East of Stanhope Gardens
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.58
Estimated Yield	17
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site lies to the east of an existing residential area. Development of this site would be compatible with its surrounding residential neighbouring uses.
Relationship to Settlement	This site adjoins the settlement and is well related to existing residential properties.
Highways/ Access Issues	Though adopted, restricted carriageway widths of directly connecting roads to the west mean that only the road to the north of no. 46 to 49 Stanhope Gardens is suitable for developing this site. However, despite a garage block opposite, on-highway parking here restricts useable width. Site topography means attention would have to be given to observing maximum longitudinal gradients of new highways within the site.
Landscape Impact	Development of this site would result in a neutral residual landscape impact. Loss of amenity grassland does not appear to be heavily used.
Biodiversity Impact	The site is within less than 100m of nationally or local designated biodiversity / geodiversity site (Kyo bogs) and is thought to be publicly accessible or easily accessible e.g. linked by PROW.
Heritage Impact	No known issues
Open Space Issues	Site is regarded as amenity open space
Pollution Issues	None Identified
Flood Risk	No known issues identified.
Topography	There are no issues which would deter development however the gradients would need addressing in accordance with the highway comments.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site comprises of amenity open space within a residential area but is reasonably well contained on the edge of the settlement. Highways have some concerns regarding the access.

1/AP/11a	
SITE DETAILS	
Site Name	West of Greencroft
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	1.88
Estimated Yield	56
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02509/OUT
SITE ASSESSMENT	
Adjacent Uses	Agricultural land nearby - adjacent to small amount of housing Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is poorly related to the existing settlement form and function. Poorly contained.
Highways/ Access Issues	Satisfied that a suitable access could be formed given extent of site.
Landscape Impact	Development would result in significant adverse residual impacts in visual and landscape terms. Extremely large visually prominent site on the brow of a hill would create a large incursion into open countryside.
Biodiversity Impact	Further investigation by proposer required due to proximity Greencroft and Langley Moor SSSI
Heritage Impact	Site in setting of Grade II listed war memorial on highway verge. Potentially positive impact if the memorial could be repaired and/or enhanced as part of any development. There is currently no documented evidence available to rule out any archaeologi
Open Space Issues	None Identified
Pollution Issues	The site is located in a coalfield high risk development area and adjacent to a site of potential land contamination - further investigation is required.
Flood Risk	Surface water flooding recorded on the site which will require further investigation to determine need for mitigation
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is on the edge of the settlement and has permission for 87 houses.

1/AP/11b	
SITE DETAILS	
Site Name	West of Greencroft
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	18.23
Estimated Yield	547
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	The site is located on the edge of the existing settlement. Poorly contained.
Highways/ Access Issues	Unsuitable in Highways terms. No access permissible from A693. Satisfied that a suitable access could be formed given extent of site. Large site likely to have significant impact on surrounding infrastructure. Sustainability and access issues, particularly regarding access onto Loud Hill and rear of site.
Landscape Impact	Development would result in some significant adverse residual impacts in visual and landscape terms.
Biodiversity Impact	Major concern in relation to potential increased use by the public of the nearby Site of Scientific Interest, Local Nature Reserve and Local Wildlife Site at Greencroft; increased usage will have a deleterious impact on the designated sites.
Heritage Impact	Site in setting of Grade II listed war memorial on highway verge. Potentially positive impact if the memorial could be repaired and/or enhanced as part of any development. There is currently no documented evidence available to rule out any archaeology
Open Space Issues	None Identified
Pollution Issues	The site is located in a coalfield high risk development area and adjacent to a site of potential land contamination - further investigation is required.
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Poorly contained site - development would result in some significant adverse residual landscape impacts. The site is within close proximity to a SSSI which would likely lead to adverse impacts on the designation.

1/AP/12	
SITE DETAILS	
Site Name	Fairview Terrace
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.44
Estimated Yield	13
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2007/0412
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

1/AP/13	
SITE DETAILS	
Site Name	Pontop Terrace
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.65
Estimated Yield	20
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site would result in the part development of heathland, and lead to recreational pressure on that which remains.
Relationship to Settlement	The site is reasonably well contained having development to two sides, however there would be an incursion into open heathland.
Highways/ Access Issues	No suitable access.
Landscape Impact	Development of this site would result in significant adverse residual landscape and visual impact on account it would be an incursion into open heathland - a rare and locally distinctive landscape type.
Biodiversity Impact	The site is within 100m distance of Greencroft Heath nature reserve (LNR, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	No known issues
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA685
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No issues identified.
Topography	The site contains features which would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is wholly contained within the settlement, but inaccessible for vehicles due to narrowness of the approach road. Development would have a significant adverse landscape and visual impact due to incursion into open heathland which would also bring ecological concerns.

1/AP/14	
SITE DETAILS	
Site Name	Gorcock Terrace
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/AP/15	
SITE DETAILS	
Site Name	Clavering Place
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is currently open space and adjacent to housing, a football ground and Greencroft and Langley Moor LNR which comprises important areas of heathland and mire habitats which are now rare and fragmented in lowland County Durham. Introducing housing in
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Adopted highway nearby does not lend itself to serving further dwellings. Existing terraced dwellings at Clavering Place have dearth of in-curtilage parking with resultant on-highway parking restricting free flow of traffic. Recommend that this area is served exclusively via adopted road leading past Cragside Court.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is adjacent to Greencroft Heath (LNR, CWS & LWS) which is also host to two great crested newt habitats (within 400m of proposed development site) which comprises important areas of heathland and mire habitats which are now rare and fragmented in lowland County Durham. The site would raise ecological objections and as such is not viable due to the pressure that development would put onto this small habitat.
Heritage Impact	No known issues
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA323
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is contained within the settlement and well-located in relation to services and facilities. However, development would result in the loss of outdoor sport space/amenity space. While landscape impact can be mitigated, there are sensitive ecological issues which would prevent development of the site.

1/AP/16	
SITE DETAILS	
Site Name	Kyo Laws
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	6.14
Estimated Yield	184
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01252/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are housing and agriculture Amenity Mitigation Issues: The site is part on New Kyo Landfill site therefore significant remediation and site investigation works will be needed.
Relationship to Settlement	None identified
Highways/ Access Issues	No suitable access. Two footpaths run through site
Landscape Impact	There is a prominent ridgeline which will have a significant visual impact.
Biodiversity Impact	Further investigation by proposer required due to impact on New Kyo Bogs LNR
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located outside of the the logical built up settlement area and is poorly contained in relation to existing residential areas. Development would result in a significant adverse landscape and visual impact. There is no suitable vehicular access and the site needs significant remediation which impacts on viability.

1/AP/18	
SITE DETAILS	
Site Name	Former Greencroft Lower School
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	3.25
Estimated Yield	98
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are greenfield and housing Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is well-related to the existing settlement and contained to the south by the bypass.
Highways/ Access Issues	No objection to principle of development. Access would be onto Shield Row Lane
Landscape Impact	The site is in a landscape improvement priority area and development would result in some adverse residual impact in landscape and visual terms following mitigation and assuming the retention of roadside tree belt.
Biodiversity Impact	Further investigation by proposer required. Site close to Chapmans Well LNR
Heritage Impact	Possible Roman road - Jubilee Terrace, New Kyo
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water - further investigation by proposer to determine requirement of any mitigation measures.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Edge of settlement however it is contained by the bypass to the south. The neighbouring site has planning permission for residential.

1/AP/19	
SITE DETAILS	
Site Name	Shield Row Lane
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	2.27
Estimated Yield	68
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2012/0329
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses- housing. leisure. small industrial Amenity Mitigation Issues: Further investigation by proposer required due to possible noise from proximity to the A693
Relationship to Settlement	Well located site within existing settlement.
Highways/ Access Issues	Moderate highway improvements required. Potential impact upon layout/design by Public Right Of Way/ Bridleway.
Landscape Impact	Retention of existing planting proposed. Assumes retention of roadside tree belt - Some peripheral planting suggested on western boundary near small industrial unit
Biodiversity Impact	Mitigation is required because the site is considered extremely important ecologically. The site is developing into Lowland Heath BAP habitat with the potential for Dingy Skipper - a protected BAP species. Further work needs to be done to ascertain the extent of the habitat
Heritage Impact	None identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA647
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Some surface water issues at south east corner of site - further investigation by proposer to determine requirement of any mitigation measures.
Topography	The site slopes gently down to the south east. Whilst this means the site is visible in some landscape views, it would be unlikely to impact upon the layout and design from an engineering viewpoint.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Well located site in terms of access to the local centre and has the benefit of recent planning permission.

1/AP/20	
SITE DETAILS	
Site Name	Morrison Busty North
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	3.62
Estimated Yield	109
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Isolated site near industrial uses Amenity Mitigation Issues: The site could suffer from noise issues from the industrial estate and from the A693
Relationship to Settlement	The site is contained by the bypass however it is surrounded by industrial uses so connections with the existing settlement are poor.
Highways/ Access Issues	No access permissible from A693. Site remote from acceptable highway access. Closest highways are unsuitable 'Industrial' roads where the merging of Industrial and residential traffic would be problematic. Overall - unsuitable location for housing.
Landscape Impact	Development would result in significant adverse residual impact in landscape and visual terms, even allowing for mitigation. A small area of the site could be developed with low impact however this would be isolated within the industrial area. Noise issues from the industrial estate and A693 would need to be heavily mitigated by landscaping
Biodiversity Impact	Further investigation by proposer required as near to Greencroft and Langley Moor SSSI.
Heritage Impact	None identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA647
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	The site slopes gently down to the south east. Whilst this means the site is visible in some landscape views, it would be unlikely to impact upon the layout and design from an engineering viewpoint.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Isolated site which is poorly related to the town centre and existing residential areas. The site is designated accessible natural green space in the OSNA. Highway access via industrial estate will present conflict of uses/users and development

	would result in a significant adverse landscape and visual impact.
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1/AP/22	
SITE DETAILS	
Site Name	Harelaw Farm
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential use to the south along B6168. Industrial uses to north and east however shielded by tree belt so unlikely to require mitigation for amenity impacts.
Relationship to Settlement	The site is located on the edge of the built up extent of the settlement however it is reasonably well contained by existing development and highways
Highways/ Access Issues	Existing access unsuitable to serve additional development due to location on B6168/C125 junction. However acceptable access possible if relocated to south end of site.
Landscape Impact	Neutral impact in landscape terms.
Biodiversity Impact	No known issues
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding issues identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site has previously had Planning Permission for demolition of outbuildings and erection of dwellings. While the site remains potentially suitable, in principle, there has been no recent indication that scheme is viable or deliverable, and therefore a longer time period has been attributed to the site.

1/AP/23	
SITE DETAILS	
Site Name	Loud Reservoir
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	1.87
Estimated Yield	56
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/AP/24	
SITE DETAILS	
Site Name	Princes Street
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	2.46
Estimated Yield	74
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2004/0717
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete.

1/AP/25	
SITE DETAILS	
Site Name	Depot at Derwent Terrace
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.41
Estimated Yield	12
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Yes - the site is surrounded by residential uses.
Relationship to Settlement	The site is well contained within the existing settlement framework.
Highways/ Access Issues	Direct access onto Derwent Terrace is acceptable
Landscape Impact	Neutral impact in landscape terms.
Biodiversity Impact	No known issues
Heritage Impact	No known issues in heritage terms
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding and overland flow routes identified on the site so further investigations required by proposer to determine the need/extent of mitigation.
Topography	The site is relatively flat and the design would be unhindered by typography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is within close proximity to the main town centre and is regarded as brownfield land however it is occupied by an active engineering business and as such whilst suitable it is attributed a longer term delivery timescale.

1/AP/27	
SITE DETAILS	
Site Name	Land South West of Catchgate Primary School
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	4.40
Estimated Yield	132
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are housing and greenfield Amenity Mitigation Issues: The site is on a former landfill site
Relationship to Settlement	Although on the outskirts of the town the site still has good access to a variety of services in Annfield Plain and Catchgate, however the site is on a former landfill site and as such significant remediation and site investigation would need to take plac
Highways/ Access Issues	Access to Blakett Street
Landscape Impact	Loss of playing fields otherwise landscape and visual impacts not substantial. Assumes retention of perimeter trees.
Biodiversity Impact	Further investigation by proposer required due to proximity Greencroft and Langley Moor SSSI
Heritage Impact	Evidence of Roman coin find. Post-medieval colliery and post-medieval reservoir
Open Space Issues	Education Outdoor Sports Pitch, OSNA ID:OSNA3127
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	The site is relatively flat and the design would be largely unhindered by typography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Former landfill site which is quite poorly related to the existing settlement framework and contains a sports pitch. The site is currently occupied by playing pitches. The PPAP advises that retention of the playing pitches should be prioritised in order that supply may be secured.

1/AP/29	
SITE DETAILS	
Site Name	Harelaw School
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	1.11
Estimated Yield	33
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Car showroom to south which may require some mitigation, otherwise no known issues
Relationship to Settlement	The site is well contained within the existing built up settlement area,
Highways/ Access Issues	Access is achievable - suitable site in highways terms.
Landscape Impact	Development would result in some adverse residual impacts. Comprehensive development would complete the merging of Annfield Plain / Catchgate although current level of separation is already tenuous. Retention of existing broad verge and vegetation along Western perimeter desirable to maintain some sense of separation.
Biodiversity Impact	Buildings - no known ecological issues. Usual ecological surveys would be required.
Heritage Impact	The site is in the setting of Grade II listed Church of St Thomas (opposite) and development would be likely to have a minor negative impact on the asset. Retention of screening and scale of properties will affect help to mitigate the impact on setting o
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow flooding recorded on the site (north) so investigation required to determine need for mitigation.
Topography	The site drops down to the East however this would not constrain development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Brownfield site contained within the existing built up area with good accessibility to local services. There are some concerns in terms of impacts however these can be mitigated.

1/AP/30	
SITE DETAILS	
Site Name	Former Annfield Plain Community Centre
Settlement	Annfield Plain
Local Plan Monitoring Area	North West
Developable Area	0.37
Estimated Yield	11
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing and highway to north and east - no exceptional amenity issues identified.
Relationship to Settlement	The site is located on the edge of the settlement however it is adjacent to residential development, either existing or permitted, and it appears contained within the built up area and suitably located for development in principle.
Highways/ Access Issues	Direct access is available onto Fairview Terrace. Localised upgrades to entrance may be required depending on number of units.
Landscape Impact	None Identified
Biodiversity Impact	The age and type of the buildings is such that a Phase 1 Ecology Survey or Risk Assessment for Bats would be required.
Heritage Impact	The building was originally constructed as an infant school sometime between 1899 and 1919. It therefore has historic interest because of its age, as a representative example of a colliery village school building, and by its historic community use that ca
Open Space Issues	No impacts
Pollution Issues	The site is located in a coalfield high risk development area and adjacent to a site of potential land contamination - further investigation is required.
Flood Risk	None identified.
Topography	None.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Brownfield site contained within the existing built up area with good accessibility to local services and development is acceptable in principle. A non-designated heritage asset is located on the site - a convincing case will therefore be required if demolition is considered.

1/BH/01	
SITE DETAILS	
Site Name	Land North West of Blackhouse
Settlement	Blackhouse
Local Plan Monitoring Area	North
Developable Area	1.85
Estimated Yield	56
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

1/BR/01	
SITE DETAILS	
Site Name	North of St Johns Mews
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	1.38
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by fields and open countryside except for the Southern boundary which abuts residential development. The site is well contained and screened by mature trees.
Relationship to Settlement	The site is outside the settlement and development would result in encroachment into the surrounding countryside. The site does not relate well to the current settlement pattern.
Highways/ Access Issues	Conditional. St Johns Mews is not adopted and no additional development could, or would be permitted until the existing road is adopted.
Landscape Impact	Development is likely to have some adverse residual visual impact on the landscape. The site is also within a Landscape Conservation Priority Area and development would therefore impact upon this designation.
Biodiversity Impact	A 15 metre buffer of native tree planting to the woodland at the Northern tip would be required.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The area is identified in the SFRA as prone to surface water flooding.
Topography	The site is mostly flat but is slightly undulating. No major issues, although mounds of earth or rock/rubble were noted on the site visit. This could indicate that the site is not wholly greenfield.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not served by an adopted highway and development would result in an encroachment into the countryside in a Landscape Conservation Priority Area. There is an issue with the STW capacity in addition to minor concerns including proximity to Burnhope Ponds (CWS) and woodland buffers.

1/BR/03	
SITE DETAILS	
Site Name	Vale View
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	0.53
Estimated Yield	16
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by residential development and would constitute consolidation.
Relationship to Settlement	The site is surrounded by residential development and would constitute consolidation.
Highways/ Access Issues	Conditional. Co-operative Terrace is not adopted and no additional development could, or would be permitted until the existing road is adopted. Site was granted outline Permission in 2008
Landscape Impact	The development of the site would have some adverse residual impact.
Biodiversity Impact	No comment. No issues.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified.
Topography	Slightly sloping site, but no obstacle to housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is surrounded on all three sides by housing, and would represent a logical infill development. It has previously been granted permission for housing which has lapsed. The site has access issues, however, as Co-operative Terrace is not adopted and no development should be permitted until an adopted access is secured.

1/BR/04	
SITE DETAILS	
Site Name	Mullberry Lodge
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by a mix of uses including other residential, agricultural and a possible employment use opposite. Mitigation may be required if the employment use opposite is noisy, although no noise was encountered on the site visit.
Relationship to Settlement	The site is on the edge of the settlement however connections from the site are of poor quality.
Highways/ Access Issues	Conditional. Co-operative Terrace is not adopted and no additional development could, or would be permitted until the existing road is adopted.
Landscape Impact	The site is within a Landscape Conservation Priority Area. Development of the site is likely to have a significant adverse effect on the landscape and the designation.
Biodiversity Impact	No issues.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site falls within an area identified as at higher risk of surface water flooding.
Topography	The site is fairly flat and topographical conditions would not preclude development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in a Landscape Conservation Priority Area and there will be significant adverse impact on the designation and significant adverse residual impact. Co-operative Terrace is not adopted and no additional development could, or would be permitted until the existing road is adopted.

1/BR/06	
SITE DETAILS	
Site Name	Rear of South View
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	0.85
Estimated Yield	26
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by residential development to the North West and South East with a play area to the North East and school playing field to the West. Allotments are to the North West.
Relationship to Settlement	There would be some adverse residual impact on the landscape but the site is a logical consolidation of the settlement, being surrounded by residential development on 3 sides.
Highways/ Access Issues	The site is unsuitable. Co-operative Terrace is not adopted and no additional development could, or would be permitted until the existing road is adopted. Additionally, this site is remote from the adopted highway and there is no means of access.
Landscape Impact	There would be some adverse residual impact on the landscape, but the site is a logical consolidation of the settlement.
Biodiversity Impact	No comment. No issues.
Heritage Impact	None identified.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2418
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	The site is fairly flat with some mature trees on the boundaries. The site has some hardstanding with agricultural sheds and machinery but is largely flat and undeveloped.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst this site is well contained with limited landscape concerns the site is landlocked and does not appear to be accessible by the highway. Co-operative Terrace is not adopted and no additional development could, or would be permitted until the existing road is adopted. Additionally, this site is remote from the adopted highway and there is no means of access.

1/BR/07	
SITE DETAILS	
Site Name	Whitehouse Farm
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	0.91
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0221
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission.

1/BR/08	
SITE DETAILS	
Site Name	Greenwood Avenue
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	3.16
Estimated Yield	95
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including housing and agricultural land.
Relationship to Settlement	This triangular site is already contained by housing on two sides. It is a cleared housing site which formerly formed part of the settlement.
Highways/ Access Issues	Highway access to the site should be taken from Greenwood Avenue.
Landscape Impact	This is a former housing site which has been cleared. There will be some adverse effect on the landscape if the site is, again, redeveloped for housing. However, the site is reasonably well contained in broader views and this containment can be reinforced by sensitive structure planting. There are a small number of mature trees on the site which should be retained.
Biodiversity Impact	The site is connected by a public right of way and is within 1 km of Burnhope Pond (CWS), where there is also evidence of Great Crested Newts. Further advice should be sought from the ecology team to identify potential impacts and any mitigation which might be required.
Heritage Impact	None identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA82
Pollution Issues	None Identified
Flood Risk	There is a small area to the east of the site at risk of surface water flooding. Further advice should be sought in relation to potential impacts and the need for mitigation measures, like SUDS.
Topography	The site is relatively flat and the design would be largely unhindered by topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The cleared housing site is located within a village with access to some facilities. It's development would consolidate the settlement and improve the appearance of this neglected brownfield site. Structural landscaping adjacent to its boundary with agricultural land and retention of existing mature trees will be required to adequately mitigate visual impacts.

	Development would also enable the improvement of existing recreational open space situated within the site..
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1/BR/09	
SITE DETAILS	
Site Name	Land to the West of Braeside
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	2.20
Estimated Yield	66
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins existing housing to the north east and south east. The site would form a logical extension to these. No incompatible uses have been identified that would impact upon the potential amenity levels of the site. Amenity Mitigation Issue
Relationship to Settlement	This is a Greenfield site on the edge of Burnhope that is currently farmland. It adjoins housing on two sides and is well contained by the road on the remaining sides. Its development would therefore contribute towards the development of a compact settlement
Highways/ Access Issues	Access possible from Langley Lane. No objection to principle of development.
Landscape Impact	The site is in a Landscape Conservation Priority Area. Structural landscaping is required however despite such mitigation significant adverse visual impact on the landscape would remain- it is a prominent elevated site. Impact could be minimised if robust structural landscaping to the western edges was planted well in advance of development. Prominent elevated site but logical consolidation. Some adverse residual impact would remain, assuming robust structural landscaping mitigation is in place.
Biodiversity Impact	No issues.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is close to the large mast (television station across the road) and this may be a significant constraint in its development for housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Although the site could be viewed as a logical consolidation of the settlement, given it is in an elevated position it would have an unacceptable landscape impact on the wider landscape

	which would remain following mitigation. Character is more rural and the settlement is rather isolated in terms of services.
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1/BR/10	
SITE DETAILS	
Site Name	Whitehouse Farm 2
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	2.48
Estimated Yield	74
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/0528
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA3110
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction.

1/BR/11	
SITE DETAILS	
Site Name	Burnhope Reclamation Scheme
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	0.29
Estimated Yield	9
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site abuts residential development to the South West. Another single home is to the North East. There are fields to the South and East.
Relationship to Settlement	The site is immediately adjacent to a bungalow to the South West. The site is outwith the built up extent of the settlement, however, with the residential development on Vale View to the South West being more distant and separated from the site. It is bou
Highways/ Access Issues	Small site, access possible from adopted area.
Landscape Impact	Development is likely to have some adverse visual impact on the landscape: attractive rural views out from Holmside Lane would be obstructed.
Biodiversity Impact	No comment. No issues.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified.
Topography	Site falls steeply to the South East, sloping down a steep embankment. This would make development difficult.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is outwith the built up area of the settlement and would not form a natural extension to the settlement. Further the site is currently used as a paddock. The site falls steeply down an embankment and this will make development difficult. Development at this site has the potential to adversely affect local and national wildlife species and habitats and will have some adverse landscape impact upon rural views.

1/BR/12	
SITE DETAILS	
Site Name	Whitehouse Farm Cottage
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	1.74
Estimated Yield	52
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Other compatible uses adjacent to the site include housing and agricultural land.
Relationship to Settlement	This site, which is a combination of agricultural land and an amenity strip adjacent to the road, lies on the edge of the existing settlement. However, there is existing housing on its eastern edge, and a potential housing site, 1/BR/12, on its northern edge.
Highways/ Access Issues	Highways confirm no suitable access.
Landscape Impact	Development of this site alone would represent isolated development in the countryside and would, on its own be unacceptable. However, development in association with the adjoining site 1/BS/08 would round off the settlement if associated with appropriate structure planting.
Biodiversity Impact	The site is within 1km of Burnhope Ponds CWS where there is evidence of Great Crested Newts and is connected by a Public Right of Way. Further advice should be sought from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA82
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	There is a small area at risk of surface water flooding on the adjacent site 1/BR/08
Topography	The site is relatively flat and the design would be largely unhindered by topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site, which is a combination of agricultural land and an amenity strip adjacent to the road, lies on the edge of the existing settlement. Development of this site, on its own would be an unacceptable and form an isolated intrusion into open countryside.

1/BR/13	
SITE DETAILS	
Site Name	Oak View, Whitehouse Farm
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	11.70
Estimated Yield	351
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site would have a significant adverse landscape impact and does not relate well to the built up framework of Burnhope.

1/BR/14	
SITE DETAILS	
Site Name	Land at Try Em All Farm
Settlement	Burnhope
Local Plan Monitoring Area	Central
Developable Area	5.63
Estimated Yield	169
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/BU/01	
SITE DETAILS	
Site Name	Crookgate Bank
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	2.67
Estimated Yield	80
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Whilst the site is adjacent to a County Wildlife Site, Conservation Area and playing pitch, as well as containing a PRoW, it is considered that it could be developed without harming these uses providing adequate mitigation measures are incorporated into t
Relationship to Settlement	The site is reasonably well-related to the settlement.
Highways/ Access Issues	Access is available but moderate localised highway improvements would be likely to be required.
Landscape Impact	Development of the site would result in significant negative impacts on the landscape. The site is within a landscape conservation priority area and significant adverse residual landscape and visual impacts could be caused by development on the site following mitigation. The northern 1/3 of site is covered by a Tree Preservation Order while the whole site is covered in woodland.
Biodiversity Impact	The site is within 500m of Crested Newt pond and adjacent to a County Wildlife Site so there is potential for adverse impacts upon biodiversity in the area.
Heritage Impact	The site is adjacent to the Conservation Area and development of the site would impact upon the character and appearance of this entrance into the settlement.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1123
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water - further investigation required to determine requirement for mitigation.
Topography	The site slopes down to north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site would not be suitable on account that it performs poorly in environmental terms. Development would result in significant negative impacts on the landscape. The northern 1/3 of site is covered by a Tree Preservation Order while the whole site is covered in woodland. The site is adjacent to the conservation area and development would negatively impact

	upon the character and appearance of this key entrance into the historic core of the settlement.
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1/BU/02	
SITE DETAILS	
Site Name	Burnopfield Cricket Club
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	1.03
Estimated Yield	31
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2012/0151/84244
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Development commenced on site.

1/BU/03	
SITE DETAILS	
Site Name	Syke Road
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	2.51
Estimated Yield	75
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00097/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to a main road so mitigation would be required for traffic impacts (i.e. noise, pollution). Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is reasonably well-related to the settlement. Development of the site could 'round-off' the existing settlement framework without resulting in sprawl into the countryside - the boundary of the site is logical in topographical terms and could be
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Site is within a landscape conservation priority area. Development would result in an incursion into open countryside with attractive valley landform and value as natural greenspace. Development would likely cause significant adverse landscape and visual impacts following mitigation.
Biodiversity Impact	The site is within 500m of Crested Newt pond so an amphibian assessment would be required to determine the extent of mitigation involved.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Surface water flooding and overland flow route across the site - further investigation required to determine requirement for mitigation. Anecdotal evidence suggests that there is an issue in the existing residential area to the north east corner of the s
Topography	The site contains a prominent valley feature and otherwise it undulates significantly across the site. This may impact upon viability.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The developed site could 'round-off' the existing settlement framework, without resulting in sprawl into the countryside, providing the scheme adapts to the site topography and is strengthened through an appropriate landscape design.

	Flooding has been recorded on the site which will need to be considered in any development proposal.
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1/BU/04	
SITE DETAILS	
Site Name	Lambton Gardens
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	1.25
Estimated Yield	38
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing residential uses to the west and north of the site. A green SHLAA site is located to the east. Therefore site is considered compatible in amenity terms.
Relationship to Settlement	The site is reasonably well-related to the settlement. Development of the site could 'round-off' the existing settlement framework without resulting in sprawl into the countryside - the boundary of the site is logical in topographical terms and could be
Highways/ Access Issues	Highways access is achievable in principle.
Landscape Impact	No significant impact but the site is noted as a good area to retain as open land in terms of the wider landscape strategy for that area
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1963
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	An overland flow route is recorded on the site which will require further investigation to determine need for mitigation.
Topography	The site slopes down gently to the east however this would be unlikely to impinge upon the design and layout of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Access is achievable and development could be contained by the existing residential area and landscaping to the south. A portion of the site is however designated open space so its availability for development should be determined via the review of the OSNA.

1/BU/05	
SITE DETAILS	
Site Name	Rose Cottage
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	1.02
Estimated Yield	31
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/BU/06	
SITE DETAILS	
Site Name	Co-op Building
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	0.29
Estimated Yield	9
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02517/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is a small infill site within the urban area of Burnopfield
Relationship to Settlement	Site is well related to the settlement.
Highways/ Access Issues	None identified
Landscape Impact	Site is a small infill site within the urban area of Burnopfield
Biodiversity Impact	An infill site on brownfield land within the existing urban layout.
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flooding risk indicated for the site.
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site is a conversion but development has stalled.

1/BU/07	
SITE DETAILS	
Site Name	Hobson
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	5.51
Estimated Yield	165
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA684
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been developed out.

1/BU/08	
SITE DETAILS	
Site Name	Land to South Barusclose Lane
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	3.77
Estimated Yield	113
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No amenity issues
Relationship to Settlement	Poorly contained site located beyond well-defined existing settlement edge.
Highways/ Access Issues	There are currently 196 properties on 8ha on Barusclose Lane, but no facilities. Based on this level of development, the site could accommodate 120 dwellings. Based on a 45/ha limit, this number could reach 220. This is an unsustainable location and the traffic generated from any development will impact on the substandard junction between Barusclose Lane and the A692.
Landscape Impact	Development on the site would result in significant adverse residual impacts in landscape and visual terms owing to the incursion into open countryside beyond well-defined settlement edge. Trees in the North West of the site are covered by a TPO however they could be maintained and protected with good site design.
Biodiversity Impact	Likely to have Great Crested Newts due to proximity to known populations and seasonal flooding onsite evident. But no other known issues noted.
Heritage Impact	No known issues
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1901
Pollution Issues	None Identified
Flood Risk	Surface water flooding recorded across the middle of the site in particular - further investigation required to determine need for mitigation
Topography	The site is relatively flat so there would be no impacts on development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse landscape and visual impacts and would be poorly contained within the existing settlement layout. Highway access would be problematic for the probable scale of development intended for the site, while there are ecology concerns in relation to protected species.

1/BU/09	
SITE DETAILS	
Site Name	Pickering Lodge Nursing Home Ewehurst Road
Settlement	Pickering Nook
Local Plan Monitoring Area	North West
Developable Area	0.21
Estimated Yield	6
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03340/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Under construction

1/BU/10	
SITE DETAILS	
Site Name	Land to north of Burnopfield
Settlement	Burnopfield
Local Plan Monitoring Area	North West
Developable Area	19.06
Estimated Yield	572
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement form and there is no suitable highways access available. Development would result in a very large incursion into attractive open countryside which is designated as an Area of High Landscape Value on a steeply sloping and prominent site. Likely to have significant adverse landscape effects.

1/CD/01	
SITE DETAILS	
Site Name	Clough Dene
Settlement	Clough Dene
Local Plan Monitoring Area	North West
Developable Area	6.92
Estimated Yield	208
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north and south. The wider character of the area is industrial (Hobson Industrial Estate), agricultural land and open countryside. The site is within 200m of the A692 and as suc
Relationship to Settlement	Development of the site would result in an incursion into the countryside. There would be issues with coalescence between Pickering Nook and Clough Dene as well as the scale and form of site.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Site is elevated in the landscape and is separate from existing urban development therefore it would be prominent, there is some screening around the site comprising a mature hedgerow boundary.
Biodiversity Impact	Some impact as the site is a neutral meadow type habitat of large scale and would therefore support insect and bird populations. The site is within 800m distance of Burnopfield Meadow (CWS & LWS) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. Although this does not prevent development a contribution should be sought from developers to effectively enable the development to go ahead
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.

Topography	Site slopes very gently southwards but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would be out of keeping with scale and function of existing settlements. Development would result in uncontained sprawl into open countryside.

1/CO/01a	
SITE DETAILS	
Site Name	Bradley - North
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	7.26
Estimated Yield	218
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Bradley Bungalows near to the site and small residential development lies to the north west of the site, otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located to the north west of the main built up area of Leadgate. As a result development of the site would extend the settlement to the north west. Although the site would be partially contained by the existing road network that borders the si
Highways/ Access Issues	Unsuitable in highways terms. Large site likely to have significant impact on surrounding infrastructure. Sustainability and access issues, particularly regarding access onto Pont Lane and/or Dere Street. Adequate junctions could be achieved, but access onto derestricted rural roads not acceptable.
Landscape Impact	Significant adverse residual impact in landscape and visual terms.
Biodiversity Impact	The site is within 800m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No flood risk issues.
Topography	Site slopes to the south east, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site would have significant adverse impacts on the landscape. The site would extend the settlement considerably, out of character with the existing settlement form. Unsuitable in highways terms.
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1/CO/01b	
SITE DETAILS	
Site Name	Bradley - South
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.30
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Bradley Bungalows and Pont Bungalows are adjacent to the site and small residential development lies to the north west of the site, otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located to the north west of the main built up area of Leadgate. As a result development of the site would extend the settlement to the north west. Although the site would be partially contained by the existing road network and residential dev
Highways/ Access Issues	Unsuitable in highways terms owing to access visibility issues.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	The site is within 800m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1671
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.
Topography	Site slopes to the south east, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would be poorly related to the existing built up area, being located beyond the tree/hedge line which defines the edge of the settlement. Development would result in some adverse residual landscape impact. Unsuitable in highways terms owing to access visibility issues.

1/CO/02	
SITE DETAILS	
Site Name	Lamplas
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.65
Estimated Yield	50
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0587
SITE ASSESSMENT	
Adjacent Uses	The site is a factory unit within a predominantly residential area. There is some industrial units adjacent to the north eastern edge of the site which require mitigation (i.e. visual, noise).
Relationship to Settlement	The site is well contained within existing settlement.
Highways/ Access Issues	No comments received. Assume that access arrangements were agreed at planning application stage.
Landscape Impact	The impact would be neutral/postive as developing the site would remove a visually unappealing use from the area.
Biodiversity Impact	None identified.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.
Topography	Existing factory buildings would need to be cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is now developed.

1/CO/03a	
SITE DETAILS	
Site Name	Pont Farm
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.11
Estimated Yield	93
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a paddock. Housing and an industrial premises are located directly north of the site, otherwise the site is surrounded by open countryside. Despite the industrial premises to the north there are unlikely to any amenity issues associa
Relationship to Settlement	The site is adjacent to existing development to the north and west.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Some adverse residual impact. Assume retention of mature trees along beck.
Biodiversity Impact	The site is adjacent to Strother Hills (Ancient Woodland) so may increase levels of local disturbance and recreational pressure. A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issue. Further investigation required by proposer to determine mitigation measures.
Topography	The site features a minor valley and slopes to the east. Unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would encroach into open countryside to the south of Pont Bungalows. The site would be poorly contained along the southern boundary and reduce the separation between the bungalows and Pont Head in Leadgate. Development of the site would see the loss of an attractive paddock area, and increase potential for disturbance and recreational impact on national/ local wildlife sites and species. Bus services available to the site are poor which would increase potential for less sustainable transport use.

1/CO/03b	
SITE DETAILS	
Site Name	Pont Farm
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.11
Estimated Yield	33
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00760/OUT
SITE ASSESSMENT	
Adjacent Uses	The site sits between two residential areas, there are no incompatible uses within the vicinity. No amenity issues are therefore anticipated.
Relationship to Settlement	The site is contained on 2 sides (north and south) by residential properties.
Highways/ Access Issues	No highway issues identified that would preclude housing on this site.
Landscape Impact	No significant adverse landscape impact identified.
Biodiversity Impact	The site is within 460m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	The development site dissects Pont Farm to the southwest; the farm group is clearly identifiable on the first edition Ordnance Survey plan (circa 1856-65) and is therefore of local historic interest. These may need to be retained and converted as part of any residential development of this site, conversion would need to preserve their simple form, agricultural character and their setting.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2191
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Predominantly flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	No issues have been identified through this assessment which would render the site as being unsuitable for housing purposes subject to the heritage matters being resolved. This site has previously received planning consent which has subsequently lapsed raising uncertainties over delivery.

1/CO/04	
SITE DETAILS	
Site Name	Pont Head
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	8.39
Estimated Yield	252
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would be out of scale with the size and form of the settlement. This would be to the detriment of the landscape and built form of Leadgate and the local area.

1/CO/05a	
SITE DETAILS	
Site Name	North of Derwent Crescent
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.44
Estimated Yield	13
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This is a cleared housing site, defined as amenity open space. It is situated within a residential area. In view adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located within an existing residential area, contained within the settlement.
Highways/ Access Issues	Conditional - No objection to principle of housing however Trent Dale, Mersey Street, and Tees Grove are all substandard in width and layout to serve new housing, irrespective of fact dwellings have been there historically. Culs de sac layout/widths appear to have been relic of original design many decades previously. Remedial improvements required as part of any development together with measures to address on-highway parking from existing dwellings.
Landscape Impact	Small urban clearance site. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	The site is within 250m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1286
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site represents a logical infill opportunity as a housing clearance site subject to localised highway improvements being implemented, it is currently defined as amenity open space in the OSNA.

1/CO/05b	
SITE DETAILS	
Site Name	North of Derwent Crescent
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.38
Estimated Yield	11
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This is a cleared housing site. It is situated within a residential area. In view adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located within an existing residential area, contained within the settlement.
Highways/ Access Issues	Conditional - No objection to principle of housing however Trent Dale, Mersey Street, and Tees Grove are all substandard in width and layout to serve new housing, irrespective of fact dwellings have been there historically. Culs de sac layout/widths appear to have been relic of original design many decades previously. Remedial improvements required as part of any development together with measures to address on-highway parking from existing dwellings.
Landscape Impact	Small urban clearance site. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	The site is within 250m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site represents a logical infill opportunity as a housing clearance site within a settlement with offering a wide range of services and facilities. The only matter impacting upon its suitability relates to localised highway standards. However these could be mitigated. The site is in a low-value market which will limit the appeal for developers and potentially impact upon delivery timescales.

1/CO/07	
SITE DETAILS	
Site Name	Laurel Drive
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	4.65
Estimated Yield	140
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, although it does incorporate a small area of allotments at the north west of the site. To the north of the site are residential areas and a school. To the south of the site is the A692 so mitigation would be requ
Relationship to Settlement	While development of the site would lead to large scale enlargement of Leadgate settlement and some encroachment into the countryside, this would be contained by the bypass which acts as a significant edge to the settlement.
Highways/ Access Issues	No objection to principle of housing however access to be from Laurel Drive only (unless access could be provided via 1/CO/09 and 1/CO/08). No vehicular access to be formed onto A692. Site is large, as are prospective dwelling numbers, and junction with B6309 Durham Road may have to be assessed for adequacy together with a single vehicular access to a potentially high number. Recommend that the site be reduced in size, if principle is likely to be favourable in planning terms.
Landscape Impact	Large incursion into countryside. Eastern part of site screened by roadside vegetation / cutting. Western end of site more difficult to screen where A692 is on embankment. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	No significant impacts on biodiversity but will require protection and stand off from neighbouring woodland and hedgerows.
Heritage Impact	This site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Adjacent to Allotments, OSNA ID:OSNA2067 and Accessible Natural Green Space OSNA3312
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes down to the south east, unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	6 - 10 years
Outcome of Assessment	This site is contained by the by-pass. The development of the majority of the site would be acceptable, providing pedestrian access is improved through to Leadgate local centre and structural planting is included along the bypass to integrate the site into the landscape and to enhance Jubilee Wood.

1/CO/08	
SITE DETAILS	
Site Name	English Martyrs
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	6.11
Estimated Yield	183
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Residential development of the site is largely compatible with adjacent uses however there are some issues in relation to amenity in terms of the bypass and former engine shed which is occupied for light industrial
Relationship to Settlement	Site is reasonably well located in relation to the existing settlement. The site is well contained by the A692 and its development would not constitute an uncontrolled incursion into the open countryside.
Highways/ Access Issues	Conditional - a new roundabout will be needed to serve this site and 1/CO/07. No vehicular access to be taken from A692 or Valley View.
Landscape Impact	Significant adverse residual impact. Impacts could be reduced by developing substantial structural landscaping to southern perimeter and internal planting to assimilate roofscape. This would take time to be effective.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes down towards the southern extent which, while no impediment to development, will need to be addressed to help assimilate the development in the landscape and reduce the visual impact.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is contained by the bypass and relates to the existing built up area. Landscape mitigation will be required through substantial structural landscaping to the southern perimeter

	and internal planting to assimilate roofscape. Access arrangements will require improvement.
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1/CO/09	
SITE DETAILS	
Site Name	Villa Real Railway Bridge
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.01
Estimated Yield	90
Land Typology	Mostly PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site covers the existing Sustrans C2C route as well areas of mature trees. Residential development of the site is largely compatible with adjacent uses however there are issues in relation to amenity in terms of the bypass and former engine shed which
Relationship to Settlement	Site is within the existing settlement however the extent and location of the site mean it would be difficult to develop given the confluence of existing uses on the site.
Highways/ Access Issues	Conditional. No objection to principle of housing however vehicular access must be from C10a Leadgate Road. Obvious level differences and overbridge mean engineering complexity to development.
Landscape Impact	Significant adverse residual impact. Badly defined site, very little of which could be developed. Includes public highway, major cycleway and area of woodland.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Level changes across the site (especially in association with former railway bridge) which would impact upon developable area.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Amended area - a small area of this site has been incorporated into adjacent site (1/CO/08) to create a more logical development site. This leaves a potentially unsuitable area for development, owing to significant adverse landscape impacts

	and the poor form that could be realised on the leftover spaces that are not covered by major infrastructure.
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1/CO/100	
SITE DETAILS	
Site Name	Delves Lane North
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	4.29
Estimated Yield	129
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is structural landscaping between the industrial estate to the east and housing to the west. If developed, it would bring a sensitive use closer to users which may generate pollutants in the form of noise, vibration, air etc.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Conditional subject to the acquisition of 3rd party land to gain access to the public highways at Middleton Close west of the site and Delves Lane to the east of the site..
Landscape Impact	The development of this site would result in significant adverse residual landscape and visual impact on account it would entail removal of substantial area of structural landscaping developed as part of reclamation of site and in mitigation of earlier development. Site is identified as Landscape Conservation Priority Area as woodland.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No known HE, but site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1418
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The southern parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Although the site is flat, it contains extensive planting and vegetation which if retained, make development of the site difficult to achieve.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Although the site is wholly contained within the settlement, it comprises amenity open space with established vegetation and trees through the site. It's loss would have a detrimental

	impact on the character and appearance of the area. It also acts as a buffer/structural landscaping between the housing and the industrial uses.
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1/CO/101	
SITE DETAILS	
Site Name	Genesis Site
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	13.36
Estimated Yield	401
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	APR
App No	8/CMA/1/93
SITE ASSESSMENT	
Adjacent Uses	Some mitigation may be required in relation to the adjacent supermarket development. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is located on the Genesis development site on the edge of Consett town centre. The site is well contained within the extended settlement when adjacent schemes are developed.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	None identified
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are surface water issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site is relatively flat and topography would be unlikely to impinge upon development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has Planning Permission and development commenced in 2014.

1/CO/102	
SITE DETAILS	
Site Name	Car Park, off Pemberton Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.03
Estimated Yield	31
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CO/103	
SITE DETAILS	
Site Name	Lower Plateau, off Genesis Way
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.00
Estimated Yield	60
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential scheme and allocation adjacent.
Relationship to Settlement	The site is located on the Genesis development site on the edge of Consett.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Some adverse residual impact following development.
Biodiversity Impact	Potential impacts ecology survey needed
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Minor surface water flood risk recorded
Topography	Site is quite prominent in places and may require works to facilitate appropriate scheme (in design and visual landscape impact terms).
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Despite the new development taking place to the north it is considered that this does little to improve the level of connection between this site and the town centre. Although, there is greater connectivity to newer developments such as Tescos. However, it would result in an incursion into the open countryside and would be uncontained within the existing built up area. Development would have some adverse residual landscape and visual impact following mitigation.

1/CO/104	
SITE DETAILS	
Site Name	Project Genesis Site K
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.45
Estimated Yield	104
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the east of the site is housing with open farmland surrounding the remainder of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is an uncontained land parcel and development would represent a protrusion into the countryside. Poorly related to existing settlement pattern/form.
Highways/ Access Issues	Conditional subject to the acquisition of 3rd party land to the north to gain access onto Knitsley Lane.
Landscape Impact	The development of this site would have some adverse residual landscape and visual impact. This assessment assumes development would be part of carefully masterplanned development taking in adjacent land parcels and substantial structural landscaping to the south.
Biodiversity Impact	The site is within 600m of Knitsley and High House Wood (CWS) & GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes for north to south and also west to east, so features exist which would have an influence on the design and layout of development, but is not considered to pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is poorly related/contained in terms of the existing settlement form. Development on the site would be regarded as encroachment into the surrounding countryside as highway improvement required for Knitsley Lane would alter character and appearance of the area resulting in some adverse landscape impacts.
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1/CO/105	
SITE DETAILS	
Site Name	Hall Road/ Pemberton Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.97
Estimated Yield	59
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CO/107a	
SITE DETAILS	
Site Name	Land near High Castle Dene Farm - North
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues - existing residential development to west would require usual amenity distances.
Relationship to Settlement	While the site is adjacent to the existing built up area and well contained by development and a tree belt to most edges there are no connections through to the existing settlement and as such the relationship is poor.
Highways/ Access Issues	Access not achievable unless adjacent SHLAA sites (1/CO/107b and c) are developed. There are however significant obstacles to achieving access from the adjacent sites and as such it is considered that the site is unsuitable in highway terms.
Landscape Impact	The site is within a landscape conservation priority area and development would result in some adverse residual impacts in visual and landscape terms.
Biodiversity Impact	Close proximity to established woodland. Semi-natural grassland. Conclusive ecological assessments will be required however it is recommended that 1/CO/107a would form biodiversity mitigation/greenspace provision area if sites 1/CO/107b and c were considered for development.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route and some surface water flooding recorded on the site so further investigations required to determine need for mitigation
Topography	Gentle slope down to south east however unlikely to impact on development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is inaccessible to vehicles and pedestrians. The site is poorly related to the existing settlement and development would result in some landscape impacts.

1/CO/107b	
SITE DETAILS	
Site Name	Land near High Castle Dene Farm - Central
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	5.24
Estimated Yield	157
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues - existing residential development to north would require usual amenity distances.
Relationship to Settlement	The site would result in a large extension beyond the built up area of Delves Lane. While the site is attached to existing residential development to the north it is poorly related in terms of links to the wider settlement.
Highways/ Access Issues	The south eastern boundary of the site runs parallel with the Unclassified Road UNC 11.3. The UNC 11.3 is a rural lane with no footways, and it varies in width. Midway along the site it is 4.0m wide, although in a few places it is 4.8m wide. In addition, the junction between the UNC 11.3 and the C16A Delves Lane suffers from extremely restricted visibility to the east. The essential road widening (to 6.75m) and junction improvements cannot be achieved within the existing highway boundary. Also, an access onto the UNC 11.3 would not link the site to Delves Lane and would be unsustainable. The UNC 11.3 is unsuitable as a means of access. The north western boundary of the site contains only one potential access point onto the stub end of College View. College View and the adjacent streets (Douai Drive, Glenmore and Greenways) are all 5.5m wide residential streets. Access to a significant number of dwellings via a single 5.5m wide residential access road is unacceptable.
Landscape Impact	The site is within a landscape conservation priority area and development would result in some/significant adverse residual impacts in visual and landscape terms. Development would form a large incursion into attractive open countryside. Open to view from minor road and overlooked from higher ground to the north. Landscape and visual effects could be reduced by substantial structure planting but this would take some time to be effective.
Biodiversity Impact	Close proximity to established woodland. Semi-natural grassland. Depending upon the wider intentions for the site and adjacent sites conclusive ecological assessments will be required.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified

Flood Risk	Overland flow route and some surface water flooding recorded at the edges of the site which would require further investigation to determine the need for mitigation.
Topography	Gentle slope down to south east however unlikely to impact on development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	There is no suitable vehicle access available given the scale of development potential on the site. The site is poorly connected/related to the existing form of the settlement. Developmet woud result in some/significant landscape impacts.

1/CO/107c	
SITE DETAILS	
Site Name	Land near High Castle Dene Farm - South
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.91
Estimated Yield	117
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues - existing residential development to west would require usual amenity distances.
Relationship to Settlement	The site would result in a large extension beyond the built up area of Delves Lane. While the site is attached to existing residential development and open space to the north it is poorly related in terms of links to the wider settlement.
Highways/ Access Issues	The south eastern boundary of the site runs parallel with the Unclassified Road UNC 11.3. The UNC 11.3 is a rural lane with no footways, and it varies in width. Midway along the site it is 4.0m wide, although in a few places it is 4.8m wide. In addition, the junction between the UNC 11.3 and the C16A Delves Lane suffers from extremely restricted visibility to the east. The essential road widening (to 6.75m) and junction improvements cannot be achieved within the existing highway boundary. Also, an access onto the UNC 11.3 would not link the site to Delves Lane and would be unsustainable. The UNC 11.3 is unsuitable as a means of access.
Landscape Impact	The site is within a landscape conservation priority area and development would result in some/significant adverse residual impacts in visual and landscape terms. Development would form a large incursion into attractive open countryside. Open to view from minor road and overlooked from higher ground to the north. Landscape and visual effects could be reduced by substantial structure planting but this would take some time to be effective.
Biodiversity Impact	Semi-natural grassland. Depending upon the wider intentions for the site and adjacent sites conclusive ecological assessments will be required.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding recorded at the edges of the site which would require further investigation to determine the need for mitigation.
Topography	Gentle slope down to south east however unlikely to impact on development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	There is no suitable vehicle access available given the scale of development potential on the site. The site is poorly connected/related to the existing form of the settlement. Developmet woud result in some/significant landscape impacts.

1/CO/108	
SITE DETAILS	
Site Name	Former Hassockfield Detention Centre
Settlement	Medomsley Edge
Local Plan Monitoring Area	North West
Developable Area	9.92
Estimated Yield	298
Land Typology	Both 50/50
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the open countryside and development would result in some/significant adverse residual landscape impacts, depending on the extent of the development.

1/CO/109	
SITE DETAILS	
Site Name	Shotley Bridge Community Hospital
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.01
Estimated Yield	60
Land Typology	Mostly PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Largely compatible with adjacent uses, subject to highway
Relationship to Settlement	The site is well contained within the existing settlement.
Highways/ Access Issues	Suitable in highways terms subject to localised improvements required to Queens Road/Woodland Road junction.
Landscape Impact	Neutral impact in landscape terms - some trees worthy of retention but could be readily accommodated in layout design. The Western edge of the site (along the sloping 'finger' of land) should be left undeveloped to contribute contribute to GI.
Biodiversity Impact	Adjacent to ancient semi-natural woodland to the South. Adequate buffer/stand-off area (15m of semi-natural green space)) from this will be required to alleviate likely impacts. Usual ecological assessments will be required.
Heritage Impact	No known impacts
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA497
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow and surface water flooding recorded on the site which will require further investigation to determine the need for mitigation.
Topography	Site slopes down to west. The extreme western portion of the site is a steep grassed bankside which would presumably be retained as open space within any scheme for the site to facilitate a better layout, suitable separation from the existing healthcare
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well located within the existing settlement and accessible for vehicles and pedestrians. The area is attractive to the market so it is likely that it would be viable even factoring in the significant demolition and remediation required to facilitate development which will impede deliverability. Mitigation will be required in relation to ecology and green infrastructure. Potential to improve bus accessibility. No firm decision to dispose means there are uncertainties in terms of deliverability, so the site is regarded as amber at this stage.

1/CO/11	
SITE DETAILS	
Site Name	Consett Swimming Baths
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.72
Estimated Yield	22
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	Highways have no objection to the principle of housing
Landscape Impact	The site is currently PDL. Development would give the opportunity for landscape improvements
Biodiversity Impact	No impacts in ecology terms
Heritage Impact	No impacts in heritage terms
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some surface water issues which will need mitigation
Topography	The site is basically a flat site though the access road slopes up at the entrance
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is currently a swimming pool. It is a centrally located site, well-related to most services and facilities. It could be accessed using the existing routes.

1/CO/110	
SITE DETAILS	
Site Name	Site at Pont Lane
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	5.03
Estimated Yield	151
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues subject to appropriate privacy/overlooking separation distances with existing and proposed dwellings given the topography constraints.
Relationship to Settlement	The site is reasonably well contained to the north and west by existing residential development and to the south and east by tree belts. Connections exist through the existing residential areas which would help to tie the scheme into the wider settlement
Highways/ Access Issues	No means of access from St. Ives Road. Tweed Avenue inadequate. Possible access from Annaside Mews, but secondary access required. Therefore development conditional upon ensuring suitable second access.
Landscape Impact	Development would have some adverse residual landscape impacts as the site is visually prominent in views of the wider landscape but seen in close association with the existing urban form.
Biodiversity Impact	No known issues, usual ecological assessments required.
Heritage Impact	The site is within the setting of Grade II listed Church of St Ives and development would be likely to have a major negative impact on this setting. The land drops by approx. 5m from the church to the southern part of the site, lower scale development at
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3116
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding recorded on the site which will require further investigation to determine need for mitigation.
Topography	The site slopes down to the north - gradients are steep in some parts of the site which may preclude development in these areas
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is within the established confines of the existing settlement. Adequate highway access is achievable subject to engineering works. Mitigation would also be required in relation to heritage and landscape impacts which link to topography.

1/CO/111	
SITE DETAILS	
Site Name	Consett Police Station
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.28
Estimated Yield	8
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is within a mixed-use area on the edge of the main town centre, in a non-residential row of buildings sandwiched between a church and YMCA. There are residential uses adjacent to the rear of the site, however given the mix of uses consideration
Relationship to Settlement	Well contained within the settlement - excellent links from the site.
Highways/ Access Issues	Suitable the site can be accessed from Victoria Street to the north and Parliament Street to the South, the site is also accessed from the West which the carriageway widths are substandard with no footway links. Parking is restricted to the north with double yellow lines on Victoria Street.
Landscape Impact	Small urban site. No significant landscape and visual effects likely if gardens and trees in south retained to contribute to public realm / streetscape in this area.
Biodiversity Impact	No known biodiversity issues, may need a bat survey.
Heritage Impact	The existing police station building is shown on the 1898 OS Map and is a large attractive Victorian building typical of the period. This building would be considered a non designated heritage asset because of its architectural quality and historic interest
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues
Topography	Relatively flat site - no issues for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This is a Brownfield site that is well located in relation to a good range of services and facilities. The only issue identified relating to its suitability is the existing high quality heritage asset to south of site. There is however potential for this to be retained as part of the redevelopment of the site. The site is currently still in use and as such whilst suitable it is regarded as unachievable at this stage.

1/CO/112	
SITE DETAILS	
Site Name	Site N Project Genesis
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	7.26
Estimated Yield	218
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is outside of the existing settlement framework, effectively in an open countryside location, and mostly wooded. Large incursion into countryside on prominent elevated site. Its development for housing would entail loss of substantial areas of young woodland giving rise to significant residual landscape and visual effects which are considered to be unacceptable.

1/CO/113	
SITE DETAILS	
Site Name	Magistrates Court Ashdale Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.47
Estimated Yield	14
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/04130/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

1/CO/114	
SITE DETAILS	
Site Name	The Moorside Hotel
Settlement	Castleside
Local Plan Monitoring Area	North West
Developable Area	0.41
Estimated Yield	12
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03863/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

1/CO/115	
SITE DETAILS	
Site Name	Shotley Grove Road
Settlement	Bridgehill
Local Plan Monitoring Area	North West
Developable Area	1.09
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CO/13	
SITE DETAILS	
Site Name	South of Berry Edge Farm
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.98
Estimated Yield	59
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land, residential properties are located to the south of the site, a farmstead is located to the north. To the east of the site is an industrial area, although a buffer does exist. There may be still amenity issues associated
Relationship to Settlement	The site would encroach into the open countryside.
Highways/ Access Issues	No objection to principle of housing. Access would have to be away from Wehrdol Way junction, at north east of site.
Landscape Impact	Some adverse residual impact. Prominent site - assumes robust structural landscaping along western edge to screen development in views across the valley.
Biodiversity Impact	None identified.
Heritage Impact	The development of the site must take into consideration the impact on the historic farm group and its setting.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site falls to the west, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent unacceptable encroachment into the open countryside. It would also be likely to have an adverse impact on the landscape and townscape.

1/CO/15	
SITE DETAILS	
Site Name	Shotley Bridge Hospital
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	9.96
Estimated Yield	299
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	1/2011/0203
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2754
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site is under construction.

1/CO/16	
SITE DETAILS	
Site Name	Rosedale Avenue
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is situated within a residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Significant adverse residual impact/Some adverse residual impact. Scale of impact depends largely on value as open space and impacts on mature trees. May be scope for partial development and improvement of remaining land area.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is an overland flow route and drain impacts on the site - further investigation will be required to determine the extent of the issues.
Topography	Site falls gently to the north. Attractive mature trees on the site which should be maintained should the site be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is an under utilised area contained within the settlement. It does not appear to be publicly accessible. In this regard the site appears to offer some development potential. While development would result in some landscape impacts they could be mitigated for through an appropriate design and layout.

1/CO/17	
SITE DETAILS	
Site Name	Shotley Bridge Tennis Club
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.44
Estimated Yield	13
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as tennis courts, it sits within a predominantly residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	No comments received.
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is within 900m of Westlaw Wood and Spa Well Paddock (CWS) so may increase levels of local recreational pressure.
Heritage Impact	The site lies approximately 160metres to the east of Shotley Bridge Conservation Area. Given the small size of the plot, and its rear location behind existing housing, residential development in this location may not harm the setting of the Conservation Ar
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA1796
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, currently tennis courts.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in use as tennis courts and is defined as outdoor sport space within the OSNA. The OSNA identifies a shortfall of outdoor sport spaces within the wider ward. Thus raises significant concerns over the sites suitability for development.

1/CO/18	
SITE DETAILS	
Site Name	Peile Park
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an attractive area of amenity open space contained within a residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	No comments received.
Landscape Impact	Some of adverse residual impact. Loss of attractive but probably not heavily used greenspace.
Biodiversity Impact	The site is within 700m of Westlaw Wood and Spa Well Paddock (CWS) so may increase levels of local recreational pressure.
Heritage Impact	Due to location and current use of site there is likely to be adverse townscape impacts, which should be taken into consideration. The site is located approximately 60m to the east of Shotley Bridge Conservation Area. There are 4no listed buildings in fa
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	The site rises to the north, there are also attractive semi mature and mature trees on the site. This may impact on development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is an attractive area of amenity open space. It is also valued for its landscape character and its contribution to the townscape and the setting of the conservation area.

1/CO/19	
SITE DETAILS	
Site Name	Shotley Bridge Cricket Club
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	4.72
Estimated Yield	142
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape impacts. There would be significant ecological impacts on the site, which includes ancient woodland and protected species and is designated as a Local Wildlife Site. Development would also result in unacceptable impacts in heritage and townscape terms. The site is outside of the built up settlement extent and would be likely to result in encroachment into open countryside.

1/CO/21	
SITE DETAILS	
Site Name	Chaytor Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.32
Estimated Yield	40
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is cleared housing area with existing road infrastructure in place. It is located north of an existing residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is a cleared housing area situated on the edge of Shotley Bridge. It is contained on two sides by housing, it is contained to the north by woodland.
Highways/ Access Issues	No comments received.
Landscape Impact	Small previously developed urban site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	The site is within 200m of Burn Mill Bank Plantation (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1878
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site slopes to the north however no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site offers a logical redevelopment of a cleared housing site. It is located in an existing residential area and any impacts from its development would be minimal.

1/CO/22	
SITE DETAILS	
Site Name	South View
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.81
Estimated Yield	24
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential
Relationship to Settlement	The site is contained within the settlement surrounded by housing
Highways/ Access Issues	Access is achievable however South View is narrow, steep and in poor condition. Any development of this site would require major improvement to South View and South View/Chaytor Road junction.
Landscape Impact	The site is currently amenity open space. Development would have an adverse impact on the landscape
Biodiversity Impact	There is nearby woodland which may be affected by development on this site
Heritage Impact	No impact identified at the moment
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1733
Pollution Issues	None Identified
Flood Risk	No flood risk identified
Topography	The site slopes down to the north eastern and south eastern edges. The topography of adjacent roads may cause difficulty in access terms.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well contained within the settlement area however major local highway improvements would be required along Chaytor Rd and the site is regarded as amenity open space.

1/CO/24	
SITE DETAILS	
Site Name	Former Pimpernel Factory
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.78
Estimated Yield	23
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01457/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Development has been permitted and is under construction

1/CO/26	
SITE DETAILS	
Site Name	Pemberton Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.38
Estimated Yield	101
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There are no obvious conflicts.
Relationship to Settlement	The site is outside the settlement
Highways/ Access Issues	This site does not relate well to the adjacent settlements of Bridgehill and Blackhill. The only means of access is onto Pemberton Road which is a derestricted inter-urban road. While acceptable visibility splays (4.5m x 215m) could probably be achieved, the location of the service reservoir and the topography of the site mean that any development would effectively be isolated from the adjacent residential developments, and would not be accessible by public transport. The site is not in a sustainable location. A number of trees to the south of site must be removed for sight visibility purposes. The majority appear to be within the highway verge. I would be extremely concerned at the creation of a new access onto Pemberton Road, which is derestricted at this location. Given the open, rural aspect of Pemberton Road to the West, and for some distance to the north, I do not consider that a 30mph speed limit could be enforced at this location.
Landscape Impact	Developing the site would result in a negative impact upon the landscape which is regarded as being within a landscape improvement priority area in the Landscape Assessment. Some adverse residual landscape and visual impact would result following mitigation.
Biodiversity Impact	The site is within 500m of Crested Newt pond.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site slopes steeply down to the west which would make the site difficult to develop and create problems for residents in inclement conditions as well as making the scheme more

	conspicuous in the landscape, especially when viewed from distance.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would form an incursion into the open countryside and would not be contained within the settlement. There is no suitable highway access available which precludes development of this site. The site is quite remote from most services which would likely require access to private vehicles for most trips.

1/CO/27	
SITE DETAILS	
Site Name	Felltop
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjacent uses are countryside, residential, industrial and allotments. There is a sheltered court across the road from the site
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	Highways consider this to 'conditional' - Connecting roads to the site on both sides, while local authority owned, are unadopted. Road to west fronts dwellings with dearth of off street parking meaning on-street parking takes place, narrowing effective carriageway width. Accordingly an eastern access is favoured. Access road highway revisions required as not possible to simply tee of from existing 'square'. This square is best suited to keeping intact and a new access road created where the bend is. Relatively steep site meaning highway gradients need to be considered as part of any development proposals.
Landscape Impact	The site slopes up to the south and development would have an adverse impact
Biodiversity Impact	The site is near GCN and development may have an impact
Heritage Impact	No impact identified at the moment
Open Space Issues	Allotments, OSNA ID:OSNA2629
Pollution Issues	None Identified
Flood Risk	There is an overland flow route across part of the site
Topography	The site slopes up relatively steeply to the south which would affect the layout of any development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is contained within the settlement. There are some concerns from Highways about the site's accessibility but is likely to be possible. Development would however mean the loss of amenity open space. The site is relatively steeply sloping up to the south which would affect the layout. The eastern edge of the site is adjacent to small industrial sites and allotments and there may be an argument for maintaining the separation from the housing. Development would result in adverse landscape and visual impacts.

1/CO/28	
SITE DETAILS	
Site Name	Mortimer Street
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.73
Estimated Yield	22
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Although there is residential use nearby adjacent land uses are industrial, allotments, social club and woodland
Relationship to Settlement	The site is on the edge of the settlement and surrounded by industrial and other non residential uses
Highways/ Access Issues	Highways consider the site to be conditional because - Access roads from the site to wider highway network unsuitable (in terms of widths and/or alignment) to serve development. Requires land from the Social Club site (owned by former DC) to improve radii and road widths. Some underlying sections of public highway across the site would need to be stopped up as part of any development. Would also require improvement to Kilchurn/Park Road junction.
Landscape Impact	Development would have an adverse impact. There would be the loss of young woodland and it would impact on the adjacent Derwent Walk
Biodiversity Impact	The site is within 800m of Grove Ponds (CWS) & GCNs so may increase levels of local recreational pressure. It is also adjacent to the Derwent Walk
Heritage Impact	No impact identified in heritage terms
Open Space Issues	Allotments, OSNA ID:OSNA2629
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is an overland flow route towards the south of the site
Topography	The site slopes up to eastern and southern edges.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site was formerly housing but the housing was demolished some time ago. The site is on the edge of the settlement. At the north east corner is a noisy industrial unit. There is a further industrial unit at the southern edge from which large HGVs drive through the site. The Derwent Walk runs along the eastern edge and there are well used allotments on the western edge. There is young woodland on part of the site which would be lost if there was development. There are also some access difficulties. It may be appropriate to discount

	the site and, for example, using the part of the site to the west of Mortimer Street as allotments
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1/CO/31	
SITE DETAILS	
Site Name	Berry Edge Business Park
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	5.69
Estimated Yield	171
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	APR
App No	1/2009/0742
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction with some units occupied

1/CO/34	
SITE DETAILS	
Site Name	Gloucester Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.62
Estimated Yield	49
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Mitigation would be required for electricity cables and uncovered drains. The site is within close proximity to a care home and supermarket; measures would need to be incorporated into the design (i.e. landscaping, location of window openings and and me
Relationship to Settlement	The site is well related to the settlement and largely contained within existing envelope of settlement.
Highways/ Access Issues	No objection to principle of housing. Potential vehicular access past Maple Court, however improvements required in respect of a footway, carriageway widening, and sight visibility onto Gloucester Road.
Landscape Impact	The site is currently used for grazing although it appears underutilised and quite poorly maintained. The site is poorly supervised and underused, and although development would have some adverse residual landscape and visual impact, development could improve this and mitigate for this through structural landscaping and internal planting.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No issues identified.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is wholly contained within the settlement and adjacent to compatible uses. It is well related to the town centre.

1/CO/35	
SITE DETAILS	
Site Name	North East Of Castledene Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.51
Estimated Yield	75
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing is located to the south, west and north, with open fields to the east. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located on the edge of the settlement, but contained on two sides. Lack of existing defensible boundary to east a concern.
Highways/ Access Issues	No objection to principle of housing. Adjacent bus stop likely to require to be re-sited.
Landscape Impact	Developing the site would result in some adverse residual landscape and visual impact would occur following mitigation.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues identified. Very minor part of the site at risk of surface water flooding.
Topography	The site slopes west to east which would have an influence on the design and layout of development, but is not considered to pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site slopes west to east and is poorly related beyond the built up edge of the settlement and to the rear of gardens of existing properties. Development of the site would represent uncontrolled sprawl into the open countryside which would be difficult to contain given the absence of a logical boundary to extend out to. Developing the site would result in some adverse residual landscape and visual impact would occur following mitigation.

1/CO/37	
SITE DETAILS	
Site Name	Victory Yard
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.49
Estimated Yield	45
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There are potential conflicts with the adjacent industrial uses to the south and main road to the east however these can be mitigated through design measures.
Relationship to Settlement	The site is well located site in relation to facilities - it is well contained within the built up extent of settlement.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	The development of this site presents an opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1951
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well contained within the settlement and offers good accessibility to services and facilities. Development of the site would help to improve a poor quality site. The site performs well in general sustainability terms.

1/CO/38	
SITE DETAILS	
Site Name	Iveston Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by housing and its development would be compatible with adjacent land uses.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	No objections to principle of development. Planning permission has previously been granted.
Landscape Impact	Development of the site would result in some adverse landscape and visual impact, due to loss of open space.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1102
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified.
Topography	The site slopes west to east which would influence the design and layout of development, but not preclude it.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is wholly contained within the settlement and recently benefitted from consent for an affordable housing scheme however there is a restrictive covenant on the site which prevented its development. The site is designated as amenity open space in the OSNA.

1/CO/39	
SITE DETAILS	
Site Name	McVickers Compound
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.93
Estimated Yield	28
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Permission for housing has been implemented.

1/CO/40	
SITE DETAILS	
Site Name	Hownsgil Industrial Estate
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	10.45
Estimated Yield	314
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is not considered to be compatible with the existing Industrial uses for amenity reasons (i.e. noise, pollution). Furthermore access would need to be taken off the main highway into the industrial estate which could cause safety issues if used f
Relationship to Settlement	The site is uncontained and situated in an edge of settlement location which is peripheral to the built up form of the settlement.
Highways/ Access Issues	Road is a long culs de sac with little realistic prospect of service bus penetration. Mixing of residential and Industrial traffic presents a conflict.
Landscape Impact	Development of the site would lead to some adverse residual landscape and visual impacts following mitigation.
Biodiversity Impact	The site is within 600m of Knitsley and High House Wood (CWS) & GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	A significant portion of the site is identified as employment land in the Employment Land Review so it is not available for

	residential use. Not appropriate from a Highway perspective due to mixing of residential and employment traffic.
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1/CO/41	
SITE DETAILS	
Site Name	Wyncrest
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently is use as agricultural land and abuts industrial estate to the west. Mitigation (e.g. structural landscaping) likely to be required for noise from adjacent estate.
Relationship to Settlement	The site is situated in an edge of settlement location which is peripheral to the built up form of the settlement.
Highways/ Access Issues	No objection to principle of housing. Footway on western side required - connecting to north. Carriageway widening of Knitsley Lane also likely to be required. Would not wish to see ribbon development on west side of Knitsley Lane - which approval of this site might act as precedent for.
Landscape Impact	The site is within a landscape improvement priority area and developing the site for housing would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 800m of Knitsley and High House Wood (CWS) & GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There are surface water issues - further investigation is required to determine requirement for mitigation.
Topography	The site gently sloping, but would not unduly impact on the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related/contained in terms of existing settlement form. Development on the site would be regarded

	<p>as encroachment into surrounding countryside as highway improvement required for Knitsley Lane would alter character and appearance of the area. The site is within a landscape improvement priority area and developing the site for housing would result in some adverse residual landscape and visual impact.</p>
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1/CO/42	
SITE DETAILS	
Site Name	Knitsley Lane site A
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	9.46
Estimated Yield	284
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The development of the site for housing is considered to be largely compatible with adjacent uses however mitigation may be required in relation to the Railway Path and County Wildlife Site nearby.
Relationship to Settlement	The site is reasonably well located in relation to the settlement given the extent of existing and recent development. Development on the site would be contained by the Railway Path and significant landscaping on the lower part of the site to reinforce t
Highways/ Access Issues	No objection to principle of housing. Must be accessed from road to north constructed for this purpose, not Knitsley Lane. Issues regarding proximity to bus service links.
Landscape Impact	Development on the site would result in some adverse residual landscape and visual impact. Impact assumes substantial structural landscaping is allowed for retaining robust open space along minor valley running north through site together with internal tree belts to assimilate roofscape.
Biodiversity Impact	Site is within 790m of Knitsley and High House Wood (CWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 4 OSNA polygons, OSNA ID:OSNA2444
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Drainage and overland flow routes traverse site - further investigation is required.
Topography	The site contains a minor valley feature and slopes which may impact upon the layout and design of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years

Outcome of Assessment	Edge of settlement site which would provide the next logical phase of development for the Templetown area. The development could be contained within the wider built up extent of the settlement and through landscape works along the south and west boundaries. Highway access is achievable from the north.
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1/CO/43	
SITE DETAILS	
Site Name	Fellside
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.72
Estimated Yield	112
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There may be some amenity impacts in relation to the industrial uses to the south which would require mitigation.
Relationship to Settlement	The site is reasonably well contained within the settlement, but it would be difficult to assimilate development due to settlement form and topography of the site.
Highways/ Access Issues	No objection to principle of housing. However, subject to development density may be a need to establish junction capacity with Delves Lane.
Landscape Impact	The development of this site would have a neutral landscape and visual impact.
Biodiversity Impact	The site is within 1km of Knitsley and High House Wood (CWS) so further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2444
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site slopes down to the west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The majority of the site is in use as allotments and amenity open space. The site is quite poorly related to the existing settlement structure and form and would be problematic to develop in a comprehensive manner (alongside 1/CO/42 & 44) due to topography and landscape issues.

1/CO/44	
SITE DETAILS	
Site Name	South Knitsley Lane Site B
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.16
Estimated Yield	95
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The development of the site for housing is considered to be largely compatible with adjacent uses however mitigation may be required in relation to the Railway Path and County Wildlife Site nearby.
Relationship to Settlement	The site is uncontained and detached if considered separate from 1/CO/42. If considered together land would be reasonably well located in relation to the settlement given the extent of existing and recent development. Development on the site could be con
Highways/ Access Issues	No objection to principle of housing. Must be accessed from road to north constructed for this purpose, not Knitsley Lane. Issue regarding proximity to bus service links.
Landscape Impact	Development on the site would result in some adverse residual landscape and visual impact (assumes robust structural landscaping to southern perimeter). Development only feasible in association with 1/CO/42 to the north as a large strategic urban extension otherwise significant adverse impact would accrue as the site is overlooked from higher ground.
Biodiversity Impact	The site is within 590m of Knitsley and High House Wood (CWS) & GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site slopes down to the south which would influence the layout and design of development, and the extent suitable for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	In isolation the site is detached from the settlement and only accessible via the adjacent SHLAA site (1/CO/42) to the north which is under separate ownership. This technical constraint raises concerns in terms of deliverability. The site could only be considered for development sequentially after, or in conjunction with 1/CO/42. If developed alongside 1/CO/42, a large area of the site would be unsuitable for development and would be required to provide the extensive structural planting required in connection with development of both sites.
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1/CO/45	
SITE DETAILS	
Site Name	Watling Street Bungalows
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.51
Estimated Yield	45
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as allotments. It is contained on one side by open countryside, otherwise the site is surrounded by open countryside. In view of adjacent land use no amenity issues are anticipated.
Relationship to Settlement	Development of the site in isolation would create an incongruous form of development into an area that is effectively open countryside.
Highways/ Access Issues	No suitable access. Would need to be developed as part of adjoining site (CO/4).
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is within 350m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA282
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Predominantly flat site, currently houses allotment buildings that would need to be cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained within the existing settlement and development would encroach beyond the established line of built development as it currently exists. It is designated for allotment use of which there is an undersupply in the area. The site cannot be accessed independently.

1/CO/46	
SITE DETAILS	
Site Name	Fourth Street
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.98
Estimated Yield	29
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is not in use although it is noted that it is designated as allotment land in the OSNA, it is located to the south of the allotments and is contained to the west and south by residential areas. In view of adjacent land uses no amenity issues are
Relationship to Settlement	The site is contained on two sides by housing. The size of the site means that any impact on the settlement form would be minimal.
Highways/ Access Issues	No suitable access. Would need to be developed as part of adjoining site (CO/4).
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	The site is within 360m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA282
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site slopes to the south, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not considered safely accessible. It may also provide extension land to the existing allotments, where there is an acknowledged shortfall.

1/CO/47	
SITE DETAILS	
Site Name	Lydgetts
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	4.15
Estimated Yield	125
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is located within the open countryside and is not related to the existing built up area. The site performs poorly in landscape and biodiversity issues. Accessibility for vehicles and pedestrians is poor owing to the location of the site in relation to existing settlements and the physical nature of the entrance which would require significant improvement.

1/CO/48	
SITE DETAILS	
Site Name	Hall Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.99
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CO/49	
SITE DETAILS	
Site Name	Todd Hill Farm
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.84
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently comprises of green undulating land with scattered clumps of shrubs and trees. The site abuts other compatible uses including housing and open space, although there would need to be a buffer zone where the site abuts the employment area
Relationship to Settlement	The triangular site is contained on two sides by the existing built up form of the settlement. But, towards the northern end of the site it would be separated from existing housing by large gardens with the result that any development would have the appearance of a rural site.
Highways/ Access Issues	Access achievable in principle although there may be land ownership issues to gain access to the adopted highway.
Landscape Impact	The site comprises of undulating open land with shrubs and mature trees. It is in a Landscape Conservation Priority Area and developing the site would mean that significant adverse residual landscape and visual impacts would occur. There would also be a significant adverse impact on the AHLV.
Biodiversity Impact	Developing the site would result in potential impacts on the adjacent County Wildlife Site and ancient woodland. DCC Ecology: avoid watercourse 10m buffer on either side of it
Heritage Impact	None identified. But there is a World War Two Pillbox at the edge of the site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures (e.g. site layout and or incorporation of SuDS), or the extent of land sterilised by flood risk.
Topography	None identified. The site comprises of undulating greenfield land rising gently to the north. It is populated by random clumps of trees and shrubs. There are overhead powerlines to the North Western boundary of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a very scenic site which forms an attractive setting for the former railway viaduct to the west. It also contributes to

	the setting of the settlement itself. Furthermore, the site would not consolidate the built form of the settlement.
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1/CO/51	
SITE DETAILS	
Site Name	ST Pius Church
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.53
Estimated Yield	16
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2007/0684
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is currently being developed for housing.

1/CO/52	
SITE DETAILS	
Site Name	Dunelm Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.01
Estimated Yield	30
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by allotments and it adjoins compatible land uses including housing and a secondary school located to the north across the highway. There is a cemetery to the north west of the site again across the highway. It is not c
Relationship to Settlement	The site is located within the existing built up form of the settlement.
Highways/ Access Issues	No objection to the principle of housing. Site inspection would suggest that this would still be the case.
Landscape Impact	There would be some residual adverse landscape and visual impact if the site was to be developed, this is not considered to be of sufficient degree to discount the site. However, the main issue would be the loss of the allotments - unless alternative provision can be made.
Biodiversity Impact	No known issues
Heritage Impact	The site seems suitable for residential development given that it is within the defined settlement boundary; on the edge of a dense residential estate which itself is defined by Dunelm/Chester Road with the properties contained on the south side.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3076
Pollution Issues	None Identified
Flood Risk	Possible surface water flooding issues.
Topography	The site is relatively level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The Allotments appear to be well - established. The sites use as allotment gardens means this site is unsuitable for housing despite being located within the built up area.

1/CO/53	
SITE DETAILS	
Site Name	South of Gorrud
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to compatible uses in the form of housing on two sides of the site. However, the site currently forms a buffer between existing housing and the industrial estate. During the site visit there was a distinctive smell from the factories
Relationship to Settlement	The site is fully contained within the built form of the settlement.
Highways/ Access Issues	No objection to principle of housing. Not good practice to have residential in proximity to Industrial uses - forcing residential and Industrial traffic together - though in its favour the site is close to the A692 junction. Junction serving the site should be towards north eastern boundary. Site inspection reveals, given the topography of the site, that access would probably need to be adjacent to the junction between the A692 and the access to the industrial estate.
Landscape Impact	DCC Landscape Section advise there would be a neutral landscape and visual impact. Site inspection would suggest that given the site is raised above the industrial estate it is likely that there would be a visual impact although not to the extent that would justify discounting the site for landscape reasons.
Biodiversity Impact	No known issues
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk indicated.
Topography	The site is raised up by three metres above the road leading into the industrial estate and it slopes down to the A692 highway. This would also impact on highway access to the site. Refer to highway access issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is located within the built up settlement area.

1/CO/54	
SITE DETAILS	
Site Name	Warwick Avenue
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.38
Estimated Yield	41
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of a grassed surface, with longer and rougher growth on the periphery, it is occupied by two sets of goalposts and is used by local youngsters. The site is also abutted by several footpaths. The site is adjacent to other compatible us
Relationship to Settlement	The site is on the edge of the settlement, however it is enclosed on two sides by existing housing and its development would not project beyond the existing built form of the settlement.
Highways/ Access Issues	Principle of housing acceptable however additional land required on western side of Cambridge Avenue - outside SHLAA site. Footway works required on Cambridge Avenue. Access to be from south of site only. Site inspection reveals that access would need to be from Cumberland Road/Cambridge Ave junction.
Landscape Impact	Whilst development of this site would result in some adverse residual landscape impact this is not considered to be of sufficient degree to discount on this basis.
Biodiversity Impact	But site may form part of a larger green corridor. DCC Ecology: remove scrub area from SHLAA site
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3057
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is flat and developable in that sense although the north western part of the site is raised above the level of existing houses meaning that there would possibly be overlooking issues if this edge of the site is developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site represents an important Amenity Open Space for the local community it also provides a link with and access to other areas of open space. Whilst there is sufficient supply within the ward this is a well used area.

1/CO/55	
SITE DETAILS	
Site Name	Horse and Groom
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00233/OUT
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprise of a pub and highway to the south, a PROW to the west separates the site from housing, to the north the land is similar to that of the site in that it comprises of rough pasture / meadow, while to the east the site is bounded b
Relationship to Settlement	The site is contained on three sides and it would consolidate the built up form of the settlement.
Highways/ Access Issues	No objection to the principle of housing. Site inspection suggests that access would have to be through an established hedgerow to the front of the site (southern boundary) through to the A692.
Landscape Impact	The site is part of a landscape priority area and there would be some adverse residual landscape and visual impact. But, it is considered not to an extent that would justify discounting the site for reasons of landscape impact alone.
Biodiversity Impact	BAP habitats on site not suitable for housing.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The SFRA indicates that there is a Flood Surface Water Risk at the northern part of the site. Further investigation required by the proposer to determine mitigation measures (e.g. site layout and or incorporation of SuDS), or the extent of land sterilise
Topography	Site slopes gently down to the north away from the Pub and the A692. Site inspection would suggest that the northern part of the site is boggy and there may be some ecological issues with this site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has an important role in terms of greenspace and townscape, forming an important part of the character of the settlement. While it is not formally designated in the OSNA it is important in ecology terms which would prevent residential development.

1/CO/56	
SITE DETAILS	
Site Name	Rowley Bank
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.36
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of pasture land compared to crops in the field adjoining the site's north eastern boundary. There are some compatibility issues with the adjacent A68 main road. In terms of adjacent uses there is existing housing on the North West bound
Relationship to Settlement	The site is on the edge of the settlement, contained on only one side by development. It would form an uncontained extension projecting into the open countryside without consolidating the settlement boundary. It would also contribute to ribbon developmen
Highways/ Access Issues	Site is on upper extremity of settlement, on inside of bend, A68 has a vertical crest. Higher vehicle speeds on this part of A68. Unlikely that adequate visibility splays can be achieved.
Landscape Impact	Development of the site would result in significant negative impacts on the landscape which is regarded as a landscape conservation priority area - significant adverse residual landscape and visual impact would occur. The site lies within AHLV and very close to the AONB - it is a prominent elevated site at the entrance to the settlement. Site inspection reveals that this area is characterised by rolling countryside providing a visible and attractive entrance to the settlement.
Biodiversity Impact	None Identified
Heritage Impact	There is a Grade II listed milestone adjacent to the site on the A68. However, it is not considered that development would impact in this milestone.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site slopes down to the north west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained within the settlement and effectively located within the open countryside. The site performs poorly in respect to landscape issues and access to

	facilities and services. In highway terms the site is considered unsuitable.
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1/CO/57	
SITE DETAILS	
Site Name	West of Rowley Bank
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.48
Estimated Yield	74
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The greenfield site is sub-divided into two by a track which runs north to south through the site from Watergate Road. The eastern part of the site is being used for crops while the western part is being used as meadow/grassland. The northern and western
Relationship to Settlement	The site is contained on its northern edge by housing and on the eastern boundary by the A68 (Darlington to Edinburgh Trunk Road), which also separates the site from the main part of the settlement. Development of this site would protrude into the countr
Highways/ Access Issues	No objection to principle of housing. But site inspection would suggest likely to be issues if access directly to the A68; the reason being that access would be close to a steep bend in the A68 located to the west of the site and traffic travelling eastwards would see vehicles exiting and accessing the site relatively late. An alternative access would be via Watergate Road, although the actual access to the adopted highway is outside of the site itself, also Watergate Road may have limited capacity in terms of the amount of extra traffic it could take.
Landscape Impact	In the Landscape Character Assessment this site is classed as being in the "North Pennines". The area is characterised by attractive rolling countryside . The site itself is very visible and forms an attractive entrance to the settlement, with the existing dwellings forming an attractive urban fringe development. Development of the site would result in significant negative impacts on the landscape which is a landscape conservation priority area - significant adverse residual landscape and visual impact would occur. The site lies within AHLV and very close to the AONB - it is a prominent elevated site. Also, the site is bounded to the north by protected trees
Biodiversity Impact	Abuts high value habitat to the west, a substantial stand off barrier would be required should the site be developed.
Heritage Impact	Grade II listed milestone 50m to the east on Rowley Bank, and Grade II listed war memorial 260m to the west of western site edge. The milestone is directly opposite the proposed

	development site but its setting and significance is related to the presence
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site slopes down to the west away from the A68 gradually getting steeper towards the South West part of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained within the settlement and effectively located within the open countryside. Development of the site would result in significant negative impacts on the landscape which is a landscape conservation priority area - significant adverse residual landscape and visual impact would occur. The site lies within AHLV and very close to the AONB - it is a prominent elevated site.

1/CO/58	
SITE DETAILS	
Site Name	Four Wynds
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.69
Estimated Yield	21
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/1056
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

1/CO/59	
SITE DETAILS	
Site Name	Blue Heaps
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.35
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	<p>There are no obvious conflicts although well-used pathways cross the site.</p> <p>Amenity Mitigation Issues: Mitigation would be required for the loss of the informal open space as it provides an important amenity and wildlife facility.</p>
Relationship to Settlement	The site is reasonably well contained within the existing settlement form.
Highways/ Access Issues	A new vehicular access onto the A691 is possible in principle. Site is very steep and considerable engineering works required to form an access road within site.
Landscape Impact	Development on the site would result in negative landscape impacts and adverse residual impacts - loss of natural greenspace forming part of good GI corridor on prominent steeply sloping site.
Biodiversity Impact	The site forms a Green Infrastructure corridor. BAP habitats on site so it is not suitable for housing.
Heritage Impact	None identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1089
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are significant run-off and surface flooding issues on the site.
Topography	The site slopes down steeply to the west which will affect the yield and financial viability of the site, especially given its former use and the likely remediation works required to enable the site to be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is steeply sloping which will impact on the developability of the site in physical and economic terms. The site features priority biodiversity habitats as recognised in the Durham Biodiversity Action Plan. Development would result in negative landscape impacts and impacts on GI corridor which would require mitigation. A new vehicular access onto the

	<p>A691 is possible in principle however the site is very steep and considerable engineering works would be required to form an access road within site. There are significant run-off and surface flooding issues on the site. Overall the site is not considered suitable for residential development.</p>
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1/CO/60a	
SITE DETAILS	
Site Name	Land East of Medomsley Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	9.68
Estimated Yield	290
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use. Areas of the site are adjacent to an industrial area and farmstead which raises clear compatibility concerns.
Relationship to Settlement	The site is poorly related to the existing settlement insofar as it adjoins industrial development to the south and would but up against the rear of an existing linear residential street to the north which straddles the B6309. Links through this terrace
Highways/ Access Issues	No suitable access.
Landscape Impact	Some adverse residual impact. Community woodland covers part of site which would reduce developable area.
Biodiversity Impact	Improved fields. No known ecological issues.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some overland flow flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Predominantly flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly connected to the existing built form. The site is adjacent to a large general industrial estate which would impact upon residential amenity and it is not considered to be safely accessible.

1/CO/60b	
SITE DETAILS	
Site Name	Land East of Medomsley Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.92
Estimated Yield	118
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use. Areas of the site are adjacent to an industrial area which raises clear compatibility concerns.
Relationship to Settlement	The site is located in an established industrial estate. Opportunities are limited to link the site to existing residential areas and mitigate for the surrounding industrial development making it unsuitable for residential use.
Highways/ Access Issues	Unsuitable in highways terms. Site should be industrial land. Some of the highways in number One Industrial Estate are unadopted meaning potentially problematic for private housing scheme.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	Site backs onto Watling Wood (Community Woodland). Sufficient alternate greenspace provision will be required due to current heavy pressure experienced by woodland site.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some overland flow flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Predominantly flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly connected to the existing built form. The site is within a large general industrial estate which would impact upon residential amenity and it is not considered to be safely accessible.

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1/CO/61	
SITE DETAILS	
Site Name	Land adjacent to Barley Mill Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.58
Estimated Yield	107
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There is residential use on the northern edge but the site is extending into the open countryside. Adjacent uses are residential and open countryside
Relationship to Settlement	The site is on the edge of the settlement and is not easily accessible
Highways/ Access Issues	Highways consider the site to be unsuitable. Sight visibility issues with Barley Mill Road. No room for continuous footway on western side of Barley Mill Road. Very steep slope within site makes an adoptable standard road very difficult to achieve.
Landscape Impact	Development of the site would have negative impacts on the landscape. The site is with a landscape conservation priority area - significant adverse residual landscape and visual impacts would result.
Biodiversity Impact	The site is within 500m of Crested Newt pond. Potential impact on adjacent County Wildlife Site. A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No risk identified
Topography	The site slopes down to the west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is on the edge of the settlement. Development would be an incursion into the countryside. The site is on a very steep slope and access would be very difficult to achieve

1/CO/62	
SITE DETAILS	
Site Name	Land to the South of Ives Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.89
Estimated Yield	87
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CO/63	
SITE DETAILS	
Site Name	Land to the South of B6310
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.67
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is currently allotments surrounded by residential development. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is well contained within the settlement boundary.
Highways/ Access Issues	There is no suitable access to the site.
Landscape Impact	Development of the site would result in some adverse residual impact. Loss of well-used allotments should be informed by OSNA.
Biodiversity Impact	The site is 660m from Broomhill Dene (CWS) so may increase levels of local recreational pressure. The loss of the allotments would also impact biodiversity.
Heritage Impact	No known impacts.
Open Space Issues	Allotments, OSNA ID:OSNA2632
Pollution Issues	None Identified
Flood Risk	There are no flood risks identified on the site.
Topography	The site slopes to the north but topography would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in the loss of well utilised allotments and there is no suitable highways access to the site.

1/CO/64	
SITE DETAILS	
Site Name	Castleside Reservoir
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.29
Estimated Yield	99
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/18/01498/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is currently comprises of a mixture of grass and meadow. Existing housing to three sides so proposed use would be compatible with adjoining uses.
Relationship to Settlement	The site is contained on three sides and would consolidate the built form of the settlement.
Highways/ Access Issues	No objection to principle of housing with access to be at northern end of site.
Landscape Impact	Potential consolidation of built form of settlement. Development on higher ground in the south towards the woodland edge (AHLV) would detract from local views of this attractive feature and should be avoided. Unlikely to have a significant landscape effect if development area reduced.
Biodiversity Impact	Site abuts ancient woodland and Local Wildlife Site to the south. Development would need to mitigate for recreational impacts & a buffer zone would be required.
Heritage Impact	Part of this site has been surveyed as part of a current planning application. Further evaluation is necessary to inform any new planning application.
Open Space Issues	No issues
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is a risk of Surface Water Flooding for a part of the site. Further investigation required by proposer to determine mitigation measures (e.g. site layout and / or incorporation of SuDS), or the extent of land sterilised by flood risk.
Topography	The site slopes down from Rowley Bank to the north west towards the houses. It is relatively flat next to the reservoir itself.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is surrounded by existing residential development to three sides so development has the potential to consolidate the settlement boundary, subject to required buffer zone to

	south in connection to biodiversity and landscape concerns. The site is accessible.
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1/CO/65	
SITE DETAILS	
Site Name	Land at Wesley Terrace
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield site which comprises of grassland with some trees to the rear. Housing would be compatible with adjoining uses however the site is elevated by 2 to 3 metres in parts so there may be overlooking issues in relation to adjoining residential use.
Relationship to Settlement	The site would be partly contained on two sides. But, it would project beyond the existing built form utilising a site between existing development and the Rowley Bank Ancient Woodland. It is not considered that it would consolidate the built - up for
Highways/ Access Issues	The site is considered unsuitable as it does not abut the highway. Also, one of the potential access points appears to be partially blocked, and the other possible access point would impact on the amenity. Furthermore, the site is at a higher level than the existing highway.
Landscape Impact	DCC landscape advise that the site is within a Landscape Conservation Priority Area and that there would be some residual adverse landscape and visual impact. Site inspection reveals that the site is located neat to the Ancient Woodland of Rowley Bank and if the site was developed consideration should be given to mitigating the impact on this Woodland.
Biodiversity Impact	Maybe some biodiversity issues given location next to Woodland. DCC Ecology: adjoins Knitsley LWS remove from SHLAA
Heritage Impact	Do not appear to be heritage issues
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is evidence of a Surface Water Flooding risk to the rear (south) of the site. Further investigation is required by the proposer to determine mitigation measures (e.g. site layout and / or incorporation of SuDS), or the extent of land sterilised by
Topography	The site itself is relatively flat and therefore has the physical potential to take development. However, the site is two to three metres above the surface of Wesley Terrace and Wesley Lea, with implications re. access and overlooking.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is located on the edge of the settlement and would project beyond the existing built up form, although not to a significant extent.</p> <p>The site is considered unsuitable as it does not abut the highway.</p> <p>Also, one of the potential access points appears to be partially blocked, and the other possible access point would impact on the amenity. Furthermore, the site is at a higher level than the existing highway.</p>

1/CO/66	
SITE DETAILS	
Site Name	Land at Bunker Hill
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	5.81
Estimated Yield	174
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently in agricultural use and is located immediately north of an industrial estate. This raises obvious compatibility concerns.
Relationship to Settlement	Site is situated on the edge of the settlement contained on just one side.
Highways/ Access Issues	Access is available but minor/moderate localised highway improvements likely to be required.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	The site is within 500m of Crested Newt pond.
Heritage Impact	Site wraps around Bunker Hill Farm which may be considered a non designated heritage asset. Any development would need to safeguard the setting of the historic farm group.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site rises gently to the east, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement and effectively located within the open countryside. The site is adjacent to a large general industrial estate which would seriously impact upon future residential amenity.

1/CO/67	
SITE DETAILS	
Site Name	Daleside View
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	7.35
Estimated Yield	221
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2005/0125
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1418
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction - substantially built out.

1/CO/68	
SITE DETAILS	
Site Name	Former Gatehouse Ind Est
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.70
Estimated Yield	21
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been completed - no more units to build

1/CO/69	
SITE DETAILS	
Site Name	Generation House
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.97
Estimated Yield	29
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2004/0702
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2589
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been built out - all units have been completed

1/CO/70	
SITE DETAILS	
Site Name	Grosvenor Terrace (North)
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.03
Estimated Yield	31
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is complete. There are no more units to build

1/CO/71	
SITE DETAILS	
Site Name	Fell View (NE)
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.69
Estimated Yield	51
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2007/0009
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2828
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is completed - no more units to build

1/CO/72	
SITE DETAILS	
Site Name	Wood Street
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.74
Estimated Yield	22
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/01253/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/CO/73	
SITE DETAILS	
Site Name	Castle Beck
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.45
Estimated Yield	44
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA1851
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is complete - no more units to build

1/CO/75	
SITE DETAILS	
Site Name	Queen's Gate (Former Derwentside College)
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.12
Estimated Yield	64
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1089
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete - no more units to build

1/CO/76	
SITE DETAILS	
Site Name	Crookhall Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.04
Estimated Yield	31
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2003/0426
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is complete - no more units left to build

1/CO/77	
SITE DETAILS	
Site Name	St Ives Road 5-28 (NW)
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.15
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2003/1033
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/CO/78	
SITE DETAILS	
Site Name	The Chequers
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.53
Estimated Yield	46
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2004/1071
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA304
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/CO/79	
SITE DETAILS	
Site Name	Dorset Crescent
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.48
Estimated Yield	74
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/0276
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site is now being developed out.

1/CO/80	
SITE DETAILS	
Site Name	Land to the South of Delves Lane
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	23.80
Estimated Yield	714
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00373/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. The existing buildings on the site have planning permission for conversion, however this does not alter the acceptability of the remaining SHLAA site.

1/CO/81	
SITE DETAILS	
Site Name	Land west of Delves Lane
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.98
Estimated Yield	119
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There are some amenity issues in relation to the adjacent scrap yard use (1/CO/37) Amenity Mitigation Issues: Mitigate for neighbouring industrial use.
Relationship to Settlement	The site is well contained within the settlement.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	The development of the site presents a significant opportunity to enhance the landscape and visual appearance of the area.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1418
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in multiple ownership and appears fully utilised for employment purposes. The site is identified as a general industrial estate in the existing Local Plan and Employment Land Review. The site would require significant remediation to prepare it for development and mitigation for replacement industrial land.

1/CO/82	
SITE DETAILS	
Site Name	Site at Consett - South of Chapel Drive
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.03
Estimated Yield	61
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by housing.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	No suitable access
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact in terms of localised visual impacts.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 4 OSNA polygons, OSNA ID:OSNA1297
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding and overland flow routes affect the site. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land steril
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has no suitable vehicular access and is a well-used playing field so there is a presumption against development of the site, unless improved facilities could be provided in an accessible location to replace the existing. This is considered to be an unlikely so the site is unsuitable on these grounds.

1/CO/84	
SITE DETAILS	
Site Name	Land at Castleside - North of Watergate Rd
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02916/FPA
SITE ASSESSMENT	
Adjacent Uses	<p>The site is greenfield with the exception of the small sub station which the Club advise will be moved if site developed. The site is contained by existing housing and the Castleside Club.</p> <p>The site is compatible with the adjoining housing, but the si</p>
Relationship to Settlement	Although separated from the main part of Castleside by the A68 the triangular site is still located within the settlement and contained on all three sides by development. This existing development comprises of housing (mainly detached) on two sides, with
Highways/ Access Issues	<p>DCC Highways state: (site) has consent. It is likely that any consent has now lapsed.</p> <p>Site inspection reveals that access may be achievable via sharing the entrance with the Club directly on to the A68 and DCC Highways have stated in the past that the existing Club car park access is suitable for low numbers of residential development. The site includes the Club's car park.</p> <p>A further point is that the access is also shared with approximately six free-standing garages which may belong to nearby dwellings.</p>
Landscape Impact	<p>In the Landscape Character Assessment the site is classed as being in the West Durham Coalfield area.</p> <p>DCC Landscape advise that development would have a neutral landscape and visual impact.</p>
Biodiversity Impact	No known issues - species surveys needed.
Heritage Impact	No known issues
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None
Topography	The site falls gently down from the club in the direction of the houses. However, nearer to the houses the site slopes more steeply the result being that the site is a bit higher than the existing dwellings.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years

Outcome of Assessment	The site is contained within the built up area of the settlement. Planning permission is extant for 2 no. dwellings.
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1/CO/85	
SITE DETAILS	
Site Name	Land at Shotley Bridge - North of St Cuthbert's Av
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.48
Estimated Yield	44
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is outdoor sport space, football goal posts are evident on the site. The site is situated within a predominantly residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is well contained within the settlement.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Some adverse residual impact. Loss of recreational open space.
Biodiversity Impact	None Identified
Heritage Impact	The site lies immediately along the edge of Shotley Bridge Conservation Area. Potentially negative impact, development of the land may harm the setting and prominence of the historic terraces immediately to the west along St Cuthbert's Avenue which overlo
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA1796
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site falls slightly to the north west, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is an important area of outdoor sport space/open space in the settlement which is well-used and contributes to the character of the settlement and conservation area. There is a notable shortfall of this type of open space within the wider area.

1/CO/88a	
SITE DETAILS	
Site Name	Land at Moorside Comprehensive School - Site A
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.54
Estimated Yield	46
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by the buildings belonging to Consett Academy, which is to be relocated to a new site. It is located on the northern side of Dunelm Road and is surrounded by a mixture of woodland, open space and a cemetery which is located
Relationship to Settlement	The site would form an uncontained extension into the countryside. But, while development would be on the opposite side of the road which marks the edge of the settlement it would be contained within the existing built up form of the school which is its
Highways/ Access Issues	DCC Highways state: access is available but minor localised highway improvements likely to be required.
Landscape Impact	DCC Landscape advise that there would be a neutral landscape and visual impact should the site be developed.
Biodiversity Impact	DCC Ecology: abuts Allensford Woods LNR reduce western boundary by 15m
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1449
Pollution Issues	None Identified
Flood Risk	None identified in regards to this site.
Topography	The site is relatively flat - no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is located on the edge of the settlement and while it projects into the countryside it is a previously developed site and as such it is considered acceptable.

1/CO/88b	
SITE DETAILS	
Site Name	Land at Moorside Comprehensive School - Site B
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	7.65
Estimated Yield	230
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of green open space described as being for educational use in the OSNA, with mature trees running along the periphery. The site adjoins Ancient Woodland, Local Wildlife Sites, Allensford Woods classed as a Local Nature Reserve and descr
Relationship to Settlement	The site is only contained on one side (the southern edge of the site which comprises of the school buildings only) with the bulk of the site protruding northwards into the open countryside giving rise to an uncontained extension which would not consolida
Highways/ Access Issues	DCC Highways state: access is dependent upon development of the adjacent site. Sustainability issues of site given large size.
Landscape Impact	DCC Landscape advise that development in this Landscape Conservation Priority Area would have a significant adverse residual landscape and visual impact. These comments are supported following site inspection.
Biodiversity Impact	Potential impacts on adjacent designations. A detailed layout will need to take into account the proximity to the Ancient Woodland to the North.
Heritage Impact	None identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1449
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There are surface water issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site is relatively flat/gently sloping down to the north - no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would represent an incongruous protrusion into the countryside, creating a development poorly related to the settlement. Development would also have a significant

	adverse landscape and visual impact on the site and adjoining designations.
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1/CO/89a	
SITE DETAILS	
Site Name	Consett Community Sports College Site A
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.15
Estimated Yield	95
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No obvious conflicts.- adjacent land uses are residential, school playing fields and golf course
Relationship to Settlement	The site is well contained within the settlement.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Development of the site may result in some adverse residual impact on northern portion of site - retain mature trees in south-west and bolster at northern edge to mitigate.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Playing field is recognised as outdoor sport space (education) in the OSNA. As there is limited public access, quantity and access standards are not in place for private sports space, however mitigation will be required if development takes place to ensu
Pollution Issues	None Identified
Flood Risk	There are surface water issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site is relatively flat and the design would be largely unhindered by topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is currently mainly occupied by school buildings. It will be surplus to requirements and development would give the opportunity to improve the area and landscaping. The site is within close proximity to services.

1/CO/89c	
SITE DETAILS	
Site Name	Blackfyne Community Sports College Site C
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.42
Estimated Yield	43
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No obvious conflicts. The adjacent land uses are residential, golf course and currently a school
Relationship to Settlement	The site is quite poorly related to the settlement and development on the site would extend out into the open countryside.
Highways/ Access Issues	Access is available but minor/moderate localised highway improvements likely to be required.
Landscape Impact	The site is regarded as a landscape conservation priority area - some negative residual landscape and visual impact would occur if the site were to be developed.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Education, OSNA ID:OSNA2111
Pollution Issues	None Identified
Flood Risk	There are surface water issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site is relatively flat and the design would be largely unhindered by typography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well located in relation to town and local centres. The site is currently comprised of outdoor sport space. The site does not link particularly well to adjacent school sites due to an access road separating the two and as such it is poorly contained within the settlement. Development of the site would therefore represent encroachment into the open countryside.

1/CO/89d	
SITE DETAILS	
Site Name	Muirfield Close
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.76
Estimated Yield	53
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This is a greenfield site in no particular use. Its sits adjacent to a modern housing estate, to the north of school playing fields.
Relationship to Settlement	The site extends out into the open countryside however development would be well contained by existing housing to two sides and by natural boundaries to the remaining edges of the site.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	Site is adjacent to an area of ancient woodland (BAP habitats) so a buffer will be required along the eastern portion of the site.
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2754
Pollution Issues	None Identified
Flood Risk	The site has some minor surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site slopes down the north west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Development on the site would be well contained by the natural confines of the site (wooded bankside to the east and a steep hill up to a sports pitch to the south). The site would 'round off' the built up form of the existing Links estate.

1/CO/90	
SITE DETAILS	
Site Name	Cutlers Hall Road
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.33
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an area of grassland, which doesn't appear to be maintained. It is situated on the edge of a residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	This is an edge of centre site contained on just one side by built development, however tree planting to the south of the site also offers a form of containment which reduces the impact of an incursion into the countryside.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Significant adverse residual impact. Development would obstruct attractive views from Cutler's Hall Road and settlement edge.
Biodiversity Impact	No known issues - possible negative impact on adjoining woodland.
Heritage Impact	Development would have a minor negative impact on the Grade II listed Cutlers Hall (60m to the South West). The impacts would be major negative in relation to the setting of Shotley Bridge Conservation Area. In terms of mitigation screening would only as
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes to the north and west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site will have a significant adverse landscape and negative heritage impacts, obstructing attractive views from Cutler's Hall Road and settlement edge.

1/CO/91	
SITE DETAILS	
Site Name	Shotley Grove
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an area of grassland, which doesn't appear to be maintained. An informal footpath runs through the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	This is an edge of settlement site contained on just one side by built development, however tree planting to the north of the site offers a form of containment which could reduce the impact of an incursion into the countryside.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Significant adverse residual impact. Development would obstruct attractive views from Cutler's Hall Road and settlement edge.
Biodiversity Impact	The site is within 200m of Burn Mill Bank Plantation (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site falls to the south and west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant impact on the landscape. Development would obstruct attractive views from Cutler's Hall Road and settlement edge.

1/CO/92	
SITE DETAILS	
Site Name	Project Genesis West
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	12.14
Estimated Yield	364
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues with adjacent uses.
Relationship to Settlement	The site is within the confines of the Genesis regeneration area and related to the recent new development taking place to the East.
Highways/ Access Issues	Off site highway works will be required.
Landscape Impact	Some adverse residual impacts would result in landscape and visual terms. This however assumes the site is developed as part of a master-planned development taking in adjacent units and retaining maturing structure planting where possible and appropriate. Impacts would be greater if this is not secured.
Biodiversity Impact	Close proximity to sensitive receptors - ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No known issues in heritage terms.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some minor surface water flooding recorded on the site which would require investigation to determine need for mitigation.
Topography	Site slopes down to the west which is likely to impact upon design and visibility in the landscape.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Relatively poor level of containment and connection with the settlement and with the town centre. Despite the new development taking place to the east it is considered that this does little to improve the level of connection between this site and the settlement, and as such it would result in an incursion into the open countryside and would be uncontained within the existing built up area. The site is quite remote from most services, meaning that most trips would be likely to be undertaken by private vehicle resulting in less sustainable patterns of travel. Development would have some adverse residual landscape and visual impact following mitigation.

1/CO/93	
SITE DETAILS	
Site Name	Watling Street
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.57
Estimated Yield	47
Land Typology	Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is predominantly woodland, a small commercial area is situated at the front of the site. It situated adjacent to industrial areas which would not be compatible with residential development.
Relationship to Settlement	Site is contained within the settlement adjacent to an industrial area.
Highways/ Access Issues	Unsuitable access. Sole means of access is via existing industrial estate. Not good practice to have residential in proximity to Industrial uses.
Landscape Impact	Some adverse residual impact / significant adverse residual impact. Loss of young woodland.
Biodiversity Impact	The site is within 1km of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	There is currently an informal commercial use at the front of the site, trees/woodland cover the rest of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has recently been planted up as a community woodland. Regardless of this the site is located within a predominantly industrial area and there are clear compatibility concerns with developing the site for housing - for example it would be unsuitable in terms of vehicular access.

1/CO/94	
SITE DETAILS	
Site Name	Hownsgill
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.63
Estimated Yield	79
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CO/97	
SITE DETAILS	
Site Name	Bradley Shops
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	0.82
Estimated Yield	25
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an area of undefined open space in no particular use. It sits adjacent to an industrial estate, housing on the site is unlikely to compatible.
Relationship to Settlement	The site is contained within the settlement but situated on the edge of an industrial area.
Highways/ Access Issues	Unsuitable - Sole means of access is via existing industrial estate. Not good practice to have residential in proximity to Industrial uses.
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is within 1km of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located adjacent to industrial uses, it is therefore not compatible for housing. It is not considered safely accessible.

1/CO/98	
SITE DETAILS	
Site Name	Land East of Greenways
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	3.26
Estimated Yield	98
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing is located to the west, with open countryside to the north east and east.
Relationship to Settlement	Edge of settlement site which although contained by the road network to the south, would involve an expansion of the settlement and encroachment into the countryside which would erode the open aspect.
Highways/ Access Issues	Potential accesses from both Greenways and Delves Lane subject to the provision of footways and other off site highway works.
Landscape Impact	Poorly related to existing settlement form but visually contained. Unlikely to have significant landscape or visual effects
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement form. Despite the site being partially contained by the road network to the south, development would involve encroachment into the open countryside.

1/CO/99	
SITE DETAILS	
Site Name	Land to west of Butsfield Lane
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.42
Estimated Yield	73
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CR/01	
SITE DETAILS	
Site Name	Craghead Lane
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	0.90
Estimated Yield	27
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an area of grassland adjacent to the B6313, it is located north of an existing residential area with a small allotment area to the west of the site. Otherwise the site is surrounded by open countryside.
Relationship to Settlement	The site is adjacent to an existing terrace to the south of Craghead Lane and abuts a woodland to the north. It is therefore reasonably well contained and connected to the existing built up area.
Highways/ Access Issues	Conditional. The site is very steep. Questionable whether an adoptable road can be constructed to serve the site. Footpath westwards on same side of Craghead Lane would be required.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	The site is within 100m distance of Twizell Wood (CWS & LWS) and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Allotments, OSNA ID:OSNA1181
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site falls away to the north which may be a constraint in relation to providing a safe vehicular access.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant landscape impact. There are also concerns over the ability to achieve safe access arrangements.

1/CR/03	
SITE DETAILS	
Site Name	Thomas Street
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is partly defined as amenity open space, it is located on the edge of a high density residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on two sides by residential development. It is contained to the south by woodland.
Highways/ Access Issues	Existing roads and junctions serving the adjacent dwellings are unsuitable to accommodate further residential development.
Landscape Impact	Some adverse residual impact. Loss of locally valued but probably not heavily used amenity greenspace and well used playing pitch.
Biodiversity Impact	The site is within 150m distance of Twizell Wood (CWS & LWS) and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1972
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No flood risk issues.
Topography	The site falls to the north. Unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would see the loss of defined amenity open space although it is acknowledged that there is a surplus of this within the ward. The site is unsuitable in highways terms and there are also sustainability concerns with the development of this site.

1/CR/04	
SITE DETAILS	
Site Name	Oswald Street
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is defined as play space although would appear to be better defined as amenity open space, it is situated on the edge of high density residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained on two sides by built development. Woodland contains the site to the south.
Highways/ Access Issues	No suitable access available.
Landscape Impact	Some adverse residual impact. Loss of locally valued but probably not heavily used amenity greenspace.
Biodiversity Impact	The site is within 250m distance of Twizell Wood (CWS & LWS) and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA455
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flood risk issues.
Topography	Site falls to the north, unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would see the loss of defined open space. Access to the site would appear to be problematic.

1/CR/05	
SITE DETAILS	
Site Name	Lowery Lane
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	0.54
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/CR/08	
SITE DETAILS	
Site Name	Craghead Industrial Estate
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	1.74
Estimated Yield	52
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in industrial use, it is located south of a residential area. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site already forms part of the built up extent of the settlement - it is reasonably well related to the existing form and layout. It is contained by planting to the south.
Highways/ Access Issues	No objection to housing in principle.
Landscape Impact	Development presents a significant opportunity to enhance the site.
Biodiversity Impact	The site is within 870m distance of Twizell Wood (CWS & LWS) and may increase levels of local recreational pressure
Heritage Impact	The site was formerly occupied by a colliery and at least one 19th century building appears to survive on the site, which may be considered a non-designated heritage asset. Further site assessment required as to value of building. (comments updated by J
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA2772
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site but currently occupied by a range of industrial uses. The site would therefore need to be cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in active employment use - the ELR recognises it should be safeguarded for employment and waste uses. Significant remediation costs would be likely and given the weak housing market it is unlikely that development would be viable. The site is quite poorly served by services and facilities.

1/CR/09	
SITE DETAILS	
Site Name	Former County Junior School, Edward Street
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	0.25
Estimated Yield	8
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2009/0503
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site received planning permission and it is developed out.

1/DI/01	
SITE DETAILS	
Site Name	Flint Hill
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	6.10
Estimated Yield	183
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south and west. The wider character of the area is agricultural land. There is however a covered reservoir on the site which would affect the potential design and layout.
Relationship to Settlement	Development of the site would be a large, uncontrolled extension to the north which would result in an incursion into open countryside, out of scale and poorly related to the existing settlement pattern.
Highways/ Access Issues	No objection to principle of housing. Highway and junction to east of no. 1 Robson Terrace unsuitable for access in it's present form. Significant improvements required, potentially to wider local network.
Landscape Impact	Development of the site would result in significant adverse landscape and visual impacts as it would result in a large incursion into open countryside poorly related to existing settlement form on a prominent, elevated site and entailing a degree of coalescence between Dipton and White-le-Head. Incorporation of green space should be a priority.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No significant issues. Some overland flow identified on the site. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Undulating, elevated site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impacts. The site has issues with topography, scale and a covered reservoir located within the site. Development of the site would require significant highway improvements.
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1/DI/02	
SITE DETAILS	
Site Name	Robson Terrace
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the west. The wider character of the area is agricultural land. In view of adjacent land uses no amenity issues are anticipated. Consideration will need to be given to the shared a
Relationship to Settlement	The site is not within close proximity of most service and facilities. This is not considered to be a significant issue given the level of bus service to the site and linkage with other main centres.
Highways/ Access Issues	No objection to principle of housing. Should be developed in conjunction with larger Di/01 site. Highway abutting east of Robson Terrace could be stopped up with through access to B6311 provided via a new housing layout.
Landscape Impact	Development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. Although this does not prevent development a contribution should be sought from developers to effectively enable the development to go ahead.
Heritage Impact	No known constraints on the site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some minor surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would result in some landscape and visual impacts and does not relate well to the form of the settlement. Development of the site would require significant highway improvements.

1/DI/04	
SITE DETAILS	
Site Name	Land South of Palmer Road
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	1.82
Estimated Yield	55
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/02799/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is currently meadow and informal outside sports space (kick around area) with some residential properties to three sides of the site. The wider character of the area is residential and open countryside. The site is within 200m of the A692, the
Relationship to Settlement	Site is well contained within the existing form of the settlement.
Highways/ Access Issues	Development would be conditional. Plunkett Road provides suitable highway access (between no's 3 and 4). Palmer Road affords poor sight visibility with Plunkett Road and is subject to on-highway parking. Meadow View is a possibility for limited amount of units but only if this can be integrated with existing arrangement at turning head. Application submitted, but not yet determined.
Landscape Impact	Development of the site will incur some adverse residual landscape and visual impact. Further mitigation advice from the Landscape Team will be required to minimise impact further if possible. Incorporation of green space should be a priority to mitigate for loss of Greenfield.
Biodiversity Impact	The site is within 100m distance of Deep Dene (LNR & great crested newts) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. This site is within 16km of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. This does not preclude development however a contribution should be sought from developers to effectively enable the development to go ahead.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2387
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water over land flow issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes to the SW. No obstacle to development, however it is likely to affect the design layout.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for residential development.

1/DI/05	
SITE DETAILS	
Site Name	Poplar Grove
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	0.85
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently meadow with some residential properties to the north west. The wider character of the area is agricultural land, residential and industrial. The site is within 500m of an industrial site so further investigation may be necessary t
Relationship to Settlement	The site constitutes an incursion into countryside, poorly related to existing settlement form.
Highways/ Access Issues	Sight visibility can be achieved - no objection to principle of housing.
Landscape Impact	Development of the site would result in significant adverse landscape and visual impacts, it would be an incursion into countryside which is poorly related to existing settlement form.
Biodiversity Impact	The site is within 200m distance of Deep Dene (LNR & great crested newts) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. Although this does not prevent development a contribution should be sought from developers to effectively enable the development to go ahead.
Heritage Impact	No known impact on heritage.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding issues on the site.
Topography	The site is a raised and gently undulating site. This would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impacts. The site is not well related to the existing settlement form.

1/DI/07a	
SITE DETAILS	
Site Name	Site at North Road, Harelaw
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	4.31
Estimated Yield	129
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is within 200m of an industrial estate and as such a noise assessment should be undertaken and appropriate mitigation implemented as a result e.g. incorporation of noise barriers
Relationship to Settlement	Site is edge of settlement and is not well related to the existing form of the residential dwellings in the area.
Highways/ Access Issues	Development of the site would be conditional. Existing direct access onto existing Industrial Estate must be closed. Off site highway works required.
Landscape Impact	Redevelopment would offer significant opportunities to enhance the existing site.
Biodiversity Impact	The site is within 200m distance of Harelaw Heath and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3038
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some overland flow and surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site drops in level which is likely to affect the layout and design of the site but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	PDL site which is utilised for employment use and evidence in the ELR suggests it should be retained for industrial use.

	Development would be conditional on highways improvements.
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1/DI/07b	
SITE DETAILS	
Site Name	Site at North Road, Harelaw
Settlement	Craghead
Local Plan Monitoring Area	North West
Developable Area	4.79
Estimated Yield	144
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently derelict industrial land with some residential properties to the west and existing industrial uses to the south and east. The wider character of the area is residential and open countryside. In view of adjacent land uses further w
Relationship to Settlement	The site is edge of settlement and does not relate well to the existing residential form of the settlement.
Highways/ Access Issues	Development of the site would be conditional on highways improvements. Current Application still under discussion. Off Site Highway works required. See 1/2012/0660
Landscape Impact	Redevelopment would offer significant opportunities to enhance the existing site.
Biodiversity Impact	The site is within 200m distance of Harelaw Heath and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The site has some overland flow and surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site drops in level which is likely to affect the layout and design of the site but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	PDL site which is utilised for employment use and evidence in the ELR suggests it should be retained for industrial use.

	Development would be conditional on highways improvements.
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1/DI/08	
SITE DETAILS	
Site Name	Lily Gardens
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	3.08
Estimated Yield	92
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Housing development has been completed.

1/DI/09	
SITE DETAILS	
Site Name	Ewehurst Road
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	2.14
Estimated Yield	64
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Housing development has been completed.

1/DI/10	
SITE DETAILS	
Site Name	South of Bushblades Lane
Settlement	Dipton
Local Plan Monitoring Area	North West
Developable Area	2.06
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land and meadow adjacent to industrial land to the south west. The wider character of the area is agricultural land and residential. As the site is adjacent to existing industrial uses the proposer would need to undertake f
Relationship to Settlement	The site is not well related to the settlement as it is essentially detached from other residential areas in the neighbouring villages.
Highways/ Access Issues	Unsuitable major highway improvements would be required to the public highway to the east of the site Bushblades Lane.
Landscape Impact	The development of the site would result in significant adverse landscape and visual impacts.
Biodiversity Impact	The site is within 550m distance of Harelaw Heath and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. Although this does not prevent development a contribution should be sought from developers to effectively enable the development to go ahead.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some overland flows and surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site slopes gently up to the North, with a steeper rise in the northern part of the site. This would be likely to have an impact on the design and layout of the site.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impact. It is not well related to the settlement and does not have good access to services and facilities.

1/DI/11	
SITE DETAILS	
Site Name	Land to West of Pontop Pike
Settlement	Dipton
Local Plan Monitoring Area	North West
Developable Area	1.25
Estimated Yield	38
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Isolated site which would result in an incursion into countryside - poorly related to settlement form entailing substantial loss of woodland. Development would be likely to have some significant residual landscape and visual effects. Protected species evident on site.

1/DI/12	
SITE DETAILS	
Site Name	Alder Crescent
Settlement	Dipton
Local Plan Monitoring Area	North West
Developable Area	10.29
Estimated Yield	309
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south and west. The wider character of the area is agricultural land.
Relationship to Settlement	Development of the site would be a large, uncontrolled extension to the north which would result in an incursion into open countryside, out of scale and poorly related to the existing settlement pattern.
Highways/ Access Issues	No objection to principle of housing. Improvements would be required including a protected right turn and potentially to wider local network.
Landscape Impact	Development would incur significant adverse landscape impacts. It would result in a large, uncontrolled extension to the north which would result in an incursion into open countryside, out of scale and poorly related to the existing settlement pattern.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None
Pollution Issues	None Identified
Flood Risk	No issues recorded
Topography	Undulating, elevated site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impacts. The site has issues with topography, scale and relationship to existing settlement pattern.

1/EB/01	
SITE DETAILS	
Site Name	Ebchester Hill
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	5.74
Estimated Yield	172
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south west. The wider character of the area is agricultural land, open countryside and a garden nursery. There is an unidentified capped feature on the site which may affect the
Relationship to Settlement	Development of the site would result in an incursion into the countryside. The scale and form of site is out of keeping with the existing settlement.
Highways/ Access Issues	Vehicular access achievable but poor pedestrian links and relatively unsustainable location - highways deem site unsuitable for housing.
Landscape Impact	Development would have a significant adverse residual impact in landscape and visual terms. The site is regarded as being within a landscape conservation priority area.
Biodiversity Impact	The site is adjacent to Broomhill Dene (CWS) so may increase levels of local disturbance and recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is located within setting of grade II listed St Mary's Convent, Grade II listed Prospect House and outbuilding and is within Ebchester Conservation Area. Development of the site would result in major negative impact on the Conservation Area. Limi
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1254
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Features exist which may impact upon layout design. The site slopes down to the north west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant encroachment into quality countryside. Access to services is

	<p>relatively poor in Ebchester. The scale of potential development is inappropriate in relation to the relative sustainability of the settlement. Development would also result in significant adverse landscape and visual impacts. Negative impacts in heritage terms. Highways suggest unsuitable for housing although access would be achievable.</p>
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1/EB/02	
SITE DETAILS	
Site Name	Land south of Ralphs Wood
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	2.24
Estimated Yield	67
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grazing land with residential to the north east and south west of the site. The site is within 200m the A694 and as such a noise assessment should be undertaken and appropriate mitigation implemented as a result.
Relationship to Settlement	The site is located between two settlements and development would result in a linear straggle of ribbon development.
Highways/ Access Issues	Unsuitable for housing. Vehicular access achievable but poor pedestrian links eastward and relatively unsustainable location.
Landscape Impact	Development would have a significant negative impacts on the landscape. The site is regarded as being within a landscape improvement priority area. Coalescence of settlements in linear straggle of ribbon development would have further negative impacts upon the landscape.
Biodiversity Impact	The site is adjacent to Ralph's Wood (ancient woodland) so may increase levels of local disturbance and recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site close to ancient Roman town of Ebchester and thus archaeological surveys would be required. Possible impact on setting of Ebchester and Low Westwood Conservation Areas (in setting of).
Open Space Issues	Allotments, OSNA ID:OSNA19
Pollution Issues	None Identified
Flood Risk	There are overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site slopes relatively steeply down to the north west with a drop in level to the road, this would affect the potential layout of any development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant negative landscape and visual impacts. It would result in coalescence of

	<p>settlements, straggling linear development and significant encroachment into high quality countryside. Access to services is relatively poor in nearby settlements. Highways deemed unsuitable for housing although access would be achievable.</p>
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1/EB/03	
SITE DETAILS	
Site Name	Land at Deneside Farm
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	0.68
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is currently greenfield, grazing and woodland. The character of the surrounding area is residential, woodland and a roman fort. The site is within 200m the A694 and as such a noise assessment should be undertaken and appropriate mitigation implemen
Relationship to Settlement	Although the top of the site is relatively central to the settlement development of this site would result in incursion into attractive countryside poorly related to settlement form.
Highways/ Access Issues	Unsuitable for housing. Steeply sloping site with no suitable means of access.
Landscape Impact	Development of the site would result in significant adverse landscape and visual impacts. The site is within a landscape improvement and conservation priority area. Development of the site would result in incursion into attractive countryside and would be poorly related to the settlement form.
Biodiversity Impact	The site is within 150m of Ebchester Wood (ancient woodland) so may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is immediately adjacent to scheduled area of the Roman fort and likely to contain very significant archaeology. Development would inevitably cause significant harm. Ebchester falls within a Conservation Area. The site is in the setting of the Gra
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some surface water flooding risks have been identified and there is a stream at the bottom of site, leading to the river, so a flood risk assessment may be required with SUDs incorporated as appropriate.
Topography	Although a small area at the top of the site is flat the majority of the site is steeply sloped which would have a significant impact on development of the site.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse impacts on landscape, visual and heritage grounds. There is no suitable highways access. The site is not well related to the form of the settlement, there are issues around access to services and facilities and the site has significant topography issues.

1/EB/05	
SITE DETAILS	
Site Name	Land at Spring House Lane
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	0.37
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently open space surrounded by residential properties. The wider character of the area is residential and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is well contained within the settlement form.
Highways/ Access Issues	Site unsuitable for housing. Steeply sloping site with no suitable means of access.
Landscape Impact	Development of the site would result in some adverse residual landscape impacts.
Biodiversity Impact	The site is 250m from Broomhill Dene (CWS) so may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is within the setting of the Grade II listed Prospect House and outbuilding and Ebchester Conservation Area. The site follows existing scale and pattern of development and retain tree screening to listed buildings. Possibility of remains of set
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding on the site.
Topography	Potential access to site is banked. Unable to view site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is unsuitable for housing from a highways perspective as it is currently landlocked by existing development and steeply sloping which would make mitigation very difficult and unsuitable. Development would result in adverse landscape impacts.

1/EB/06	
SITE DETAILS	
Site Name	Woodland at Bludderburn
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse designation, landscape and heritage impacts. Ancient woodland, TPO, topography and lack of suitable highway access would prevent development.

1/EB/07	
SITE DETAILS	
Site Name	Land near Springhouse Close
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	1.39
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grazing land surrounded by agricultural land, with some residential properties to the north east of the site. Amenity Mitigation Issues: Sewerage Treatment works are around 500m away from the site which require suitable amenity mitigation.
Relationship to Settlement	The site is located on the edge of the settlement and from the road appears detached from the settlement due to the green wedge between the site and existing housing.
Highways/ Access Issues	Unsuitable for housing. Sloping site outside 30mph limit and outside settlement. No pedestrian links and no suitable means of access.
Landscape Impact	Development would have a significant adverse residual impact on the landscape and designation. The site is regarded as being within a landscape conservation priority area.
Biodiversity Impact	The site adjacent to Ancient Woodland so may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site close to ancient Roman town of Ebchester, possible that remains of a settlement outside the Roman fort exist in this area and/or cemetery. Would need thorough evaluation to determine if archaeology present and if mitigation possible.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site slopes down to the north west, this would affect the potential layout of the scheme but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape, visual and heritage impacts. The site is not well

	<p>related to the existing settlement and would result in significant un-contained encroachment into high quality countryside. Access to services is relatively poor in nearby settlements.</p>
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1/EB/08	
SITE DETAILS	
Site Name	Land near East Law
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south west. The wider character of the area is agricultural land. Sewerage Treatment works are around 500m away from the site which require suitable amenity mitigation in relation
Relationship to Settlement	The site is relatively detached from Derwent Hill/East Law and completely detached from Ebchester. Development of the site would result in a significant incursion into high quality countryside. Issues with coalescence, scale and form of site.
Highways/ Access Issues	Unsuitable. Remote from Ebchester and poorly related to East Law so would be unsustainable in access terms.
Landscape Impact	The site is in a landscape conservation priority area. Site development would have a significant adverse residual impact and there would also be a significant adverse impact on designation.
Biodiversity Impact	The site is within 250m of Ebchester Wood (ancient woodland) so may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. Mature copse on the site which should be retained and wildlife sites adjacent to the site.
Heritage Impact	It is possible that remains of a settlement outside Roman fort exist in this area and/or cemetery. Would need thorough evaluation to determine if archaeology present and if mitigation possible.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues at the western boundary. Further investigation required by proposer to determine mitigation measures. (e.g. site layout and/incorporation of SuDS).
Topography	Site slopes to the west. This would affect layout of development but would not prevent it.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse residual landscape, visibility and heritage impacts. The site is essentially detached from the settlement and would result in a significant incursion into open countryside. Highways deem unsuitable for housing.

1/EB/09	
SITE DETAILS	
Site Name	Land adjacent to the Nursery
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	1.65
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently wildlife meadow with some residential properties and a garden nursery to the north. The wider character of the area is agricultural land and open countryside. Amenity Mitigation Issues: Sewerage Treatment works are around 500m aw
Relationship to Settlement	The site is edge of settlement but is not well related to the existing form or existing services and facilities.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required. Access visibility likely to be problematic. Unsustainable location.
Landscape Impact	Development would have a significant adverse impacts on the landscape, designation and visual impacts. The site is regarded as being within a landscape conservation priority area.
Biodiversity Impact	The site is within 100m of Broomhill Dene (CWS / Ancient Woodland) so may increase levels of local recreational pressure. The site contains a number of mature trees and hedgerow which should be retained where possible. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site close to ancient Roman town of Ebchester, it is possible that remains of settlement outside Roman fort exist in this area and/or cemetery. Would need thorough evaluation to determine if archaeology present and if mitigation possible and thus arch
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site slopes down to the north west. The topography would not prevent development but is likely to affect design and layout.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would result in significant adverse visual, landscape and designation impacts. It would result in encroachment into high quality countryside. Access to services is relatively poor in nearby settlements which affects the overall sustainability rating for the site. Highways access achievable but they deem site unsuitable for housing as access visibility would be problematic.

1/EB/10	
SITE DETAILS	
Site Name	Land near the Station
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	1.06
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/EB/11	
SITE DETAILS	
Site Name	Land at East Law
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	2.26
Estimated Yield	68
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant residual landscape and visual impact. It would constitute a large incursion into attractive countryside, it is poorly related to the settlement scale and detached from Ebchester itself. The site is also within a Landscape Conservation Priority Area. Highways state unsuitable for housing as access visibility an issue.

1/EB/12	
SITE DETAILS	
Site Name	Consett Sewage Treatment (South)
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	1.24
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south. The wider character of the area is agricultural land. Sewerage Treatment works are around 250m away from the site which may require suitable amenity mitigation in relation
Relationship to Settlement	Poor relationship to the existing settlement, which is located on the opposite side of the A694.
Highways/ Access Issues	Suitable an access can be achieved onto the A694 to the east of the site, the site is located in an unsustainable location, there is no development on the west side of the A694.
Landscape Impact	Incursion into open countryside poorly related to settlement form on prominent sloping site. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	The site adjoins the river Derwent woodlands which have badger setts. Development is likely to result in the loss of badger foraging area. If the site were to be developed then extensive buffer woodland planting against the river would be needed. No other biodiversity issues are known but the site will need a full survey should it come forward for development.
Heritage Impact	The site is large than 1 ha and so the presence and identification of archaeological features will need to be investigated through geophysical survey and evaluation. No designated heritage assets within site or nearby
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow routes recorded on the site. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes down to the north west, and while this may contribute to the visibility of the site in the landscape, and impact design and layout of a scheme on the site, it would be unlikely to prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in an incursion into open countryside which would be poorly related to the settlement

	<p>form on a prominent sloping site. Likely to have some significant residual landscape and visual effects. The site adjoins the river Derwent woodlands which have badger setts. Development is likely to result in the loss of badger foraging area. If the site were to be developed then extensive buffer woodland planting against the river would be needed.</p>
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1/EB/13	
SITE DETAILS	
Site Name	Consett Sewage Treatment (North)
Settlement	Ebchester
Local Plan Monitoring Area	North West
Developable Area	1.62
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the east. The wider character of the area is agricultural land. Sewerage Treatment works are around 300m away from the site which may require suitable amenity mitigation in relation
Relationship to Settlement	There no services within walking distance of the site, however there are good bus services which pass the site.
Highways/ Access Issues	Suitable an access can be achieved onto the A694 to the east of the site, the site is located in an unsustainable location, there is no development on the west side of the A694.
Landscape Impact	Incursion into open countryside poorly related to settlement form on prominent sloping site. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	No known biodiversity impacts other than mature trees and hedgerows. The site would require extensive ecological surveys should it come forward for development.
Heritage Impact	The site is greater than 1 ha and so the presence of archaeological features will need to be investigated through geophysical survey and evaluation. No designated heritage assets within site or nearby
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flows recorded on the site. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes down to the north west, and while this may contribute to the visibility of the site in the landscape, and impact design and layout of a scheme on the site, it would be unlikely to prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in an incursion into open countryside which would be poorly related to the settlement form on a prominent sloping site. Likely to have some significant residual landscape and visual effects.

1/EH/01	
SITE DETAILS	
Site Name	East Hedleyhope
Settlement	East Hedleyhope
Local Plan Monitoring Area	Central
Developable Area	3.56
Estimated Yield	107
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/ES/01	
SITE DETAILS	
Site Name	Land West of Esh
Settlement	Esh
Local Plan Monitoring Area	Central
Developable Area	3.95
Estimated Yield	119
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	School and residential adjacent, together with Esh Hall to the South.
Relationship to Settlement	The site is adjacent to the settlement, however development of the whole site would significantly extend beyond the existing extent of the settlement, especially to the south.
Highways/ Access Issues	At edge of settlement. Would require new footpath link to settlement on same side of road. No vehicular access via Hall Road.
Landscape Impact	Development of the site would require structural landscaping to mitigate visual impact as the site sits high in the landscape with little existing screening present.
Biodiversity Impact	No known issues
Heritage Impact	Impact on the setting of a designated heritage asset, namely Esh Village Conservation Area (8 Listed Buildings including Esh Hall). Likely to have a major negative impact. Site visit and survey required. The site may have impact on wider views. Impact
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding has been recorded on the site which will require further investigation to gauge requirement for mitigation.
Topography	Half of the site is relatively flat, the southern half (away from the road) slopes moderately to the south .
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is outside of the existing settlement and would result in a large expansion into open countryside, in excess of the existing limits to development especially to the south where an approximate line can be observed. Developemnt would result in negative impacts in relation to landscape and the conservation area and key heritage assets. Access is constrained.

1/ES/02	
SITE DETAILS	
Site Name	Land East of Esh
Settlement	Esh
Local Plan Monitoring Area	Central
Developable Area	3.53
Estimated Yield	106
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site adjoins Front St to north (residential opposite side) and open countryside to south and east. Residential to west.
Relationship to Settlement	Would follow the existing building line of the village and sits directly adjacent existing housing
Highways/ Access Issues	Would require footpath link west to community facilities in settlement.
Landscape Impact	<p>There will be some landscape impact in terms of visibility of the site, this will be mainly and possibly only from the east unless structural landscaping is implemented at that end of the development.</p> <p>To the north is housing which would hide the site, to the west housing, to the south is a tree belt which though quite recently planted would serve to significantly reduce views of the development from the south in a short time.</p>
Biodiversity Impact	Minimal impact, possible increased recreational pressure on Deerness Valley LWSs
Heritage Impact	Impact on the setting of a designated heritage asset, namely Esh Village Conservation Area (8 Listed Buildings including Esh Hall). Likely to have a major negative impact. Site visit and survey required. The site may have impact on wider views. Impact
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known issues.
Topography	Site is flat but slopes eastwards
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would be likely to have a major negative impact on the setting of a designated heritage asset, namely Esh Village Conservation Area (8 Listed Buildings including Esh Hall).

1/ES/03	
SITE DETAILS	
Site Name	Land to West of Esh Hall Farm
Settlement	Esh
Local Plan Monitoring Area	Central
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/EW/01	
SITE DETAILS	
Site Name	Rowley Gillots
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	4.10
Estimated Yield	123
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including agriculture and housing.
Relationship to Settlement	The site is beyond the edge of the settlement and is adjacent to countryside on three sides. Appropriate design and layout could ensure that the site has a reasonable relationship to the settlement. However, if Eshwinning is to expand in this direction it
Highways/ Access Issues	There is no suitable highway access to this site. There is a public right of way across the site which would need to be taken into account in the design and layout of any scheme.
Landscape Impact	This site is well contained in relation to broader views. It's development would have some adverse impact on the landscape but this could be mitigated by appropriate structure planting. Some trees within the site are covered by Tree Preservation Orders and these should be retained. Development of the site would result in the loss of high quality grade three agricultural land.
Biodiversity Impact	Briardene Meadow County Wildlife Site is 290metres from the site and connected by a Public Right of Way. The site is also 500 metres from a Great crested Newt Pond. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	There is a record of archaeological finds on this site. Further advice should be sought from the Conservation Team to identify potential impacts and the need for mitigation.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The southern part of site suffers from surface water flooding. Further advice should be sought in relation to potential impacts and the need for mitigating measures like SUDS.
Topography	Site is relatively flat so no constraints in relation to topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	An acceptable highway access to the site, as defined, cannot be achieved. The site is beyond the edge of the settlement and is adjacent to countryside on three sides. Appropriate design and

	<p>layout could ensure that the site has a reasonable relationship to the settlement. However, if Eshwinning is to expand in this direction it would be more appropriate for the whole of this area to the north to be considered more comprehensively.</p>
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1/EW/02	
SITE DETAILS	
Site Name	Newhouse Road
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	0.56
Estimated Yield	17
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0681
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	UNDER CONSTRUCTION

1/HA/01	
SITE DETAILS	
Site Name	Derwent Cote
Settlement	Hamsterley Ebchester
Local Plan Monitoring Area	North West
Developable Area	0.56
Estimated Yield	17
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2008/0490
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete

1/HA/02	
SITE DETAILS	
Site Name	Low Westwood Heap
Settlement	Hamsterley Ebchester
Local Plan Monitoring Area	North West
Developable Area	2.34
Estimated Yield	70
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/HA/03	
SITE DETAILS	
Site Name	Nicholsons Seals Ltd
Settlement	Hamsterley Ebchester
Local Plan Monitoring Area	North West
Developable Area	0.80
Estimated Yield	24
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/HA/04	
SITE DETAILS	
Site Name	Land at Low Westwood
Settlement	Hamsterley Ebchester
Local Plan Monitoring Area	North West
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Woodland runs adjacent the site and a significant section directly adjacent the site has a Tree Preservation Order (TPO) in existence on it.
Relationship to Settlement	Site lies directly adjacent existing urbanised areas and therefore is well related.
Highways/ Access Issues	No suitable access so unsuitable in highways terms.
Landscape Impact	Significant adverse residual impact - May be scope to accommodate limited numbers but potential for adverse impacts on adjacent TPO ancient woodland Thornybrow woods if developed more fully.
Biodiversity Impact	A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	Potential for impact upon the Hamsterley Conservation Area.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site is set down in the landscape and prone to surface water flooding.
Topography	The site is set down in the landscape.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly located in relation to the existing settlement, unsuitable in highways terms and would result in significant adverse landscape impacts. Records show significant surface water flood risk.

1/HA/05	
SITE DETAILS	
Site Name	Derwentcote
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	2.55
Estimated Yield	77
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	site has residential uses on two sides, the Viking Works Industrial estate lies adjacent to the north east corner of the site however residential development has been permitted on the opposite side of industrial estate with tree belt separating the uses.
Relationship to Settlement	Site is well related to existing development and has residential uses adjacent on two sides.
Highways/ Access Issues	No suitable access.
Landscape Impact	Site lies within a Landscape Conservation Priority Area as such development would be expected to have some adverse residual impact. Development on higher ground within the site would be prominent in views from across the Derwent Valley. Impacts could be reduced by restricting development to lower ground (below 105m) and incorporating internal structure planting to assimilate roofscape. NOTE: Any development in the southern 1/3 of site would be assessed as likely to have a significant adverse landscape impact.
Biodiversity Impact	No impact indicated.
Heritage Impact	None indicated.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flooding issues are indicated for the site.
Topography	Land slopes considerably from south to north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is large in context of settlement. Development would need to be in northern area of site to avoid visual landscape impacts from the high ground to the south. The north of the site is near a 'bad neighbour' use (industrial site to the north east). Highways indicate that no satisfactory access is achievable.

1/HA/06	
SITE DETAILS	
Site Name	Land at Hamsterley Park
Settlement	Hamsterley Mill
Local Plan Monitoring Area	North West
Developable Area	7.22
Estimated Yield	217
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/HM/01	
SITE DETAILS	
Site Name	Site at Holmside
Settlement	Holmside
Local Plan Monitoring Area	Central
Developable Area	0.58
Estimated Yield	17
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2012/0062/83957
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for the demolition of a public house and the erection of 10 houses. While the site is detached from a main settlement, it is previously developed land and redevelopment for housing was deemed to be acceptable in amenity and sustainability terms. The site is adjacent to ancient woodland and within a flood risk area however the scheme included mitigation for this.

1/HM/02	
SITE DETAILS	
Site Name	Land near Wardles Bridge Inn
Settlement	Holmside
Local Plan Monitoring Area	Central
Developable Area	3.50
Estimated Yield	105
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

1/IV/01	
SITE DETAILS	
Site Name	Whitehall Farm
Settlement	Iveston
Local Plan Monitoring Area	North West
Developable Area	1.36
Estimated Yield	41
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA344
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/IV/02	
SITE DETAILS	
Site Name	Land East of A691/west of Black Lane
Settlement	Iveston
Local Plan Monitoring Area	North West
Developable Area	1.52
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by countryside other than to the south.
Relationship to Settlement	Site is detached from settlement.
Highways/ Access Issues	No suitable access.
Landscape Impact	Significant adverse impact on landscape due to incursion on countryside.
Biodiversity Impact	No impact identified.
Heritage Impact	None indicated.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None highlighted.
Topography	Relatively flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site encroaches into open countryside to the north of existing village and is too isolated from the existing settlement and would result in a significant adverse landscape impact. Distance to nearest services/facilities is beyond normal walking distance therefore car use would be necessitated for many residents.

1/IV/03	
SITE DETAILS	
Site Name	Land South of Leadgate Industrial Estate
Settlement	Iveston
Local Plan Monitoring Area	North West
Developable Area	0.91
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Industrial estate to north is a 'bad neighbour' use otherwise the site lies in an open countryside location detached from the village itself.
Relationship to Settlement	Detached from settlement in isolated location.
Highways/ Access Issues	No suitable access.
Landscape Impact	Very poor location for housing however well screened so therefore low impact in landscape terms.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	Site undulates gently.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	No Highway access is achievable. Site is in an isolated location detached from the settlement and adjacent a bad neighbour use.

1/IV/04	
SITE DETAILS	
Site Name	Land at Iveston
Settlement	Iveston
Local Plan Monitoring Area	North West
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Rersidential uses surround.
Relationship to Settlement	Site is slightly detached from thwe settlement proper and looks to be tagged onto the western end of the village.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Significant advers residual impact.
Biodiversity Impact	None identified.
Heritage Impact	Potential for impact as land within Conservation Area.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk sources identified.
Topography	Flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is green field land and would create a significant landscape impact if developed. Not well related to the existing village and distant from services and facilities.

1/LA/04	
SITE DETAILS	
Site Name	Crow Hall Farm
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	1.62
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to farmland and to a small housing estate and is close to the A6706. Further advice should be sought relating to potential noise impacts and the potential need for mitigation.
Relationship to Settlement	Development would detract from this attractive area of farmland which, along with the adjoining site 1/LA/16 forms an attractive backdrop to the settlement. The site is also separated from the main part of Lanchester by the busy A691 and would not relate
Highways/ Access Issues	An acceptable highway access cannot be achieved.
Landscape Impact	Development would entail an incursion into attractive open countryside important to the setting of Lanchester and would be likely to have significant, localised but relatively conspicuous, effects on the character of the local landscape. The site contains trees protected by TPO: it is likely that these could be largely retained but would be a design constraint.
Biodiversity Impact	The site is within 1.5km of Burnhope Pond CWS and is connected by a Public Right of Way. Further advice should be sought from the Ecology Team relating to potential impacts and the need for mitigation.
Heritage Impact	Site is within the boundary of the Lanchester Conservation Area Potential major negative impact identified in 2013 assessment. Impact on views out of conservation area and loss of landscape setting around village is an issue. Retention of mature trees
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Parts of the site are in floodzone 2 and floodzone 3A which are at medium to high probability of flooding. Further advice must be sought to establish what parts of the site are developable and any mitigating measures that may be required.
Topography	Site slopes down to south which would emphasise landscape impacts if developed..
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development would detract from this attractive area of farmland which, along with the adjoining site 1/LA/16 forms an attractive backdrop to the settlement. The site is also seperated from the main part of Lanchester by the busy A691 and would not relate well to the existing settlement form. An acceptable highway access to the site also cannot be achieved for this site in isolation.
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1/LA/06a	
SITE DETAILS	
Site Name	Newbiggin Lane (Land Parcel A)
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	1.79
Estimated Yield	54
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing housing on its eastern side only. Newbiggin Lane abuts the site to the south of the site. Farmland is present to the north and west. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on only 1 side (eastern edge) and its development would represent an extension of the settlement westwards.
Highways/ Access Issues	Vehicular Access from existing mature estate (Mount Park Drive, etc.) is complicated due to presence of existing parking areas which would be driven through to gain access to the land. Access from Newbiggin Lane is possible, but this would require the loss of a large number of trees and mature hedgerow plus widening and re-alignment of the lane. This would significantly alter the character and appearance of the area in approaches to the settlement from the west. Poor off-site footway links should be improved if possible. Western and northern parts of the site are distant and have very poor links.
Landscape Impact	Development of this site either as a whole or in part would entail an incursion into attractive open countryside important to the setting of Lanchester and would be likely to have significant effects on the character of the local landscape. This issue was the subject of considerable discussion at a public enquiry.
Biodiversity Impact	Hurbuck Triangle (CWS) is situated 960m from the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is some distance from the boundary of the Lanchester Conservation Area and adjacent to existing modern housing development. No impact on the setting of the conservation area in isolation, but combined with other proposed sites adjacent this could hav
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part (eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout

	and/or incorporation of SuDS), or extent of land sterilised by flood
Topography	The site slopes gently from south to north, however, this would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is deemed unsuitable either as a whole or in part as its development would result in an unacceptable incursion into open countryside on greenfield land with resultant significant landscape and visual harm. To achieve an acceptable vehicular access would involve the loss of trees and mature hedgerow which would cause harm to the character and appearance of the settlement in approaches from the west.

1/LA/07	
SITE DETAILS	
Site Name	Cadger Bank
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	2.71
Estimated Yield	81
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins the settlement and existing housing on its eastern boundary. Open countryside exists to the west and the site abuts the highway (B6296) on its southern side. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Edge of settlement site which is contained on one side (eastern edge). Whilst its development represents an extension into the countryside, it would represent a logical growth area of the settlement.
Highways/ Access Issues	Visibility onto Cadger Bank (B6296) is acceptable, and highway access is achievable. Some improvement to footway links is required. No objection to principle of housing on Highway grounds.
Landscape Impact	A prominent sloping site with mature trees on skyline, which makes an attractive entrance to the village in approaches from the west. The development of the site would require structural landscaping. Despite this mitigation adverse landscape and visual impact will remain.
Biodiversity Impact	The site is 890m from Greenwell Ford Meadow (CWS), connected by PROW and within 500m of a pond with potential for great crested newts. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. Development should not extend into the northern section of the site from an ecological perspective.
Heritage Impact	Development of the site would result in the adverse effect on setting of the SAM of Lanchester Roman Fort and civil settlement (land immediately to west of Cadger Bank). This site was subjected to geophysical survey and produced evidence of intensive Roman
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part of the site (middle of the site) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land ster
Topography	Site slopes quite significantly, and a number TPO trees are present on the northern and western boundary and within the

	site. These would need to be retained, and all these factors would have an influence on the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is considered unsuitable for housing development on archaeological grounds. It is located within close proximity to the designated Scheduled Ancient Monument of Logquivium Fort. Further consideration of the site through the SHLAA review process has concluded that as such it would adversely impact upon the setting of the fort. Furthermore, recent studies have indicated that archaeology relating to the fort is likely to extend into the Cadger Bank site which would be negatively impacted upon should the site be developed.

1/LA/10	
SITE DETAILS	
Site Name	Lynwood House
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	0.69
Estimated Yield	21
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2012/0467/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete.

1/LA/11	
SITE DETAILS	
Site Name	Smallhope Burn
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential, green space and Lanchester Railway path
Relationship to Settlement	The site fits in as a wedge to the existing settlement and has housing on one side and the Lanchester Railway Path on another. It is not accessible with no highways access possible
Highways/ Access Issues	The site is unsuitable as there is no means of access
Landscape Impact	The site is within the conservation area and development would mean the loss of greenspace. It would have a significant adverse impact on the landscape that could not be mitigated
Biodiversity Impact	The site is within 650m of Greenwell Ford Meadow (CWS), connected by PROW. Further advice from ecology team should be sought to determine potential impact of recreational pressure. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. The site is within the conservation area and as one of the few open spaces within the conservation area should be protected
Heritage Impact	No impact specifically identified although the historical setting of Lanchester would suggest further investigation is required
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is at high risk of surface water flooding so a flood assessment is likely to need to be undertaken and SuDS/ flood defences incorporated as appropriate. Considering the sites proximity to FZ3, further testing may be required (e.g. sequential/ exc
Topography	There are no known topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not accessible and as a consequence is not developable. Even if access could be achieved development would result in significant adverse impact on the landscape that could not be mitigated. Proximity to the Conservation Area, County Wildlife Site and floodzone 3 would also need mitigation.

1/LA/12	
SITE DETAILS	
Site Name	Herdsman Close
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	1.09
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00871/OUT
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential and agricultural. The nearby housing is high quality low density.
Relationship to Settlement	The site is on the edge of the settlement and although contained on two sides is visible from the surrounding countryside.
Highways/ Access Issues	Highways have identified that the site can only be developed if 7 The Paddock is demolished and the access for 1/LA/12 is taken through the resulting site.
Landscape Impact	Development would have some adverse impact on landscape designations. Site is within a Landscape Conservation Priority Area. Development of the site would involve incursion beyond the well-vegetated settlement edge into attractive countryside but visually relatively well contained.
Biodiversity Impact	Ecology have identified that the mature tree belt will need to be retained together with a sufficient stand-off to prevent conflict between houses and mature trees.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is no flood risk associated with the site
Topography	The site is basically a flat site on the edge of the settlement
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site has permission for residential development

1/LA/13	
SITE DETAILS	
Site Name	South of Lanchester
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	1.73
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins residential area on one side, farmland on two others and the banks of Smallhope Burn on the other. Adjacent housing is low-density detached houses with gardens.
Relationship to Settlement	The site is greenfield which has never been developed. It is roughly square adjoining residential area on one side, farmland on two others and banks of Smallhope Burn on the other. Adjacent housing is low-density detached houses with gardens. It could be
Highways/ Access Issues	Highways consider the sites suitability for housing as 'conditional'. Ford Road is narrow and the site is on a bend however Highways suggest that access would be possible from Ford road but would involve the loss of roadside trees. There are very poor footway links to the village with no realistic means to improve them. Overall, Highways are opposed to large developments with such poor pedestrian links to the village.
Landscape Impact	Significant adverse impact on landscape designations. Whole site in Area of High Landscape Value. TPOs on southern and western boundary and one within the site. Site is within a Landscape Conservation Priority Area. Significant adverse residual landscape and visual impacts. Development would result in a large incursion into open countryside with attractive views to Greenwell Ford Park.
Biodiversity Impact	Ecology have confirmed that the site includes riparian zone, mature trees and grazed pasture. Due to known presence of otter together with river corridor - a substantial riparian buffer will be required. Mature trees along road edge will also need retaining together with any important bat flight/foraging lines.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site however development is likely to have a minor negative impact on the setting of the Lanchester Conservation Area. Relationship to Smallhope Burn, tree screening etc will be important
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The eastern part of the site should not be developed due to the flood risk and SuDs / flood defences should be incorporated if

	the site were to be developed. Site specific flood assessments are likely to be needed as well as the site is adjacent to FZ3B
Topography	Feature(s) exist which may impact upon layout/design. Site slopes towards the village to the north and towards the burn to the east. this may affect yield. There are veteran trees on the site that would need to be considered
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because development here would lead to significant adverse visual impact and urban sprawl. Access would be difficult and would involve the loss of roadside trees. Ford Road is narrow and there is a lack of footpath access to the settlement. There would also be the loss of land that is considered to be parkland and the loss of veteran trees, some of which are subject to TPOs. As it stands the site forms a visually attractive gateway into Lanchester from the south.

1/LA/14	
SITE DETAILS	
Site Name	Deneside
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agriculture (but separated by trees and hedges) and residential.
Relationship to Settlement	Although the site could be considered edge of settlement it actually makes a logical infill site following the lines of the existing estate
Highways/ Access Issues	Highways consider the site to be suitable for housing. The site is linked by adopted highways with a high degree of on-street parking limiting two-way vehicular movement. The site may be suitable for very low density housing such as for elderly only
Landscape Impact	The site is currently a relatively flat site used as open space on the edge of an estate which is boarded on two sides by trees
Biodiversity Impact	No known issues on site although the site is within 900m of Greenwell Ford Meadow. A detailed layout will need to take into account the proximity to the Ancient Woodland to the East of the site.
Heritage Impact	There is no known impact on heritage issues
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1687
Pollution Issues	None Identified
Flood Risk	No flood issues on site - there is an overland flow route along one side of the site but should not affect it
Topography	The site is on a corner. It slopes gently to the north and down to the east. There are no physical constraints on the site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has been deemed unsuitable on the basis that it is identified in the OSNA as park/play space, of which there is a under provision in Lanchester. The site is currently used as informal open space with a small amount of play eqyuiement on site. Access would be possible although the estate in which the site sits has a high degree of on-street parking which restricts two-way movement, therefore only low density development would be considered in highways terms. The site is well contained within the built environment and has no other significant constraints.

1/LA/15	
SITE DETAILS	
Site Name	Brockwell Farm
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	2.60
Estimated Yield	78
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/LA/16	
SITE DETAILS	
Site Name	Land East of A691 Lanchester
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	3.95
Estimated Yield	119
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to farmland and to a small amount of housing, along with the busy A6706. Further advice should be sought relating to potential noise impacts and the potential need for mitigation.
Relationship to Settlement	Development would detract from this attractive area of farmland which forms an attractive backdrop to the settlement. The site is also separated from the main part of Lanchester by the busy A691.
Highways/ Access Issues	Highway access can be achieved from the A691, to the south of the Front Street junction opposite. Significant off-site engineering work and a change of speed limit would be required through the village.
Landscape Impact	Development would entail an incursion into attractive open countryside important to the setting of Lanchester and would be likely to have significant, localised but relatively conspicuous, effects on the character of the local landscape. The site contains trees protected by TPO: it is likely that these could be largely retained but would be a design constraint.
Biodiversity Impact	The site is within 1.5km of Burnhope Pond CWS and is connected by a Public Right of Way. Further advice should be sought from the Ecology Team relating to potential impacts and the need for mitigation.
Heritage Impact	Development of this site would have a major negative impact on the Lanchester Conservation Area. Open views across countryside contribute positively to setting. The applicant has submitted a draft layout which includes an intrusive highway linking sites
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A narrow strip of land adjacent to the road is in flood zone 2 and is at risk of surface water flooding. Further advice should be sought in relation to potential impacts and any appropriate mitigation, like SUDS.
Topography	Site slopes significantly away from the road and this may affect build costs, layout and the potential housing yield.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Development of this site would result in significant adverse landscape impact on a sloping area of farmland, which creates a significant and attractive backdrop to the settlement. This could not be mitigated by planting. It is also separated from the main part of Lanchester by the busy A691. Whilst access is achievable significant off-site engineering work would be required. The site has therefore been classified as unsuitable based on the technical constraints associated with the site. Site owner has linked development of this site with 1/LA/04.

1/LA/17	
SITE DETAILS	
Site Name	Lanchester Sixth Form College
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	1.00
Estimated Yield	30
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture, residential, green space, leisure and woodland
Relationship to Settlement	The site is contained within the settlement although the village can be seen as being split in two by the A691
Highways/ Access Issues	Highways consider the site to be 'conditional' in terms of development for housing. They say that access is across an area of village green and along a narrow private access road, Junction improvement and widening would affect the village green and require the removal of a large number of trees and other vegetation
Landscape Impact	The site is PDL but development would have an adverse impact. There are mature trees on site which it is assumed will be retained and accommodated. The site is AHLV and in a conservation area. Access to the site is narrow and may restrict development. Alteration of the entrance would have a visual impact
Biodiversity Impact	The site is adjacent to Dearney Wood - ancient woodland. There would need to be a 20m buffer of native tree planting between the site and the woodland. There are also mature trees on site. There is also the possibility of a bat roost and this would need to be clarified
Heritage Impact	The merits of the existing building will need to be assessed. The site is within the conservation area so a higher quality of design is likely to be required.
Open Space Issues	Approximately a quarter of the site is designated as Education Space, OSNA ID:OSNA2912.
Pollution Issues	None Identified
Flood Risk	There is an overland flow route across the site and some surface water issues. The site is near to FZ3A.
Topography	The site slopes up to the north through a narrow access road. The site is terraced with one level being the existing building, the next the carpark and the final level tennis courts. It is likely that most of the top terrace would be removed from developm
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is PDL - including school buildings, car park and tennis courts. However the site is within an AHLV and the Lanchester Conservation Area. The merits of the existing building will need to be assessed. Approximately a quarter of the site is identified as Education Open Space in the County Durham Open Space Needs Assessment. It is adjacent to ancient woodland and has mature trees on site. Development of the site would require a 20m buffer of native tree planting between the site and the woodland. The access road is narrow and may restrict the density of any housing. Junction improvement and widening would affect the village green and require the removal of a large number of trees and other vegetation. The site is also separated from the main village centre by the A691. Low density housing may be acceptable for the site. The site is however unsuitable at this current time.
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1/LA/18	
SITE DETAILS	
Site Name	Land at Peth Bank
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	8.66
Estimated Yield	260
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes, and abuts housing on its western side. A strip of woodland alongside Peth Bank is on its northern boundary, with Peth Burn/Manorhouse Gill on its eastern boundary. In view of adjacent land uses no amen
Relationship to Settlement	Edge of settlement site which is adjacent to housing on its western boundary. Site is currently farmland and represents a significant land parcel which could accommodate a large number of dwellings. If developed, it would lead to a substantial increase in
Highways/ Access Issues	Highways have confirmed that the site is unsuitable. The bank itself is steep. Based on signing and road levels, it appears seems to vary between 1:5 and 1:10. The maximum recommended gradient for disabled access is 1:12. The footway connections to Lanchester are poor to non-existent and the carriageway width on Peth Bank is substandard for much of its length. In addition, the boundary does not abut the highway, so there is no means of access to this site. The field is segregated from the highway by a 15m belt of mature trees/bushes, etc.
Landscape Impact	The development of this site would require structural landscaping. Despite this form of mitigation significant adverse visual and landscape impact would accrue. This is because the site entirely lies within AHLV and development would be very prominent in views from across the Browney Valley. It is suggested that impacts could be reduced by incorporating internal structure planting to assimilate roof-scape and phasing development.
Biodiversity Impact	A detailed layout will need to take into account the proximity to the Ancient Woodland to the East of the site. Burnhope Pond (CWS) is situated 1.2km from the site, and a pond with potential for great crested newts is within 500m of the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated

	<p>further through desk based research and subsequent investigation as necessary.</p> <p>Site is adjacent to the boundary of</p>
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2227
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No significant issues. A small part (north eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by
Topography	Site slopes significantly from north to south, which will impact upon layout/design of development on the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is a highly prominent and its development would result in a significant adverse landscape and visual impact. Highways access is not achievable. Development would comprise urban sprawl and the scale of development would be inconsistent with the role/function of Lanchester. The site also has ecological and Conservation Area constraints. On this basis the site has been deemed unsuitable.

1/LA/20	
SITE DETAILS	
Site Name	Land at Ford Road
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	3.14
Estimated Yield	94
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

1/LA/21	
SITE DETAILS	
Site Name	Land east of Ford Road
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	3.20
Estimated Yield	96
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

1/LA/22	
SITE DETAILS	
Site Name	Land at Greencroft Estates, Fen Hall
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	4.99
Estimated Yield	150
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Yes
Relationship to Settlement	Prominant site. Incursion into attractive and historic landscape - poorly related to the existing settlement form.
Highways/ Access Issues	Conditional. A road widening scheme incorporating a protected right turn would be required on Howden Banks to enable access to the site, removal of mature trees needed.
Landscape Impact	Development would result in an incursion into attractive and historic landscape (AHLV, Greencroft Park: Parks & Gardens of Local Interest). The site is poorly related to the existing settlement form entailing sprawling development running away from Lanchester up Maiden Law Bank to coalesce with housing of former Maiden Law Isolation Hospital. Likely to have significant adverse landscape effects.
Biodiversity Impact	Usual ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	Grade II listed Fenhall Lodge, piers and walls are adjacent to the site. Lanchester Conservation Area lies to the south. The impact on the setting of the designated heritage assets should be a primary consideration of any application. Incursion into at
Open Space Issues	None
Pollution Issues	None Identified
Flood Risk	No significant issues. Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised b
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would encroach into an attractive and historic landscape, resulting in significant adverse landscape impacts. The site is poorly related to the existing settlement form, entailing sprawling development and coalescence between Lanchester and former Maiden Law Hospital site. Highways access would only be achievable following removal of mature trees and incorporation of a protected right turn on Howden Bank.

1/LG/01	
SITE DETAILS	
Site Name	Durham Road North
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	1.56
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential and agricultural uses to site edges - it is not considered that there would be any amenity concerns for residential development.
Relationship to Settlement	The site is located on the edge of the settlement. It is separated from the existing development by a strip of amenity land and car park which would have a severing effect and make it difficult to intergrate new with old. This would be compounded by the
Highways/ Access Issues	Conditional access can be achieved onto the public highway Dunelm Walk and Dunelm Close however this would require the acquisition of the 3rd party land, see SHLAA site comments for site 1/LG/02.
Landscape Impact	Incusrion into open countryside on a prominent elevated site. Likely to have some locally significant landscape effects. Would require robust structural landscaping to eastern boundary which would imporved existing open settlement edge.
Biodiversity Impact	No known biodiversity interest
Heritage Impact	This site is larger than 1 ha and so the presenc and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation. Grade II listed St Ives Church is approx 300m northeast of the site. The church is w
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2337
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding recorded on the site - further investigations required to determine need for mitigation.
Topography	Site slopes down to the south which compounds poor linkages through to existing development. This would need to be addressed within any design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of the settlement and within reasonable proximity to some local services. It is however separated from the existing development by a strip of amenity land and car park, which would have a severing effect and

	<p>make it difficult to intergrate into the settlement framework. This would be compounded by the level changes. Highway access is dependent on acquisition of third party land and as such the site is regarded as unsuitable in SHLAA terms.</p>
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1/LG/02	
SITE DETAILS	
Site Name	Durham Road South
Settlement	Consett
Local Plan Monitoring Area	North West
Developable Area	2.83
Estimated Yield	85
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential and agricultural uses to site edges - it is not considered that there would be any amenity concerns for residential development.
Relationship to Settlement	The site is quite poorly linked to existing development and it would be difficult to intergrate into the settlement framework. This would be compounded by the level changes.
Highways/ Access Issues	Conditional access can be achieved onto the public highway Dunelm Walk however widening works and junction improvements onto the B6309 would be required also the site is a steep and sloping so the highways would have to be built to adoption standards.
Landscape Impact	Incusion into open countryside on a prominent elevated site. Likely to have some locally significant landscape effects. Would require robust structural landscaping to eastern and northern boundary.
Biodiversity Impact	No known biodiversity interest
Heritage Impact	This site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation. Grade II listed St Ives Church is approx 300m northeast of the site. The church is
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3053
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding recorded on the site - further investigations required to determine need for mitigation.
Topography	Site slopes down to the south which compounds poor linkages through to existing development. This would need to be addressed within any design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of Leadgate settlement and within reasonable proximity to some local services. It is however quite poorly linked to existing development and it would be difficult to intergrate into the settlement framework.

	This would be compounded by the level changes. Highway access is dependent on acquisition of third party land and as such the site is regarded as unsuitable in SHLAA terms.
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1/ME/01	
SITE DETAILS	
Site Name	Grange Cottage
Settlement	Medomsley Edge
Local Plan Monitoring Area	North West
Developable Area	1.64
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grazing land predominantly surrounded by agricultural land with a church and grounds to the east of the site and residential to the south. There is a public footpath down one side of the site which would need protecting and a telegr
Relationship to Settlement	The site is located on the edge of the settlement and is not well related to the existing form.
Highways/ Access Issues	Site is lower than adjacent highway, access will require significant engineering works and will result in loss of trees. Potential for access onto C132, West Lane but junction improvements required.
Landscape Impact	The development of this site would result in some residual adverse impact. It would be incursion into open countryside with loss of open aspect along North View/Rothley.
Biodiversity Impact	The site is 560m from Broomhill Dene (CWS) so there may increase levels of local recreational pressure. A full ecology survey would be required on the site to determine if there are any important species.
Heritage Impact	The site is in the setting of the grade I listed Church of St Mary and Grade II listed gates to churchyard, and Medomsley Conservation Area. The churchyard is well screened by mature vegetation, but views in and out of the conservation area would be affec
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1269
Pollution Issues	None Identified
Flood Risk	The site has some surface water flooding issues. Vegetation on the site would suggest that the ground is naturally marshy in this area. Further investigation required by proposer to determine mitigation measures required.
Topography	The site is relatively flat /gently undulating. No obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in incursion into the open countryside. There would be landscape, coalescence and

	heritage impacts if the site were to be developed. Highways access to the site will also require significant engineering.
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1/ME/03	
SITE DETAILS	
Site Name	South of Hunters Close
Settlement	Medomsley Edge
Local Plan Monitoring Area	North West
Developable Area	8.11
Estimated Yield	243
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north and west. The wider character of the area is woodland, agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated. There is a
Relationship to Settlement	Development of the site would result in an incursion into the countryside. Issues with coalescence, scale and form of site. It's development represents a significant extension to the south east of the village.
Highways/ Access Issues	The site does not abut a public highway and may require engineering works and gaining access rights across public land.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts. It would constitute a large incursion into attractive countryside and is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area. The site is likely to be visible from some distance.
Biodiversity Impact	The site is considered to host Great Crested Newts and as such further advice should be sought from the Ecology Team as to whether mitigation can be achieved or not. The site is also 380m from Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	The site is within the setting of Medomsley Conservation Area. Issue with merging Medomsley into Medomsley Edge which has already expanded significantly to SW of historic village. Village was defined historically by railway line, this would expand settlement
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1931
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is relatively flat, sloping gently to the SE. No obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development would result in significant adverse residual landscape and visual impacts. Development would also constitute a large incursion into attractive countryside which would be poorly related to the settlement form and scale. There are concerns in relation to access as the site does not abut a public highway and may require engineering works and gaining access rights across public land. There are significant ecological concerns (GCNs) impacting on the site.
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1/ME/03a	
SITE DETAILS	
Site Name	South of Hunters Close (a)
Settlement	Medomsley Edge
Local Plan Monitoring Area	North West
Developable Area	8.11
Estimated Yield	243
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north and west. The wider character of the area is woodland, agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated. There is a
Relationship to Settlement	Development of the site would result in an incursion into the countryside. Issues with coalescence, scale and form of site. It's development represents a significant extension to the south east of the village.
Highways/ Access Issues	Site does not abut public highway. Access may be possible however subject to engineering works and gaining access rights across public land.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts. It would constitute a large incursion into attractive countryside and is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area. The site is likely to be visible from some distance.
Biodiversity Impact	The site is considered to host Great Crested Newts and as such further advice should be sought from the Ecology Team as to whether mitigation can be achieved or not. The site is also 380m from Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.
Heritage Impact	The site is within the setting of Medomsley Conservation Area. Issue with merging Medomsley into Medomsley Edge which has already expanded significantly to SW of historic village. Village was defined historically by railway line, this would expand settlement
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is relatively flat, sloping gently to the SE. No obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impacts. Further concerns focus on the relationship of the site to the settlement form, whereby development would result in a significant encroachment into attractive open countryside out of keeping with the scale of the settlement potentially harmful in relation to the setting of the conservation area. There are significant ecological concerns (GCNs) impacting on the site, while highways note concerns in relation to access arrangements.

1/ME/04	
SITE DETAILS	
Site Name	South of Medomsley
Settlement	Medomsley Edge
Local Plan Monitoring Area	North West
Developable Area	3.23
Estimated Yield	97
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north west. The wider character of the area is woodland, agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Development of the site would result in an incursion into the countryside. Issues with coalescence, scale and form of site. It's development represents a significant extension to the south east of the village.
Highways/ Access Issues	Site does not abut public highway, no means of access.
Landscape Impact	Development of the site would have a significant residual designation, landscape and visual impact. It would constitute a large incursion into attractive countryside and is poorly related to the settlement form. The site is also within a Landscape Conservation Priority Area. The site is likely to be visible from some distance.
Biodiversity Impact	The site is 550m from Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is within the setting of Medomsley Conservation Area. Issue with merging Medomsley into Medomsley Edge which has already expanded significantly to SW of historic village. Village was defined historically by railway line, this would expand settlement
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1931
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some minor surface water flow issues on the southern edge of the site. Further investigation required by proposer to determine mitigation measures required.
Topography	The site is relatively flat, sloping gently to the east. No obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Site is unachievable in terms of highways access. Development of the site would have a significant impact in landscape, visual and heritage terms. It would constitute an incursion into attractive countryside and is poorly related to the settlement form and scale.

1/ME/05	
SITE DETAILS	
Site Name	High Bradley Farm
Settlement	Medomsley Edge
Local Plan Monitoring Area	North West
Developable Area	16.21
Estimated Yield	486
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/ME/06	
SITE DETAILS	
Site Name	Land to the South of Medomsley Cross Roads
Settlement	Medomsley
Local Plan Monitoring Area	North West
Developable Area	3.32
Estimated Yield	100
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Isolated site in open countryside location. Poorly related to settlement form on prominent elevated sloping site. Likely to have some significant residual landscape and visual effects.

1/ME/07	
SITE DETAILS	
Site Name	Manor House Care Home
Settlement	Medomsley
Local Plan Monitoring Area	North West
Developable Area	1.52
Estimated Yield	46
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03553/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Commitment

1/ML/01	
SITE DETAILS	
Site Name	Maiden Law
Settlement	Maiden Law
Local Plan Monitoring Area	Central
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like housing, agricultural land and a farm.
Relationship to Settlement	This settlement is extremely small and lacks basic facilities and services. The site would represent a significant extension to the settlement into adjacent countryside relative to its size.
Highways/ Access Issues	Highway access can be achieved from Edge Lane. Footway links from the main settlement would also need to be improved.
Landscape Impact	Development of this site is likely to detract significantly from the broader landscape which is of high landscape value.
Biodiversity Impact	The site is within 1km from Greencroft and Langley Moor SSSI and is connected by a PROW. There are also Great Crested Newts within the vicinity of the site. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The eastern part of the site is at risk of surface water flooding. Further advice should be sought about potential impacts and any appropriate mitigation, like SUDS
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unsuitable for housing development. This settlement is extremely small and lacks basic facilities and services. The site would represent a significant extension to the settlement into adjacent countryside relative to its size. Development of this site is likely to detract significantly from the broader landscape which is of high landscape value.

1/ML/02	
SITE DETAILS	
Site Name	Land to the West of Lanchester Road
Settlement	Maiden Law
Local Plan Monitoring Area	Central
Developable Area	1.54
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has agricultural uses to three sides and residential the length of the eastern edge and therefore adjacent to compatible uses.
Relationship to Settlement	The site is edge of settlement however this is a very small village with little in the way of services and facilities.
Highways/ Access Issues	Conditional access can be achieved onto The Crescent however the access junction onto the A6076 via The Crescent would require potential highway improvement works which would require the removal of a mature tree and existing single drive access accommodation works.
Landscape Impact	Incursion into attractive open countryside in prominent elevated location in small hill-top dene. Would be seen in visual association with existing buildings. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	The field has a water course running across it and wet pasture in places. Full ecological surveys will be needed before deciding on the level of biodiversity impact.
Heritage Impact	Close to Greencroft park of local interest but would have no impact upon it. The site is larger than 1 ha so the presence and extent of archaeological features would need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are overland flows identified on the site which would need to be addressed through the design of SuDS on site.
Topography	The site slopes to the south however this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unsuitable for housing development. This settlement is extremely small and lacks basic facilities and services. The site would represent a significant extension to the

	<p>settlement into adjacent countryside relative to its size. This would result in an incursion into attractive open countryside in a prominent elevated location in a small hill-top dene and is likely to have some significant residual landscape and visual effects. Highways access would be conditional as highway improvements would be required to the junction from The Crescent. The field has a water course running across it and wet pasture in places. Full ecological surveys will be needed before deciding on the level of biodiversity impact. Long term issues identified with sewage treatment works capacity beyond 2025. For these reasons the site has been deemed unsuitable.</p>
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1/RD/01	
SITE DETAILS	
Site Name	Waskerley Quarry
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	1.93
Estimated Yield	58
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/02	
SITE DETAILS	
Site Name	Hollinside Hall
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	0.75
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/03	
SITE DETAILS	
Site Name	Land at Lanchester Valley Walk
Settlement	Lanchester
Local Plan Monitoring Area	Central
Developable Area	2.21
Estimated Yield	66
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/04	
SITE DETAILS	
Site Name	Headleyhill Lane
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	20.85
Estimated Yield	626
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/05	
SITE DETAILS	
Site Name	Maiden Law Hospital
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	3.95
Estimated Yield	119
Land Typology	Both 50/50
Ownership	Other public body
SITE HISTORY	
Current Planning Status	OUT
App No	CMA/1/61
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3130
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has outline planning permission.

1/RD/08	
SITE DETAILS	
Site Name	Ushaw College
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	3.50
Estimated Yield	105
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/09	
SITE DETAILS	
Site Name	Ushaw Farm
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.53
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/10	
SITE DETAILS	
Site Name	Ushaw Park
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	19.66
Estimated Yield	590
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/12	
SITE DETAILS	
Site Name	The Firs
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	0.61
Estimated Yield	18
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/13	
SITE DETAILS	
Site Name	Raven Hotel
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/00355/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has previously had planning permission for the erection of 8 houses. While the site is detached from a main settlement, it is previously developed land and redevelopment for housing was deemed acceptable subject to a high quality design solution to lessen the impact of development in this location. This consent has subsequently lapsed. The suitability outcome has been revised in accordance with the SHLAA methodology given the site is detached from any settlement.

1/RD/14	
SITE DETAILS	
Site Name	Broomhill Tip
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	0.52
Estimated Yield	16
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/15	
SITE DETAILS	
Site Name	Allendale Cottages
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	3.08
Estimated Yield	92
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/16	
SITE DETAILS	
Site Name	Byermoor Colliery
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	8.75
Estimated Yield	263
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/17	
SITE DETAILS	
Site Name	Causey Road
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	11.14
Estimated Yield	334
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/18	
SITE DETAILS	
Site Name	Ushaw College, Hilltop Street
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	3.76
Estimated Yield	113
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock/grazing, with an existing farm to the east of the site, and housing situated to the north of the site. Beyond that the site is surrounded by open countryside. In view of adjacent land uses no amenity issues woul
Relationship to Settlement	Site comprises a long, thin land parcel located to the south of the settlement. It is bound on the north side by an existing road (East Clere) and a farmstead to the east and public house to the south of the site. Site protrudes into open countryside to
Highways/ Access Issues	Very steep site. No suitable vehicular access into the site or realistic means to construct adoptable internal road system.
Landscape Impact	The development of this site would require structural landscaping as part of any development. Despite this form of mitigation, significant adverse visual impact on the landscape would occur, and this would exacerbated on account it is a highly prominent steeply sloping site.
Biodiversity Impact	Langley Park Heath (CWS) is located within 500m of the site, and connected by PROW. The site is also located within 500m of a pond with potential for great-crested newts. Further ecological assessment required to establish potential mitigation that may be necessary as a consequence of increased recreational impacts and habitat/species disturbance.
Heritage Impact	The site is over 1ha in size so an archaeological assessment would need to accompany any future planning application.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	Site slopes very steeply from south to north, and it is considered that this would pose a significant barrier/constraint to the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The development of this site would result in a significant adverse visual and landscape impact (despite mitigation). The site slopes steeply and it would not be possible to achieve a vehicular access and internal road layout.
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1/RD/19	
SITE DETAILS	
Site Name	Hilltop Green Ushaw College
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	0.68
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/20	
SITE DETAILS	
Site Name	Ushaw College, College Road
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	2.15
Estimated Yield	65
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/RD/21	
SITE DETAILS	
Site Name	Land at Broomhill Farm
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	1.69
Estimated Yield	51
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/SA/01	
SITE DETAILS	
Site Name	South of Satley
Settlement	Satley
Local Plan Monitoring Area	Central
Developable Area	1.34
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/SA/02	
SITE DETAILS	
Site Name	Satley School
Settlement	Satley
Local Plan Monitoring Area	Central
Developable Area	0.44
Estimated Yield	13
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatatable uses, like housing, agricultural fields and tree planting.
Relationship to Settlement	This site is relatively large in relation to the size of this very small settlement and would constitute more than 'infill development'. The extends beyond the built up area of the settlement and into open countryside. However, these issues are offset by t
Highways/ Access Issues	Conditional upon improved access from Glebeside.
Landscape Impact	Development would have some adverse impact on the landscape. However, the site is well contained in long distance views and this could be mitigated by appropriate landscaping. Existing tree planting within the site may need to be retained and further advice should be sought.
Biodiversity Impact	No known issues
Heritage Impact	Heritage have identified that the site is within the Satley Conservation Area and development of the site is likely to impact on the setting of a designated heritage asset. Potentially, Satley House (the former vicarage) and St Cuthbert's Church nearby to
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is liable to surface water flooding. Further advice should be sought to identify any potential impacts and the need for mitigation.
Topography	Relatively flat site so no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is well located within the settlement and has previously benefited from a Planning permission for 12 units, which has now expired.

1/SA/04	
SITE DETAILS	
Site Name	Steeley Farm
Settlement	Satley
Local Plan Monitoring Area	Central
Developable Area	0.36
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/ST/02	
SITE DETAILS	
Site Name	South Causey
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	6.84
Estimated Yield	205
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Mostly compatible with adjacent uses. Amenity Mitigation Issues: Development of site would incur loss of fishing lakes which may have recreational/amenity/economic value
Relationship to Settlement	Site is poorly located in terms of relationship to settlement and level of containment and in terms of access to facilities.
Highways/ Access Issues	Inadequate footpath links south to community facilities and main settlement. Rural highway alignment north of Badgers Wood not compatible with serving residential development of this potential scale.
Landscape Impact	Currently contains fishing lakes and greenfield land. Small portion of site (north) is within a designated area of high landscape value as allocated in the LP.
Biodiversity Impact	Further investigation by proposer required. Within 1km of Tanfield Lea Marsh LNR and LWS and Hellhole Wood LWS. Development of site would also result in the loss of fishing lakes which may have some biodiversity value.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water - further investigation by proposer to determine requirement of any mitigation measures.
Topography	Undulating site however no physical impediment to development in topographic terms
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly located in terms of relationship to settlement and level of containment and in terms of access to facilities. Development would impinge on area of high quality landscape.

1/ST/03	
SITE DETAILS	
Site Name	Shield Row
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	6.51
Estimated Yield	195
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No amenity concerns
Relationship to Settlement	Site adjacent to existing settlement on the east and surrounded by open space south and west with tree barrier to the north
Highways/ Access Issues	Access is not achievable without significant mitigation.
Landscape Impact	Peripheral planting required or buffer zone between development and footpath / playing field - Some existing planting should be kept
Biodiversity Impact	None Identified
Heritage Impact	Further investigation by proposer required in relation to former colliery use. The site contains reclaimed land of the former Beamish Mary Colliery, and a field in the north is reclaimed pasture which was formerly occupied by the Beamish Colliery coke ove
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2539
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water across the north corner of the site and overland flow route across the northern boundary. Further investigation by proposer to determine requirement of any mitigation measures.
Topography	Features exist which may impact on layout/design - site slopes down to the north
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Large site on the edge of the settlement with relatively poor connections to main services. Access is not achievable without significant mitigation.

1/ST/04	
SITE DETAILS	
Site Name	Beamish Mary Pit
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	3.75
Estimated Yield	113
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some issues regarding compatibility in relation to sensitive/high quality landscapes adjacent to site. Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Significant access issues
Landscape Impact	Significant adverse impacts - need to retain woodland on site.
Biodiversity Impact	Further investigation by applicant required. Hellhole wood LWS within 1km
Heritage Impact	The site contains reclaimed land of the former Beamish Mary Colliery, and a field in the north is reclaimed pasture which was formerly occupied by the Beamish Colliery coke ovens and the northern boundary of the site follows a public bridleway following t
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA3159
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Steeply sloping sides
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site presents significant issues in landscape terms and is not considered suitable for development (existing landscaping and visibility issues). The site is poorly related in terms of containment within the settlement envelope and for accessibility purposes.

1/ST/05	
SITE DETAILS	
Site Name	View Wood
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.99
Estimated Yield	90
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some issues regarding compatibility in relation to sensitive/high quality landscapes adjacent to site. Amenity Mitigation Issues: None identified
Relationship to Settlement	Poorly related to built up area of settlement
Highways/ Access Issues	Site could be accessible but there is a level difference from highway and site slopes significantly making this problematic.
Landscape Impact	Significant adverse landscape impacts - need to retain woodland on site
Biodiversity Impact	Further investigation by proposer required. Hellhole wood LWS within 1km
Heritage Impact	The site contains reclaimed land of the former Beamish Mary Colliery, and a field in the north is reclaimed pasture which was formerly occupied by the Beamish Colliery coke ovens and the northern boundary of the site follows a public bridleway following t
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA3159
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Sloping site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site presents significant issues in landscape terms and is poorly related to the settlement.

1/ST/08	
SITE DETAILS	
Site Name	Sunny Terrace
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.59
Estimated Yield	18
Land Typology	Mostly Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues subject to usual privacy separation distances
Relationship to Settlement	Site is well contained within existing built up area however topography may impinge on opportunities to create a well integrated scheme.
Highways/ Access Issues	Unsuitable in highways access terms.
Landscape Impact	Neutral impact in landscape terms.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1131
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Steep slope down to North likely to impact on design and layout
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is inaccessible in highway terms. The site is within multiple ownership containing allotments and multiple private gardens and garage buildings. The loss of allotment land could be accepted as there is a good supply in the ward however mitigation would be required to compensate for the loss.

1/ST/10	
SITE DETAILS	
Site Name	South of Oxhill Farm
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.75
Estimated Yield	53
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Urban residential areas surround site.
Relationship to Settlement	Site is well related to Stanley.
Highways/ Access Issues	Access to site is acceptable.
Landscape Impact	Within urban area no impact identified.
Biodiversity Impact	No impact identified.
Heritage Impact	No impact indicated.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1881
Pollution Issues	None Identified
Flood Risk	None indicated.
Topography	Flat site within residential area.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is partly previously developed land. The site has been redrawn to remove the outdoor sport space from the SHLAA area. As such there are no conflicts with the Open Space Needs Assessment. The site has been joined to an adjacent SHLAA site (1/ST/22) to create a more coherent development site.

1/ST/11a	
SITE DETAILS	
Site Name	East Stanley - North
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	7.12
Estimated Yield	214
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjacent uses.
Relationship to Settlement	The site is poorly related to the existing built up area with limited opportunities to link this site to existing access routes.
Highways/ Access Issues	Site is unsuitable in highways terms. Sustainability issues. Poor pedestrian links to Stanley town centre. Any development would require improved pedestrian links to Acton Dene, Brentwood Court, etc. New roundabout junction at A693/C126 junction. Major engineering works.
Landscape Impact	In terms of landscape and visual impacts development would have significant impacts upon prominent hilltop and hillside and reduce separation between Stanley and No Place.
Biodiversity Impact	No known issues
Heritage Impact	Iron age rectilinear enclosure and post medieval colliery. Further archaeological evaluation will be required of the site promoter should the site be the subject of a future development proposal.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding recorded on site - further investigation by proposer to determine requirement of any mitigation measures.
Topography	Site slopes down to the South - empahsises landscape impacts however no physical impediment to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly located in terms of its relationship to settlement, degree of containment and access to facilities. Development would represent a significant encroachment into the surrounding countryside. Access is unsuitable. Significant adverse residual landscape impacts would be observable, especially on the northern-most portion of the site.

1/ST/11b	
SITE DETAILS	
Site Name	East Stanley - Central
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	3.18
Estimated Yield	95
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues
Relationship to Settlement	The site adjoins the existing built up area to the North and while there would be encroachment into surrounding countryside it may be possible to mitigate for this through appropriate screening at the edges of the site.
Highways/ Access Issues	Site is unsuitable in highways terms. Sustainability issues. Site can only be accessed via site 1/ST/11a. Poor pedestrian links to Stanley town centre. Any development would require improved pedestrian links to Acton Dene, Brentwood Court, etc. New roundabout junction at A693/C126 junction. Major engineering works.
Landscape Impact	Some adverse residual landscape landscape and visual impacts. Relatively prominent sloping site but visually associated with existing urban form.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route - further investigation by proposer to determine requirement of any mitigation measures.
Topography	The site slopes down to the South - no physical impediment to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would represent encroachment into the surrounding countryside resulting in some adverse residual landscape impacts. This may be mitigated by enhancing the screening along the exposed edges of the site helping to

	<p>intergrate the site into the built up area. Access is unsuitable in highways terms and reliant upon development of adjacent amber site.</p>
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1/ST/11c	
SITE DETAILS	
Site Name	East Stanley - South
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.24
Estimated Yield	67
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly located in terms of its relationship to settlement, degree of containment and access to facilities. Development would represent a significant encroachment into the surrounding countryside. Highway access would not be achievable unless the site were developed alongside adjacent sites. Landscape impacts would be significant adverse if developed in isolation.

1/ST/13	
SITE DETAILS	
Site Name	Stanley Court
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.67
Estimated Yield	20
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0677
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is reasonably well located in terms of access to town centre and facilities. Contained within the settlement. Surrounded by housing. Designated in the OSNA as amenity open space but there is a surplus in quantity terms of such open space in this ward - compensation for this loss could help to improve the quality of open space in the area.

1/ST/15a	
SITE DETAILS	
Site Name	Humber Hill
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0641
SITE ASSESSMENT	
Adjacent Uses	No amenity issues identified
Relationship to Settlement	Contained within settlement
Highways/ Access Issues	Moderate highway improvements required.
Landscape Impact	Already developed
Biodiversity Impact	None Identified
Heritage Impact	Further archaeological survey may be required as the site is a former post medieval colliery. No designated heritage assets on site or nearby
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is developed.

1/ST/15b	
SITE DETAILS	
Site Name	Humber Hill
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.88
Estimated Yield	56
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses- housing Amenity Mitigation Issues: None identified
Relationship to Settlement	Current green space contained within settlement
Highways/ Access Issues	Moderate highway improvements required.
Landscape Impact	Urban site. Loss of large but under-used informal greenspace.
Biodiversity Impact	None Identified
Heritage Impact	Further archaeological survey may be required as the site is a former post medieval colliery. No designated heritage assets on site or nearby
Open Space Issues	Amenity Green Space, OSNA ID:OSNA596
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is well located in terms of access to town centre however it is designated in the OSNA as amenity open space.

1/ST/17	
SITE DETAILS	
Site Name	Bracken Close
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.25
Estimated Yield	68
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Main Sustrans route to North - potential for amenity conflicts
Relationship to Settlement	Site is outside of built up settlement area encroaching into open countryside.
Highways/ Access Issues	Possible but not easy access to site
Landscape Impact	Compatibility concerns in relation to sensitive landscape uses to east.
Biodiversity Impact	Further investigation by proposer required. Barn Hill Heath LWS. Harperley and Pea Woods LWS nearby
Heritage Impact	None identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2867
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Further investigation by proposer to determine requirement of any mitigation measures. Some surface water flood risk exists. May be mitigated by incorporation of SuDS / layout of site.
Topography	Slopes down to North however unlikely to impeded upon development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is outside of built up settlement area encroaching into open countryside. The site is designated as semi-natural greenspace in OSNA - the eastern part of the site forming part of a community woodland and open space area.

1/ST/18	
SITE DETAILS	
Site Name	Pea Road
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.77
Estimated Yield	83
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses- housing. farming Amenity Mitigation Issues: Further investigation by proposer required because of the possibility of noise due to proximity to A693
Relationship to Settlement	Site contained by housing on two sides with green space and allotments on the other two sides. Easy access to town centre and school
Highways/ Access Issues	Highway access is not possible due to junction improvements required at South Moor Traffic Lights.
Landscape Impact	Some adverse residual impact - Peripheral planting useful at north and west edges of site
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Natural Green Space (Amenity Open Space) - OSNA ID:OSNA3007
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	The site slopes down to the North compounding visual impacts in longer distance views which may impact upon the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Much of the site is contained due to location of allotments and school to the north and western edges of site. The site is well related to the built up area however highway access is not possible due to the traffic light junction at Oxhill. The site is identified as amenity open space in the OSNA.

1/ST/20	
SITE DETAILS	
Site Name	Eastfields
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.75
Estimated Yield	23
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0291
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has been developed as at October 2015

1/ST/21	
SITE DETAILS	
Site Name	Eden Terrace
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.23
Estimated Yield	37
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues
Relationship to Settlement	Site is well related to the existing built up form and former housing site.
Highways/ Access Issues	Conditional - major access constraints due to existing layout and issues at South Moor traffic lights.
Landscape Impact	The site is located in a landscape conservation priority area and development would result in some adverse residual landscape impacts. Under-used open space and former housing site.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA603
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding recorded which will require further investigations o determine need for mitigation
Topography	Relatively flat site so no impediments to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is on the edge of the settlement and is regarded as previously developed land. It is however designated amenity open space within the OSNA.

1/ST/22	
SITE DETAILS	
Site Name	Oxhill Farm
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.71
Estimated Yield	81
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses- housing . farming. leisure Amenity Mitigation Issues: Further investigation by proposer required due to possible noise from proximity to the A693 and possible loss of allotment sites
Relationship to Settlement	Site is contained on three sides within the existing settlement
Highways/ Access Issues	Moderate highway improvements required.
Landscape Impact	None identified. Neutral impact - Development would result in loss of kick-about pitch but could bring opportunities to tidy up under-used land.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1141
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Surface water in south-west corner of site - further investigation by proposer to determine requirement of any mitigation measures.
Topography	Site slopes down to South however no impediment to developing site for housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well contained within the existing framework of the settlement and offers good access to most facilities. Planning Permission has lapsed for a scheme of 145 dwellings. (The site has been redrawn to include a large portion of adjacent SHLAA site 1/ST/10).

1/ST/24	
SITE DETAILS	
Site Name	Low Stanley Farm
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	4.35
Estimated Yield	131
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjacent uses. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is poorly contained by existing development and connections through to services would be circuitous. Development would represent sprawl into the countryside, as evidenced by the adverse landscape impacts that would result from development.
Highways/ Access Issues	Could only be accessed via adjacent SHLAA site 1/ST/11 which is itself an unsuitable amber site - unsustainable location.
Landscape Impact	Some adverse residual landscape and visual impact would remain following mitigation.
Biodiversity Impact	Further investigation by proposer required. PROW from site connects with South Stanley Wood LWS / LNR so may increase recreational pressure
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water / overland flow route - further investigation by proposer to determine requirement of any mitigation measures.
Topography	The site slopes down to the South - no physical impediment to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained by existing development and development would represent sprawl into the countryside, as evidenced by the adverse landscape impacts that would result from development. Links to existing facilities are circuitous - vehicular access would depend upon the adjacent site being developed.

1/ST/25	
SITE DETAILS	
Site Name	Cookson Place
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing residential uses so would be acceptable subject to normal privacy distances.
Relationship to Settlement	The site is well contained within the built up settlement framework.
Highways/ Access Issues	Access is achievable however this would be through the southern portion of the site which is designated open space.
Landscape Impact	Development would result in some adverse residual landscape and visual impacts. There would be a loss of a likely underused amenity open space which should be informed by the review of the OSNA.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2142
Pollution Issues	None Identified
Flood Risk	Overland flow routes recorded on the site which will require further investigation to determine need for mitigation.
Topography	Site slopes down to East which may impact on design to ensure adequate amenity for existing residents.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the built up extent of South Stanley and would be contained by existing development, however there would be some landscape harm if the site were developed. Around half of the site is designated in the OSNA as amenity open space. Access to non-designated area only available through the formal open space.

1/ST/26	
SITE DETAILS	
Site Name	Durham Road
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues subject to acceptable privacy distances.
Relationship to Settlement	The site is contained within the settlement, located on a key route through South Stanley. It forms an attractive open space and break in the streetscene.
Highways/ Access Issues	Direct access on to Durham Road unacceptable, any access must be via Lenin Terrace.
Landscape Impact	Development would result in some adverse residual landscape and visual impacts. There would be a loss of a likely underused amenity open space however there be scope for partial development while retaining trees and seating area.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2443
Pollution Issues	None Identified
Flood Risk	Some surface water flooding recorded on the site so further investigations required to determine need for mitigation.
Topography	The site slopes down to the South which would impact upon the design of the scheme to take into account amenity and accessibility in poor weather conditions
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is designated in the OSNA as amenity open space and it functions as an attractive open space to the benefit and character of the streetscene. There are some important trees on the site which likely reduce the developable area quite considerably.

1/ST/27	
SITE DETAILS	
Site Name	Hollyhill Gardens
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.07
Estimated Yield	32
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to existing residential uses so compatible subject to adequate privacy distances.
Relationship to Settlement	Well contained within the settlement framework. Clearance site so opportunity to restore townscape.
Highways/ Access Issues	Access is achievable
Landscape Impact	Neutral impact in landscape terms
Biodiversity Impact	A detailed layout will need to take into account the proximity to the Ancient Woodland to the East of site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA670
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Site slopes down to the South however no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is well located in terms of access to local facilities and town centre beyond. Contained within the settlement. Surrounded by housing and former clearance site, however designated amenity open space so is therefore unsuitable.

1/ST/29	
SITE DETAILS	
Site Name	Heatherlea
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.66
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Largely compatible in amenity terms
Relationship to Settlement	Poorly contained - encroachment into open countryside
Highways/ Access Issues	Site remote from highway. No means of access.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts.
Biodiversity Impact	Linking habitat adjoining woodland and SSSI - not suitable for housing
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA694
Pollution Issues	None Identified
Flood Risk	Surface water flooding recorded on the site which will require further investigation to determine need for mitigation.
Topography	Site is relatively flat so no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement and poorly contained. Development would encroach out into open countryside resulting in significant adverse landscape impacts. Appropriate highways access is not available owing to distance from the main highway.

1/ST/30	
SITE DETAILS	
Site Name	Thames Crescent
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	Well contained within the built up area. Opportunity to improve townscape.
Highways/ Access Issues	No objection to principle of housing
Landscape Impact	Neutral impact in landscape terms
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3200
Pollution Issues	None Identified
Flood Risk	Overland flow route recorded across Western corner of site which will require further investigation to determine need for mitigation
Topography	No impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the built up extent of the settlement and is reasonably well located in terms of access to facilities and the main town centre. The site is however designated amenity open space in the OSNA.

1/ST/31	
SITE DETAILS	
Site Name	Middles Farm
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	7.13
Estimated Yield	214
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2011/0384
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses- farming Amenity Mitigation Issues: None identified
Relationship to Settlement	On the edge of the settlement with some physical separation from the nearest built up areas
Highways/ Access Issues	Moderate highway improvements required.
Landscape Impact	Some adverse residual impact - retention of some existing planting would be expected either round the edge or on site
Biodiversity Impact	Further investigation by proposer required as site borders South Stanley Wood LWS.A detailed layout will need to take into account the proximity to the Ancient Woodland to the South.
Heritage Impact	Further investigation by proposer required due to former site uses. Advice from heritage team may be required in respect of development proximity to Middles Farmhouse and Stanley South Moor Hospital.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water - further investigation by proposer to determine requirement of any mitigation measures and nearness to floodzone. Some surface water. North of the site is 3A Floodzone
Topography	No impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction.

1/ST/34	
SITE DETAILS	
Site Name	South Moor Hospital
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.78
Estimated Yield	53
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/02732/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission, decision issued in 2015. Now under construction

1/ST/35	
SITE DETAILS	
Site Name	South of Lime Street
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses: Farming and housing Amenity Mitigation Issues: None identified
Relationship to Settlement	Edge of settlement site which could be incorporated into the settlement framework.
Highways/ Access Issues	Conditional - would need to be taken through adjacent recent development (ref: 1/ST/45)
Landscape Impact	Some adverse residual landscape and visual impacts would result from development.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA1385
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding and overland flow routes recorded on the site which will require further investigation to determine need for mitigation
Topography	Site slopes down to South however no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is designated for allotment use in the OSNA which makes the site unsuitable.

1/ST/36	
SITE DETAILS	
Site Name	Quaking Houses
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.88
Estimated Yield	26
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Largely compatible in amenity terms
Relationship to Settlement	Poor relationship with existing, linear form of settlement. Site protrudes into open countryside.
Highways/ Access Issues	No suitable access
Landscape Impact	Site is in a landscape conservation priority area - development would result in some adverse residual landscape and visual impacts
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1601
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Site slopes down to North which enhances visibility in long distance views - no physical impediment to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	There is no suitable highway access to the site. The site is regarded as a football/sports field in the OSNA, of which there is a deficit in this ward area. Poorly related to existing settlement and development would result in some adverse landscape impacts.

1/ST/38	
SITE DETAILS	
Site Name	South Moor Golf Course
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	36.86
Estimated Yield	1106
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some compatibility issues in relation to sensitive sites and turbines. Amenity Mitigation Issues: Loss of golf course
Relationship to Settlement	Site is poorly related to existing settlement framework - in open countryside
Highways/ Access Issues	No suitable access
Landscape Impact	Site is in landscape conservation priority area. Development of this site would cause significant adverse landscape and visual impacts.
Biodiversity Impact	Further investigation by proposer required. Within 1km of Ousterley Wood LWS. South Stanley Wood LWS. Morrow Edge Heath and Quaking Houses Fell LWS and Chapmens Well LNR. A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	Site of a Meteor jet crash 1951. A site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development proposal.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water / overland flow route - further investigation by proposer to determine requirement of any mitigation measures.
Topography	Exposed site slopes down to North - no impediment to development however compounds landscape impacts.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly located in terms of relationship to settlement and development would result in significant adverse landscape impacts. Development would be poorly contained and in remote from some facilities.

1/ST/39	
SITE DETAILS	
Site Name	Stanley Bus Depot
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.86
Estimated Yield	26
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Employment use to East (car showroom) and school to West which may require mitigation - investigations required.
Relationship to Settlement	Contained within settlement framework
Highways/ Access Issues	No objection to principle of housing
Landscape Impact	Neutral impact in landscape terms
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding recorded so further investigations required to determine need for mitigation
Topography	Flat site no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is within close proximity to the main town centre and is regarded as brownfield land however it is occupied by an active bus depot and as such is not available.

1/ST/40	
SITE DETAILS	
Site Name	Tyne Road
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.44
Estimated Yield	43
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/0044
SITE ASSESSMENT	
Adjacent Uses	Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None identified
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Complete - no more units left to build

1/ST/41	
SITE DETAILS	
Site Name	Charles Street (former club)
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.38
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2791
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/ST/42	
SITE DETAILS	
Site Name	Townley Arms
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.16
Estimated Yield	5
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2005/0141
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction.

1/ST/43	
SITE DETAILS	
Site Name	Orwell Gardens
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.55
Estimated Yield	47
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2007/1038
SITE ASSESSMENT	
Adjacent Uses	Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None identified
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Complete - no more units left to build

1/ST/44	
SITE DETAILS	
Site Name	Beamish Rise
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/ST/45	
SITE DETAILS	
Site Name	Lime Street (Land south of)
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	1.88
Estimated Yield	56
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/0042
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA343
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is built out.

1/ST/46	
SITE DETAILS	
Site Name	Station Road
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.14
Estimated Yield	4
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/0449/56782
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Planning permission.

1/ST/47	
SITE DETAILS	
Site Name	Murray Park
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.63
Estimated Yield	79
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None identified
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/ST/48	
SITE DETAILS	
Site Name	Former Drill Hall
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.21
Estimated Yield	6
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/ST/49	
SITE DETAILS	
Site Name	Station Fields (Orchard Meadows)
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	4.97
Estimated Yield	149
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2011/0521
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA2704
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is mostly built out. Final phase of units to be completed

1/ST/50	
SITE DETAILS	
Site Name	Middles Road
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	11.09
Estimated Yield	333
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some issues regarding compatibility. Amenity Mitigation Issues: None identified
Relationship to Settlement	Site is outside of the existing settlement framework to the south of Stanley - greenfield
Highways/ Access Issues	Vehicular access possible. The theoretical amount of additional dwellings may affect performance of strategic junctions further north. At Stanley and Oxhill.
Landscape Impact	Site is in landscape conservation priority area. Development of this site would cause significant adverse landscape and visual impacts. The nature of Parsons Lonnen as a green lane would also be lost which is not possible to mitigate for although suggest that this byway is retained.
Biodiversity Impact	Further investigation by applicant required. South Stanley Wood LWS/LNR adjacent - also great crested newts. A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	The Historic Environment Record identifies a prehistoric rectilinear field enclosure at the site and it is possible that the route of Sandy Lonnen follows the alignment of an older track. At the northern end of Sandy Lonnen stand the buildings of the farm
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Within flood zone- further investigation by proposer required to determine mitigation measures. North West edge within Stanley Burn's flood zone 3. Mitigation difficult. Large parts of this site are within FZ 3a and the Environment Agency have confirmed
Topography	No impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is outside of the existing settlement to the south of Stanley on greenfield land. Poorly contained. Access to facilities not within easy walking distance. Sensitive landscapes adjacent to site and flooding issues, which would be difficult to mitigate.

	Development of this site would cause significant adverse landscape and visual impacts.
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1/ST/52	
SITE DETAILS	
Site Name	Former School Site
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.33
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Residential development is complete.

1/ST/53	
SITE DETAILS	
Site Name	Stanley School of Technology
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	2.52
Estimated Yield	76
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses- housing. leisure Amenity Mitigation Issues: None identified
Relationship to Settlement	Well located site in central location surrounded by compatible uses.
Highways/ Access Issues	Pedestrian access is available from several points, while vehicular access exists off Tyne Road and Charles Street to the south. Junction and footway improvements will be required at Charles Street. Access through the site using the existing access road must be maintained - including throughout the construction programme - until such time as a new access is created.
Landscape Impact	Some adverse landscape impacts would result from loss of playing field in middle portion of the site. General planting required as part of a new development to mitigate for this.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Adjacent to education open space in the OSNA. Given that community access cannot be guaranteed this provision does not count towards provision for the settlement. Nevertheless, there is good access to a park and play spaces within walking distance of th
Pollution Issues	None Identified
Flood Risk	Surface water flooding recorded on site - further investigation by proposer required to determine requirement of any mitigation measures.
Topography	No problems are foreseen in respect of access and design
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is compatible with the adjacent residential uses contained within the heart of the town. Regeneration benefits could be gained through development of site.

1/ST/54	
SITE DETAILS	
Site Name	Land West of Muriel Street
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	3.80
Estimated Yield	114
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site isolated from community Amenity Mitigation Issues: Development of this site could also result in the loss of amenity recreation space so alternative provision may need to be considered
Relationship to Settlement	Access to employment/facilities within the main town and industrial estates are not within easy walking distance so may require consideration of additional provision and/or additional investment to bus services to maintain current good provision.
Highways/ Access Issues	Moderate highways improvements required
Landscape Impact	Site is in landscape conservation priority area. Development of this site would cause significant adverse landscape and visual impacts. Major culvert runs through centre of site. Could be opened up as part of development which would be a benefit offsetting impacts.
Biodiversity Impact	Further investigation by proposer required. Within 1km of South Stanley Wood LWS. Morrow Edge Heath and Quaking Houses Fell LWS and Chapmens Well LNR
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3209
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Within flood zone- further investigation by proposer required to determine mitigation measures. Parts of this site are within FZ 3a which like ST/50 and 33 may be difficult to mitigate.
Topography	No impediments to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is outside of the existing settlement framework to the south of Stanley on greenfield land. Poorly contained. Access to facilities not within easy walking distance. Development would result in significant adverse landscape impacts. Flooding issues.

1/ST/55	
SITE DETAILS	
Site Name	Greenland Primary
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.49
Estimated Yield	15
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with existing adjacent residential areas.
Relationship to Settlement	Lies within existing residential area of Stanley.
Highways/ Access Issues	Access available
Landscape Impact	Neutral impact in landscape terms
Biodiversity Impact	No known issues.
Heritage Impact	School buildings are shown on the 1923 OSMap and may therefore be classed as non-designated heritage assets potentially worthy of retention and conversion. There is currently no documented evidence available to rule out any archaeological potential of
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding recorded on the site so further investigation required to determine need for mitigation
Topography	Flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is no longer required for education purposes and available for redevelopment. It is well-related to the existing settlement and facilities in South Moor and Stanley town centre.

1/ST/56	
SITE DETAILS	
Site Name	Shield Row House Sunny Terrace
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.24
Estimated Yield	7
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/01441/OUT
SITE ASSESSMENT	
Adjacent Uses	No known issues subject to privacy separation distances
Relationship to Settlement	Site is well contained within the existing settlement.
Highways/ Access Issues	No objection in principle. Access would need to cross land that is not within the control of the proposer which may impact upon viability.
Landscape Impact	Neutral impact in landscape terms
Biodiversity Impact	Two sycamore trees close to the entrance are covered by TPOs however with correct mitigation this would not prevent development. May require bat and bird surveys.
Heritage Impact	The existing building on the site appears to date to the early 20th century and has a number of attractive architectural features, such as the overhanging eaves and timber detailing. While it would be preferable to ensure retention the building it is not
Open Space Issues	No known issues
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Levels across the site rise in a south easterly direction which may mean there is potential for development on parts of the site to be elevated above surrounding properties. This would have the potential to raise design issues that would need to be addre
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The site had Outline Planning Permission for 5 dwellings (granted 16.07.14). This has now expired, however the site is still considered potentially suitable (in principle) for residential development.

1/ST/57	
SITE DETAILS	
Site Name	Stanfield House
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.25
Estimated Yield	8
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00905/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has been developed as at October 2016

1/ST/58	
SITE DETAILS	
Site Name	Stanley Police Station
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.21
Estimated Yield	6
Land Typology	Mostly PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is within a mixed-use area on the edge of the main town centre. There are residential uses adjacent to the site, however the old-style shopping centre (Clifford Centre) to the south will likely require consideration in the design and layout of t
Relationship to Settlement	Well contained within the settlement - excellent links from the site.
Highways/ Access Issues	Suitable No objection to principle of housing. Access could be formed to north and west onto Thorne Holme Terrace. Unadopted highway to the far east of the site.
Landscape Impact	Small urban site. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	No known biodiversity issues. May require bat and bird surveys.
Heritage Impact	Grade II listed Church of St Joseph 65m to northwest of proposed development site across junction. Listed building is partially screened by trees. The existing police station is late 20th century and of no architectural or historic interest. Regeneration
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues
Topography	Relatively flat site - no issues for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This is a Brownfield site that is well located in relation to services and facilities within the town. No issues have been identified that would preclude the site from being suitable for housing purposes. However the site is still currently within use and as such is not available.

1/ST/59	
SITE DETAILS	
Site Name	Former Return To Learn Centre Front Street
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	0.20
Estimated Yield	6
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00548/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

1/TL/01	
SITE DETAILS	
Site Name	Parkside
Settlement	Tanfield Lea
Local Plan Monitoring Area	North West
Developable Area	6.81
Estimated Yield	204
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Generally compatible with adjacent land uses which are residential and agricultural
Relationship to Settlement	The site is on the edge of the settlement and would be slightly separated from the existing settlement by footpaths. Development of the site in its entirety would extend the settlement significantly into the countryside
Highways/ Access Issues	No access possible other than via TL/02
Landscape Impact	Some adverse landscape and visual impact would remain following development.
Biodiversity Impact	Further investigation by applicant required. Within 1km of Tanfield Lea Marsh LNR and LWS and Harperley and Pea Woods LWS.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water / overland flow route - may be mitigated by incorporation of SuDS / layout of site. There is a pond to the south east of the site
Topography	The site is undulating sloping up to the north and down to the east. It has mature trees and hedgerows on it
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly located in terms of relationship to settlement, degree of containment, infrastructure required and in terms of access to facilities. Highways consider that the site is not accessible except through 1/TL/02. Development would be a large incursion into the countryside

1/TL/02	
SITE DETAILS	
Site Name	Tanfield Lea
Settlement	Tanfield Lea
Local Plan Monitoring Area	North West
Developable Area	0.83
Estimated Yield	25
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential, sport open space, industrial and open countryside
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	Highways state that there would be no objection to the principle of housing. Access would be from New Front Street
Landscape Impact	The site is currently amenity open space with play space and development would have an adverse impact.
Biodiversity Impact	No impact has been identified however the site is not far from areas of interest that may mean there is increased recreational pressure on nearby sites
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2602
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is an overland flow route and surface water issues that will need to be mitigated
Topography	Relatively flat site - no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently amenity open space with play space within it and development would result in the loss this facility which according to the OSNA is in short supply in the area. There is a PROW along the eastern edge of the site. The site would provide the only access to 1/TL/01 so if TL/01 were developed it would restrict the land available on TL/02. There are surface water issues across most of Tanfield Lea. nearby is industrial use and this site provides a break between existing residential use to the west and the industry to the east. There are infrastructure issues particularly the STW is already at capacity

1/TL/03	
SITE DETAILS	
Site Name	Tanfield Lea Industrial Estate
Settlement	Stanley
Local Plan Monitoring Area	North West
Developable Area	11.60
Estimated Yield	348
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2012/0661
SITE ASSESSMENT	
Adjacent Uses	Currently there are compatibility issues - due to sensitive adjacent woodland. Potential odour and noise amenity concerns. The site is separate from the nearby settlement
Relationship to Settlement	The site is separate from the settlement
Highways/ Access Issues	Highways consider the site to be unsuitable. Planning application submitted, major sustainability and access issues, see 1/2012/0661 Other matters are that the existing vehicle speeds could not be reduced. The number of trips are likely to exceed the provisional work done to estimate the capacity of the road network. Footpath layout would raise problematic issues as would issues around the provision of street lighting
Landscape Impact	The current masterplan raises a number of issues to do with landscape both in terms of treatment and strategy. There is concern about the incorporation of the perimeter tree belt being built into the house plots. There does not appear to be sufficient landscaping proposed between the residential and employment areas.
Biodiversity Impact	Further investigation by applicant required. PROW from site to Causey Burn Wood LWS and Tanfield Lea Marsh LNR adjacent
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water - further investigation by proposer to determine requirement of any mitigation measures. A large proportion of this site is liable to surface water flooding which may be mitigated by incorporation of SuDS / layout of site. Part of the site i
Topography	Flat site - no impediment to development
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has permission for residential development

1/TL/04	
SITE DETAILS	
Site Name	Tanfield Lea North
Settlement	Tanfield Lea
Local Plan Monitoring Area	North West
Developable Area	5.73
Estimated Yield	172
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/TL/05	
SITE DETAILS	
Site Name	Land to the North of Ivy Place
Settlement	Tanfield
Local Plan Monitoring Area	North West
Developable Area	4.13
Estimated Yield	124
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the open countryside and development would result in significant adverse residual landscape and visual impacts. Development would be unacceptable in heritage and highways terms owing to impacts on Tanfield Conservation Area and the isolated location. While a smaller development area is potentially available within the site this would result in a similarly unsustainable pattern of development.

1/TL/06	
SITE DETAILS	
Site Name	Land to the West St Margaret's Drive
Settlement	Tanfield
Local Plan Monitoring Area	North West
Developable Area	1.20
Estimated Yield	36
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues subject to suitable privacy distances in connection to existing dwellings to East.
Relationship to Settlement	The site is poorly related to the existing settlement which is defined by a dry stone wall. This is confirmed by heritage and landscape views which focus on the value of this site - in its undeveloped form - in connection with the setting of the village.
Highways/ Access Issues	An access to this site exists from St Margaret's Drive and there is some limited frontage development on the south side of the C127 road. Acceptable subject to footway provision.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts. The site is in a landscape improvement priority area and the proposal would be a prominent incursion into attractive countryside poorly related to the existing settlement form.
Biodiversity Impact	No known issues
Heritage Impact	The site is located within the Tanfield Conservation Area and development would be likely to have a major negative impact on the asset. The conservation area boundary specifically included this field because of its prominent and elevated position on open
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding events recorded within the Strategic Flood Risk Assessment.
Topography	Site slopes down to South however this would be unlikely to pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is outside of the existing built up area of the settlement and is valued in heritage terms given the contribution it makes to the conservation area. Development would result in significant adverse residual landscape and visual impacts. Development would be unacceptable in heritage terms owing to impacts on Tanfield Conservation Area.

1/TL/07	
SITE DETAILS	
Site Name	Land off Good Street
Settlement	Tanfield Lea
Local Plan Monitoring Area	North West
Developable Area	6.57
Estimated Yield	197
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues
Relationship to Settlement	Poorly related to the pattern and form of existing development.
Highways/ Access Issues	No means of access
Landscape Impact	Incursion into open countryside - likely to have some locally significant adverse landscape effects.
Biodiversity Impact	Site lies adjacent to ancient woodland with further Local Wildlife Site and ancient woodland linked to site by Public Right of Way. Development would need to mitigate for recreational impacts & a buffer zone would be required.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	Education, OSNA ID: OSNA1571 and Park and Recreation Ground, OSNA ID: OSNA743
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in an incursion into open countryside and be likely to have some locally significant adverse landscape effects. Development would be poorly related to the existing form and there is no means of vehicular access.

1/TL/08	
SITE DETAILS	
Site Name	Westerleith Farm
Settlement	Tanfield Lea
Local Plan Monitoring Area	North West
Developable Area	5.32
Estimated Yield	160
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Conditional - the site could be accessed off two roads, one of which is the C Road 'West Street' which is unsuitable in terms of accessibility to sustainable transport options (there is no access to public transport at this part of the site and there would be reliance on journeys by car). The site access could be taken from the B6173 however this access requires road widening improvements with the introduction of a protected right turn arrangement highway scheme.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	Amenity Green Space, OSNA ID: OSNA1344 and Accessible Natural Green Space, OSNA ID: OSNA2766
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Much of the site is designated for its biodiversity value, and includes Local Wildlife Site and adjacent ancient woodland. Part of the site is within Flood Zone 3B, while much of the site is affected by flooding owing to its location within Harperley Burn. Development would result in an uncontained encroachment into open countryside, so would perform poorly in terms of creating cohesive and accessible urban form. The site is potentially accessible for vehicular traffic however there are concerns in relation to access to public transport from the western portion of the site. Physical improvements would be required to the B6173.

1/TL/09	
SITE DETAILS	
Site Name	Land at Margrets Terrace
Settlement	Tanfield Lea
Local Plan Monitoring Area	North West
Developable Area	2.01
Estimated Yield	60
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

1/TM/01	
SITE DETAILS	
Site Name	Chaytor Terrace
Settlement	The Middles
Local Plan Monitoring Area	North West
Developable Area	0.94
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and agriculture
Relationship to Settlement	The site is on the edge of the settlement and would extend the settlement towards Craghead
Highways/ Access Issues	Highways consider the site to be accessible with no objection to the principle of housing
Landscape Impact	Development would result in some adverse impact. The site is currently used as agricultural land and is on the edge of the settlement near to the main road
Biodiversity Impact	The site is adjacent to South Stanley Woods - ancient woodland and LNR and is therefore unsuitable for housing
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no formal overland flow routes or surface water issues however on the day of the site visit there was surface water on part of the site
Topography	The is slightly undulating but there would be no barrier to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently agricultural use as a paddock with associated stables and storage - known as Willow Stables. Ecology state that the site is adjacent to South Stanley ancient woodland and LNR and therefore is not suitable for housing.

1/TM/02	
SITE DETAILS	
Site Name	Denewood Court
Settlement	The Middles
Local Plan Monitoring Area	North West
Developable Area	1.91
Estimated Yield	57
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2004/0225
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site built out

1/TM/03	
SITE DETAILS	
Site Name	Land at Ousterley Farm
Settlement	The Middles
Local Plan Monitoring Area	North West
Developable Area	7.14
Estimated Yield	214
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to residential uses to two sides, while a school, agricultural and golf course lie to the remaining boundaries. Consideration may therefore be required in relation to the design and layout of any development on the site to ensure the
Relationship to Settlement	The site is relatively well contained within the landscape and adjacent to existing residential development to the north and east. Connectivity with the existing settlement framework is good, which provides opportunities for ensuring the integration of
Highways/ Access Issues	Suitable access can be achieved directly onto Middles Road to the North - access to existing highway network to the east of the site is unrealistic due to the substandard road widths of the existing highways.
Landscape Impact	Large incursion into open countryside. Relatively contained on low ground, overlooked from higher ground but seen in association with existing built form.
Biodiversity Impact	No known biodiversity issues. Will require extensive ecology surveys to quantify any impacts on biodiversity. The site is close to the Ousterley Wood LWS and any development would have to prevent any negative impact on the woodland.
Heritage Impact	The site is large than 1 ha and so the presence and extent of archaeological remains will need to be investigated through geophysical survey and evaluation.
Open Space Issues	Education, OSNA ID:OSNA243
Pollution Issues	None Identified
Flood Risk	Overland flow routes and surface water flooding have been recorded on the site so further investigation will be required to determine the need for mitigation.
Topography	The site slopes down to the north however this is not significant and unlikely to impact on the viability or design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is relatively well contained within the landscape and adjacent to existing residential development to the north and east. Suitable highways access can be achieved and there is

	<p>good access to public transport. Connectivity with the existing settlement framework can be achieved at several locations, to the benefit of integrating the development with the existing housing areas. There is a good range of facilities within walking distance of the site including primary school, community centre, shops and a park.</p>
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1/TT/01	
SITE DETAILS	
Site Name	Penshaw View
Settlement	Tantobie
Local Plan Monitoring Area	North West
Developable Area	1.31
Estimated Yield	39
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently a single dwelling house with grazing land. There is a small commercial unit on the northern edge of the site with some residential properties to the north and recreation space to the west. The wider character of the area is agricu
Relationship to Settlement	Development of the site would result in a very visible incursion into open countryside.
Highways/ Access Issues	Unsuitable for housing. No suitable access.
Landscape Impact	Development of the site will incur some adverse residual landscape and visual impacts.
Biodiversity Impact	None Identified
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water route crosses the site. Further investigation required by proposer to determine mitigation measures.
Topography	Site steps down in height to the south but this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related and connected to the existing settlement form and layout. Development would encroach into open countryside and result in some adverse landscape and visual impacts. Development would be unsuitable on highways grounds as there is no suitable access.

1/TT/02	
SITE DETAILS	
Site Name	White le Head Gardens
Settlement	Tantobie
Local Plan Monitoring Area	North West
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently meadow with residential properties to the south. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is located on the edge of the settlement, however it would result in an incursion into open countryside.
Highways/ Access Issues	Unsuitable for housing. No suitable access.
Landscape Impact	Development of the site will incur some adverse residual landscape and visual impact.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risks identified.
Topography	Features exist which may impact upon layout design. There is a change in level from likely potential access to main site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable for housing on highways grounds as there is no suitable access. Development of the site would also result in some adverse landscape and visual impact.

1/TT/03a	
SITE DETAILS	
Site Name	Bolams Buildings
Settlement	Tantobie
Local Plan Monitoring Area	North West
Developable Area	0.86
Estimated Yield	26
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03607/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement in what is an open countryside location. Development would represent uncontained encroachment into the open countryside, especially in isolation from the adjacent site to the north. Significant adverse landscape impact would result following development. The site is divorced from most services and facilities. While Planning Permission was granted in February 2018 to convert an existing store to a dwelling, this does not alter the SHLAA conclusion in terms of the potential suitability of the whole site for new build development.

1/TT/03b	
SITE DETAILS	
Site Name	Bolams Buildings
Settlement	Tantobie
Local Plan Monitoring Area	North West
Developable Area	0.17
Estimated Yield	5
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement in what is an open countryside location. Development would represent uncontained encroachment into the open countryside, especially in isolation from the adjacent sites to the north. Significant adverse landscape impact would result following development. The site is divorced from most services and facilities.

1/TT/03c	
SITE DETAILS	
Site Name	Bolams Buildings
Settlement	Tantobie
Local Plan Monitoring Area	North West
Developable Area	1.98
Estimated Yield	59
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently residential and light industrial uses with some grazing land. The wider character of the area is agricultural land and residential. Assuming redevelopment of industrial uses to residential and in view of adjacent land uses no ameni
Relationship to Settlement	This is a prominent site which is not well related to the settlement.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Development of the site will incur significant adverse residual landscape and visual impact. This is a prominent site not well related to settlement form, a substantially smaller development would have a lower impact. Incorporation of green space should be a priority. The site is in an area regarded as a landscape improvement priority area and development - while potentially improving the existing appearance of the site - would overall result in some/significant negative residual landscape and visual impacts.
Biodiversity Impact	May have some biodiversity interest. Further investigation would be required.
Heritage Impact	No designated heritage assets on site or nearby. However the pair of cottages at no.51 and 52 are shown on the 1860 OS Map and may be considered non designated heritage assets worthy of retention. Further information required, properties not visible on st
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site slopes slightly to the south but this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement. Development would result in significant adverse landscape impacts, even after mitigation.

1/TT/04	
SITE DETAILS	
Site Name	Sleepy Valley
Settlement	Tantobie
Local Plan Monitoring Area	North West
Developable Area	2.23
Estimated Yield	67
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is in an isolated location - development would result in an incursion into countryside in a relatively prominent situation, compounding the existing fragmented settlement pattern, while eroding separation of Tantobie and Woodside Grove. Likely to have some significant adverse residual landscape and visual effects.

1/WH/01	
SITE DETAILS	
Site Name	Alder Crescent
Settlement	Flinthill
Local Plan Monitoring Area	North West
Developable Area	5.91
Estimated Yield	177
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north and west. The wider character of the area is agricultural land and open countryside. There is some light industrial use to the east of the site which may need screening.
Relationship to Settlement	The site is not well related to the settlement in terms of scale and form.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Development of the site will incur significant adverse residual landscape and visual impact due to large incursion into countryside poorly related to existing settlement form as well as potential loss of woodland. Incorporation of green space should be a priority to mitigate for loss of greenfield.
Biodiversity Impact	The site is within 1km distance of Ewehurst Wood (CWS & LNR) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA407
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some very minor surface water flooding on northern edge of the site.
Topography	The site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impacts. It would be a large incursion into countryside, which is poorly related to existing settlement form and could result in the loss of woodland and outdoor sports space. Sewage treatment capacity for Dipton is already exceeded.

2/BE/01	
SITE DETAILS	
Site Name	Land south of Urpeth Villas
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	1.09
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Land is in the green belt.
Relationship to Settlement	The site is adjacent the existing built up area of Beamish.
Highways/ Access Issues	Oppose any new direct access onto A693. Access via C84 Station Road would be acceptable.
Landscape Impact	Development will incur significant adverse landscape and visual impacts.
Biodiversity Impact	Site may increase recreational pressure to local wildlife sites.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known flooding constraints.
Topography	Site is level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in the Green Belt and development would result in significant adverse landscape impacts.

2/BE/02	
SITE DETAILS	
Site Name	Land adjacent to Station Road - Beamish
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	0.66
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent the existing framework of the Beamish settlement.
Relationship to Settlement	Site lies adjacent existing settlement.
Highways/ Access Issues	Oppose any new direct access onto A693. Access via C84 Station Road would be acceptable.
Landscape Impact	Development will incur some adverse landscape and visual impacts.
Biodiversity Impact	Development of the site may increase recreational pressure to local wildlife sites.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	High risk of surface water flooding. No other identified flooding constraints.
Topography	Site is flat/level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is in the North Durham Green Belt. Development will incur some adverse landscape and visual impacts.

2/BE/03	
SITE DETAILS	
Site Name	Land adjacent to Edenhill Planation
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	2.91
Estimated Yield	87
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses comprise the A693 adjacent to the north and otherwise agriculture/horticulture/open countryside.
Relationship to Settlement	Site is detached from West Pelton settlement.
Highways/ Access Issues	Oppose any new direct access onto A693 therefore no suitable access.
Landscape Impact	Development will incur significant adverse landscape and visual impact.
Biodiversity Impact	No known ecological constraints.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known flooding constraints.
Topography	Site is flat/level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from settlement and in an unsustainable location. No suitable access available.

2/BE/04	
SITE DETAILS	
Site Name	Edenhill Plantation
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	13.43
Estimated Yield	403
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses comprise agriculture/horticulture and otherwise open countryside.
Relationship to Settlement	Site is isolated from the nearby settlements of West Pelton & Beamish.
Highways/ Access Issues	Oppose any new direct access onto A693 therefore no suitable access.
Landscape Impact	Development will incur significant adverse landscape and visual impact.
Biodiversity Impact	No identified ecological constraints but ecological survey may be required.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2100
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk indicated.
Topography	Site has quite steeply sloping terrain in some areas (a big site which varies in topography).
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is in an unsustainable location, detached from the West Pelton and Beamish settlements. Surrounding land uses are not compatible with residential development. No suitable highways access available.

2/BE/05	
SITE DETAILS	
Site Name	Land SW of Urpeth Hill Top
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Open countryside and residential in vicinity of site so no obvious constraints
Relationship to Settlement	Poor relationship with existing built up residential area which is contained to the north of Station Road
Highways/ Access Issues	Access only achievable via adjacent SHLAA site (ref: 2/BE/01)
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts
Biodiversity Impact	15m buffer against adjoining woodland will be required
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route recorded on the site so further investigation required to determine the need for mitigation
Topography	No impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is in the Green Belt and development would result in significant adverse landscape impacts. Highways access would be reliant upon adjacent SHLAA site being developed.

2/BE/06	
SITE DETAILS	
Site Name	Land adjacent Beamish Hills
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	1.16
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing residential to South West. A693 to the North which may impact upon amenity.
Relationship to Settlement	Site is located on the edge of No Place however connections to existing streets and settlement framework are relatively poor.
Highways/ Access Issues	Vehicular access potentially possible from C128 highway, not via A693.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts.
Biodiversity Impact	No known ecological constraints but ecological surveys may be required.
Heritage Impact	No known historic environment constraints but archaeological surveys may be required.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known flooding constraints .
Topography	Site rises moderately from east to west - the eastern half the land drops significantly from western area of site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly located in relation to the existing settlement framework and development would result in significant adverse landscape impacts.

2/BE/07a	
SITE DETAILS	
Site Name	Land at No Place
Settlement	No Place
Local Plan Monitoring Area	North West
Developable Area	2.15
Estimated Yield	65
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Green Belt site poorly related to the existing built up area and settlement form. Development would result in some/significant adverse residual impacts in landscape and visual terms. Part of the site is designated for allotment use and appears well-used. Unsuitable in highways terms owing to unsustainable location.

2/BE/07b	
SITE DETAILS	
Site Name	Land at No Place
Settlement	No Place
Local Plan Monitoring Area	North West
Developable Area	1.40
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Green Belt site poorly related to the existing built up area and settlement form and effectively located in open countryside. Development would result in significant adverse residual impacts in landscape and visual terms. Access would only be available via adjacent SHLAA site which is also rated as potentially unsuitable.

2/BE/08	
SITE DETAILS	
Site Name	Urpeth Villas
Settlement	Beamish
Local Plan Monitoring Area	North
Developable Area	1.48
Estimated Yield	44
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	Poorly related to existing settlement form as development of the site would result in incursion into open countryside and breaking up existing settlement form which is relatively cohesive and linear along New Road.
Highways/ Access Issues	Conditional and would require removal of dwelling and achieving the required site lines onto the public highway.
Landscape Impact	Development into open countryside beyond the settlement edge. As submitted development would result in significant adverse impacts. Eastern 1/3 of site contains scrub/woodland on sloping ground. Effects of development could be reduced by avoiding development in that area.
Biodiversity Impact	Site lies adjacent to ancient woodland with further Local Wildlife Site and ancient woodland close by. Development would need to mitigate for recreational impacts & a buffer zone would be required.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No significant issues recorded across most of the site. North eastern corner of the site at risk of flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land
Topography	Steeply sloping site, would impact on design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located in the green belt and development would result in significant adverse landscape impacts and impacts upon openness. Access would require the removal of an existing dwelling which currently contributes to the quality of the settlement form and streetscene.

2/BO/01	
SITE DETAILS	
Site Name	Former Bournmoor Community Centre
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	0.36
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out for housing.

2/BO/03	
SITE DETAILS	
Site Name	Land to the West of Castlefields
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	6.35
Estimated Yield	191
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. The site is bound by the existing road network (A183 & A1052) so there may be some pollution (i.e. noise, air) issues relating to the proximity of these adjacent main roads requiring mitigation.
Relationship to Settlement	The site is situated in an edge of settlement location and enclosed by the road network, with housing to the east. Whilst development could be viewed as containment, the site is situated within the green belt and development of the site would undermine th
Highways/ Access Issues	Access is available, however, the location of the proposed development presents insofar as a convenient, close and easily accessible pedestrian and cycle access cannot be provided to local services, facilities and public transport links, including bus routes, in order to reduce reliance on the car.
Landscape Impact	The site is located within a landscape conservation priority area. Development on the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 500m of Crested Newt pond and 800m of Lumley Park Wood (ancient woodland, CWS, LWS) so further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is within 400m of Lambton Park (grade II registered parkland) therefore sensitive development will be required to generate a good quality living environment which respects its setting. There is currently no documented evidence available to ru
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part (north eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by
Topography	The site is undulating but would pose no undue problems to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located outside of the existing settlement in the Green Belt and development would undermine the purposes of this designation including safeguarding the countryside from encroachment. The site is regarded as being within a landscape conservation priority area and development on the site would result in some adverse residual landscape and visual impacts.

2/BO/06	
SITE DETAILS	
Site Name	Bournmoor Cricket Club
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	2.30
Estimated Yield	69
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a cricket pitch. Mitigation for impacts of the adjacent Chester Road may be necessary in respect of passing traffic.
Relationship to Settlement	The site is within the built up framework of the settlement and is quite well-contained by existing development and landscaping to all sides.
Highways/ Access Issues	Access is available and no objection to principle of housing. Moderate localised highway improvements likely to be required.
Landscape Impact	Development would have negative impacts in landscape terms. The site is within a landscape conservation priority area. High impacts (significant adverse residual landscape and visual impact) would result from the loss of greenspace and also its affect on the setting of listed buildings. May be some scope for partial development with lower impact.
Biodiversity Impact	Site is within 600m of Lumley Woods (ancient woodland and CWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development provided adequate mitigation is possible.
Heritage Impact	Bournmoor Cricket Club House is a grade II listed building located on the site, and Church of St Barnabas (Grade II) and memorial HERs are within 200m of the site. The design and layout of development would have to be sensitive to reflect the quality and
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA3308. Outdoor Sports.
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is within the built up area of the settlement and is quite well-contained by existing development and landscaping to all sides - it is however located in the Green Belt. It is utilised as an outdoor sports area (cricket, tennis) of which there is a significant under supply in the ward area. The presumption is therefore against developing the site for housing unless an upgrade of the existing facilities could be provided in mitigation and in a suitable and sustainable location. On balance there are other sites elsewhere in the delivery area which afford similar levels of sustainability and access to facilities and would not result in the loss of designated open space.

2/BO/10a	
SITE DETAILS	
Site Name	Whitehall Farm
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	13.69
Estimated Yield	411
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. The disused leamside line abuts the eastern boundary of the site and Chester Road (A183) runs parallel to the north. Whilst neither of these present any significant amenity issues, some mitigation may be
Relationship to Settlement	The site is within the Green Belt, beyond the existing built up area of the settlement.
Highways/ Access Issues	Access is available from A183 but moderate localised highway improvements likely to be required.
Landscape Impact	Development of the site would result in some adverse residual landscape and visual impacts. Impact on Green Belt functions would be required: likely to be significant given potential degree of coalescence with Shiney Row.
Biodiversity Impact	The site is within 800m of Lumley Park Wood (ancient woodland, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is in the setting of a group of Grade II listed buildings - Bournmoor Cricket Club House, St Barnabas Church, Lodge, Lodge walls and church memorial. Development would be likely to have a major negative impact on these assets given that open vie
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA646
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Surface water flooding and overland flow routes recorded on site which would require investigation to determine need for mitigation.
Topography	The site is relatively flat and tis would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located within the Green Belt and it currently fulfills the purposes of preventing coalescence. Development would

	<p>result in some adverse landscape impacts and conflict with the purposes of the Green Belt designation. Development would have major negative impacts in relation to adjoining heritage assets.</p>
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2/BO/10b	
SITE DETAILS	
Site Name	Whitehall Farm
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	2.00
Estimated Yield	60
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Largely compatible subject to appropriate privacy distances.
Relationship to Settlement	The site is located in the Green Belt and development would be beyond the existing settlement edge which is defined by mature foliage and a PRoW.
Highways/ Access Issues	Suitable access is available and no objection to principle of housing. Moderate localised highway improvements likely to be required.
Landscape Impact	Development of the site would result in some adverse residual landscape and visual impacts however this assumes substantial structural planting to the North of the site. Impact on Green Belt functions would be required: likely to be significant given potential degree of coalescence with Shiney Row.
Biodiversity Impact	The site is within 800m of Lumley Park Wood (ancient woodland, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance
Heritage Impact	The site is in the setting of a group of Grade II listed buildings - Bournmoor Cricket Club House, St Barnabas Church, Lodge, Lodge walls and church memorial. Development would be likely to have a major negative impact on these assets given that open view
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water flooding recorded on the site which will require further investigation to determine the need for mitigation.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located within the Green Belt. Development would result in some adverse landscape impacts and conflict with the purposes of the Green Belt designation. Development would have major negative impacts in relation to adjoining heritage assets which could not be mitigated.

2/BO/11	
SITE DETAILS	
Site Name	Lambton Park
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	71.78
Estimated Yield	2153
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02714/OUT
SITE ASSESSMENT	
Adjacent Uses	Largely compatible with adjacent uses which comprises agricultural uses within the Lambton Estate. Mitigation may be required at Cheste Road edge.
Relationship to Settlement	The site is considered to be beyond the built up extent of Bournmoor.
Highways/ Access Issues	Vehicle access is available, however, cumulative effect of development on Junction 63 of the SRN which has capacity issues means that significant highway improvements may be required. The location of the proposed development is hampered by a lack of pedestrian and cycle links to local services, facilities and public transport links, including bus routes, in order to reduce reliance on the car.
Landscape Impact	The site falls with a Landscape Conservation priority area and development of the site will impact on an Area of High Landscape Value. Overall, development would have a negative impact and result in adverse residual landscape and visual impacts in places. These assessments refer to the impacts in the absence of compensatory mitigation which is likely to be central to any development proposals for the area. There are opportunities to enhance some parts of the site given its previous uses.
Biodiversity Impact	The site hosts two great crested newt habitats. The eastern edge of the site is within 1km of Lumley Park Wood (ancient woodland and county wildlife site). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is designated as historic park and garden. The site will require particularly sensitive design and consultation with DCC's Heritage and Archaeology Team.
Open Space Issues	Site is regarded as a private park and garden of local interest.
Pollution Issues	Potential contamination on some parts of the site and further investigation is required.
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine

	mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The topography of the site will have an influence on the design and layout of development, and the areas where development will be more appropriate.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has outline planning permission for the erection for approximately 400 houses and various heritage improvements.

2/BO/12	
SITE DETAILS	
Site Name	Woodlea Primary Detached Playing field
Settlement	Bournmoor
Local Plan Monitoring Area	North
Developable Area	0.53
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Surrounded by residential uses - no obvious amenity concerns subject to ensuring appropriate privacy standards.
Relationship to Settlement	The site is well contained within the settlement - connections are available to existing footways.
Highways/ Access Issues	Suitable potential site access onto Lambourne Close.
Landscape Impact	Small urban site. No significant landscape and visual effects likely other than the loss of open space that should be informed by the OSNA.
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID:OSNA529
Pollution Issues	None Identified
Flood Risk	Surface water flooding recorded along the eastern edge of the site - further investigations require to determine the need for mitigation.
Topography	Relatively flat site so no constraints upon development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is designated outdoor sports space. There is an undersupply of this type of space in the ward area and it is therefore regarded as unsuitable for development.

2/CH/01	
SITE DETAILS	
Site Name	Blind Lane Pelaw House
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.86
Estimated Yield	26
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is within a predominantly residential area, there are no incompatible neighbouring uses.
Relationship to Settlement	The site is contained on three sides.
Highways/ Access Issues	Has a lapsed consent. Adoptable junction and internal layout required.
Landscape Impact	There are a lot of attractive mature trees on this site, some of them covered by woodland TPO. A modest number of houses might be accommodated without a great impact but this isn't a 30DPH site so numbers should be kept low. The developable area - should the existing Pelaw House be retained which seems desirable - would only be around 0.25ha.
Biodiversity Impact	No known impacts
Heritage Impact	Pelaw House is recorded on 1860 OS map so may have value as a non-designated heritage asset. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	No issues to prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The site is contained within the built up area and is accessible. It only has scope for a limited scale of development, driven by landscape constraints/opportunities.

2/CH/02	
SITE DETAILS	
Site Name	Land off Station Road - Chester le Street
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.37
Estimated Yield	11
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently an area of amenity open space. It is situated within a residential area, the site is however situated adjacent to the ECML. This would give rise to noise mitigation issues.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Access via Murray Road only and turning head required. Rising ground levels north to south involves earthworks.
Landscape Impact	Development of the site would entail the loss of amenity greenspace. May be possible to get a small number of houses onto the site but comprehensive development would lead to a significant adverse impact.
Biodiversity Impact	The site is within 400m distance of Whitehill Hall Woods (ancient woodland, CWS) and may increase levels of local recreational pressure.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site rises considerably to the south. An area of woodland/mature trees exists at the east of site. Significant constraint to the development of the whole site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Majority of the site is designated amenity open space while the area not covered by this use is adjacent to the East Coast Main Line, steeply sloping and wooded with mature trees and therefore unlikely to be suitable for development.

2/CH/03	
SITE DETAILS	
Site Name	Land South of Park Road South
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	2.06
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/04	
SITE DETAILS	
Site Name	3 sites north of Cragside
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.44
Estimated Yield	13
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/07	
SITE DETAILS	
Site Name	Land between Waldrige Lane & Road
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	5.47
Estimated Yield	164
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Housing lies adjacent to the site on the east boundary, wood land to the north and west and open countryside to the south. The woodland to the west of the site is a defined SSSI and there may be compatibility issue
Relationship to Settlement	The site is situated on the edge of Chester-le-Street, development of the site would cause the coalescence of Waldrige and Chester-le-Street.
Highways/ Access Issues	No objection to principle of housing. Should be accessed off Meadow Drive
Landscape Impact	Significant adverse residual impact. Landscape and visual impacts could be mitigated by substantial structural landscaping to the perimeters. Coalescence of Waldrige and Chester-le-Street would be unavoidable.
Biodiversity Impact	The site is within 100m distance of Cong Burn Wood and may increase levels of local recreational pressure. Site neighbours a SSSI.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Site falls away to the north towards the woodland.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse impact on the landscape, creating an incongruous form of development to the west of the settlement - it is located in the Green Belt. It would also result in the coalescence of Waldrige and Chester-le-Street undermining green belt objectives. Further concerns relate to its location adjacent to a SSSI.

2/CH/08	
SITE DETAILS	
Site Name	Land between Waldrige Road & Castle Farm
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	17.06
Estimated Yield	512
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. It is situated on the edge of a large residential area to the west of Chester-le-Street and stretches to the neighbouring village of Waldrige, otherwise the site is surrounded by open countryside. To the south west
Relationship to Settlement	The site is situated on the edge of Chester-le-Street and development would cause coalescence of Waldrige and Chester-le-Street.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Large incursion into open countryside entailing coalescence of Chester-le-Street and Waldrige. Effects on Green Belt need to be assessed separately. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	The site neighbours a SSSI and is within 500m distance of Hermitage Woods (CWS), Sacriston Subglacial Channels (LGS) and Cong Burn Wood (LNR), and may increase levels of local recreational pressure. Southern boundary abuts a LWS and would need to be buffered with new planting.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Site is adjacent to Waldrige Fell Natural Green Space - OSNA ID:OSNA2167
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Undulating site with power lines crossing it. Unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse impact on the landscape, creating an incongruous form of development to the west of the settlement. It would also

	create the coalescence of Waldrige and Chester-le-Street. Further concerns relate to its location adjacent to a SSSI.
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2/CH/09	
SITE DETAILS	
Site Name	Land behind the Vineries
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	1.26
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/10a	
SITE DETAILS	
Site Name	Land to the South of Hermitage Park
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located south of a residential area. To the south and west of the site is open countryside. The site is bounded to the west by the ECML and to the east by the A167. There will inevitably be noise mitigation issues
Relationship to Settlement	Site is within the Green Belt and situated on the edge of the settlement
Highways/ Access Issues	No suitable access into site - A167 direct access not permitted The C184 road up to the existing gates is adopted. It would, theoretically, be possible to extend the C184 into this site in order to create an access. However this would require alterations to the listed gates and pillars in order to create an access which would be acceptable in highway terms. As such there is no suitable access into the site.
Landscape Impact	The site is located in the Green Belt and designated AHLV and Parks and Gardens of local interest - development would have a significant adverse impact on the designations. The site is in a landscape conservation priority area. Development would result in significant adverse residual landscape and visual impacts - it is a prominent site in local views across historic parkland at the entrance to the town. Impact on Green Belt functions would be required.
Biodiversity Impact	The site is adjacent to Chester Dene and may increase levels of local recreational pressure
Heritage Impact	The site forms part of the Hermitage which is a designated park of local interest (on DCC list not national HE list). Impacts upon the park would be likely to be major negative. Loss of any of the park is likely to impact upon the locally designated ass
Open Space Issues	Park and Garden of Local Interest - OSNA ID:OSNA1929
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Site slopes down to East however this wouldn't impede development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt. Development would result in significant adverse impacts on the landscape. Major negative impacts would occur in relation to the heritage assets on and surrounding the site. There are access restrictions which would preclude development of the site.

2/CH/10b	
SITE DETAILS	
Site Name	Land to the South of Hermitage Park
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	2.60
Estimated Yield	78
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly related to the settlement and in the Green Belt. Development would incur a significant adverse landscape impact and major negative impacts on heritage assets. The site is not considered safely accessible with no access permitted from the A167.

2/CH/11	
SITE DETAILS	
Site Name	Land adjacent to Caragh Road
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an area of woodland situated within a residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	No objection to principle of housing. Likely need for carriageway widening at first bend after entering Caragh Road.
Landscape Impact	Significant adverse residual impact. Loss of attractive TPO woodland and damage to non designated heritage asset.
Biodiversity Impact	The site is within 250m distance of Chester Dene (Ancient & Semi-Natural Woodland & CWS) and may increase levels of local recreational pressure.
Heritage Impact	Loss of attractive TPO woodland and damage to non-designated heritage asset. Historic Parks and gardens of local interest and woodland TPO. There is currently no documented evidence available to rule out any archaeological potential of this site. Ther
Open Space Issues	Park and Garden of Local Interest - OSNA ID:OSNA1929
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site is an area of TPO woodland. Significant constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in the Green Belt. Development would have a significant adverse landscape impact. This would see the loss of an area of attractive TPO woodland.

2/CH/12	
SITE DETAILS	
Site Name	Police Station_Law Courts
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.70
Estimated Yield	21
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a police station and law courts. The character of the area is mixed but predominantly residential. Other neighbouring uses include the Civic Centre and allotments. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	No objection to housing. Utilise existing A167 junction.
Landscape Impact	Opportunity to enhance.
Biodiversity Impact	The site is within 500m distance of whitehall woods (Ancient woodland, CWS) and may increase levels of local recreational pressure.
Heritage Impact	The site is within 150m of Chester-le-Street Brickworks. Evidence of archaeology is limited so a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development proposal.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	Existing buildings would need to be demolished. Flat site, no major constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is in active use as a Police Station and Magistrates Court. Discussions with the Police (2015/16) confirm that there are no intentions to dispose of the site and as such whilst suitable it is attributed a longer term delivery timescale.

2/CH/13	
SITE DETAILS	
Site Name	The Former Gas Board Depot
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.43
Estimated Yield	13
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/15	
SITE DETAILS	
Site Name	Land behind Ullswater Road
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	1.11
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in woodland, the wider character of the area is residential. In light of neighbouring land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	No suitable access into site.
Landscape Impact	Significant adverse residual impact. Loss of attractive TPO woodland and damage to non designated heritage asset.
Biodiversity Impact	The site is within 250m distance of Chester Dene (Ancient & Semi-Natural Woodland & CWS) 250m and may increase levels of local recreational pressure.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Park and Garden of Local Interest - OSNA ID:OSNA1929
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is currently an attractive TPO woodland. Significant constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would incur a significant adverse landscape impact. The site is also not considered to have a suitable access.

2/CH/17	
SITE DETAILS	
Site Name	Civic Centre
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	1.61
Estimated Yield	48
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is situated within a mixed use area with a supermarket situated to the south, allotments to the east, the police station/law courts to the north and residential to the west. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is well contained within the existing settlement.
Highways/ Access Issues	No objection to housing. Utilise existing A167 junction.
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is within 450m of whitehall woods (Ancient woodland, CWS) and may increase levels of local recreational pressure.
Heritage Impact	The site is within 150m distance of the conservation area. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promot
Open Space Issues	Allotments, OSNA ID:OSNA62
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site currently houses the Civic Centre that would need to be cleared, otherwise the site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well located in relation to services and facilities in the main town centre. It is a cleared brownfield site available for development.

2/CH/18	
SITE DETAILS	
Site Name	BOC Site, Birtley
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	6.20
Estimated Yield	186
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/04052/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is situated in a mixed use area, incorporating residential, commercial, industrial and educational uses. Some compatibility issues in relation to industrial uses to east and busy main road to western frontage however there is potential for mitiga
Relationship to Settlement	Site is well contained within the settlement and on a prominent corner plot.
Highways/ Access Issues	Conditional - No objection to housing but need to consult Sunderland and Gateshead due to the proximity to their highway network.
Landscape Impact	Neutral impact in landscape terms - opportunity to enhance.
Biodiversity Impact	Bat surveys of buildings, needs to support ecological network (disused railway line)
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding and overland flow issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site relatively flat so no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is a well contained brownfield site located within the built up area and well located in relation to services and facilities. The land is not allcated for employment use so there are no in planning policy barriers to residential use.

2/CH/19	
SITE DETAILS	
Site Name	Adjoining Heathfield, Waldrige Park _ West Farm
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.70
Estimated Yield	21
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/08/00227/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been fully developed.

2/CH/20	
SITE DETAILS	
Site Name	Wensley Roofing
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.37
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in employment use and is situated within a commercial area. A small residential area does exist north east of the site, with Chester-le-Street railway station to the south of the site. The western boundary of the site is the ECML. In
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Conditional - Site does not abut public highway. Highway improvement required. Unclear if intervening land is capable of dedication even though historical access has been taken across it.
Landscape Impact	Opportunity to enhance.
Biodiversity Impact	No known issues
Heritage Impact	The site is within 160m of a conservation area. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	The site currently houses Wensley Roofing and associated industrial/office buildings. These would need to be cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	There are doubts over the sites accessibility. Its proximity directly adjacent to the ECML also raises concerns. The site is designated for employment use in the Local Plan. The ELR assessed the site as being of average quality and noted it to be fully occupied. ELR recommends retention of site.

2/CH/23	
SITE DETAILS	
Site Name	Hermitage Comprehensive
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	2.18
Estimated Yield	65
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03238/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently semi natural greenspace, as defined in the OSNA. It is situated within a residential area with neighbouring compatible uses. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is well contained within the settlement.
Highways/ Access Issues	There are three potential access points to this site and it would be possible to use any (or all) if them. Access 1 (via Gibside/Brinkburn) is the best for a single access. Although this access would require the demolition of some council owned garages and alterations to the service yard to the rear of the shops, this access gives the shortest and most commodious route to the local road network. Access 2 via Gainford and on to Bullion Lane is rather more congested, but would be acceptable as an alternative or secondary access. Access 3 via Auckland would also be acceptable as an alternative or secondary access.
Landscape Impact	Some adverse residual impact. The site is identified as semi natural greenspace within the OSNA.
Biodiversity Impact	The site is within 400m distance of Whitewell Park Wood (ancient woodland, CWS, LNR, LWS) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1509
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Feature(s) exist which may impact upon layout/design. This site slopes to the north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years

Outcome of Assessment	The site offers a logical infill site which is well contained within the settlement. There is a council resolution to dispose.
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2/CH/25	
SITE DETAILS	
Site Name	Chester le Street Bus Depot
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.72
Estimated Yield	22
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a bus station. Commercial uses exist to the north with allotments to the west. To the south of the site is predominantly residential area. East of the site is the A167. North east of the site beyond the A167 is a sewage tre
Relationship to Settlement	Site is contained on three sides.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	Opportunity to enhance.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site has existing buildings that would need to be cleared. Flat site, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is within close proximity to the main town centre and is regarded as brownfield land however it is occupied by an active bus depot and as such whilst suitable it is attributed a longer term delivery timescale.

2/CH/27	
SITE DETAILS	
Site Name	Land off Blind Lane
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	6.62
Estimated Yield	199
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is situated on the edge of a residential area, it does however border the A1(M) to the east and as such there will be noise disturbance. Bunding and landscaping will be essential. Noise assessment should be undertaken by proposer to identify miti
Relationship to Settlement	The site is situated on the edge of the settlement but is contained by the A1(M).
Highways/ Access Issues	Access issues via Blind Lane. Blind Lane carries high traffic volumes, particularly at peak periods. Two uphill exit lanes from the A1(M) Blind Lane roundabout permit double queueing on the Northlands roundabout approach and help to avoid blocking back onto Blind Lane roundabout. Right turners from Blind Lane would prejudice this and create unnecessary conflict. Sight visibility issues also. Recommend this site is dismissed as unsuitable.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	The site is within greenbelt and within 300m of Cherry Banks and may increase levels of local recreational pressure.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site rises considerably to the west, potential constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse impact on the landscape. It is also not considered safely accessible. There are further concerns regarding the sites topography and its location adjacent to the A1.

2/CH/28	
SITE DETAILS	
Site Name	Land at Park View
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.46
Estimated Yield	14
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently back yards/gardens with outbuildings and boundary walls/fences. It lies adjacent to a terrace of houses and a school field. Development of the site would be compatible however there would be concerns with regards to the amenity of th
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	The site is generally made up of garages and gardens leading from a narrow rear lane with no formal footway. Junction radii and sight visibility are substandard with no prospect of meaningful improvement. Recommend that this site is dismissed as suitable for residential development.
Landscape Impact	Some adverse residual impact. Loss of gardens well related to high density housing.
Biodiversity Impact	The site is within 300m distance of Whitehill Hall Woods (CWS, Ancient woodland, LWS) and may increase levels of local recreational pressure
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Education, OSNA ID:OSNA2876
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	No impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in the loss of existing gardens/back yards. It is not safely accessible from a highways perspective, it is therefore not suitable.

2/CH/30a	
SITE DETAILS	
Site Name	High Flatts Farm Site A (South of Drum Extension)
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	12.79
Estimated Yield	384
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site lies to the north of the main built up area of Chester-le-Street. There are no existing conflicting neighbouring uses. Potential noise mitigation required due to its proximity to Pelton Lane.
Relationship to Settlement	The site is effectively within the open countryside.
Highways/ Access Issues	Unsustainable. Poor pedestrian links to Chester-le-Street, any development would require the improvement of the existing bridge over the C2C, or a new bridge. Off site improvements to network in central C-L-S also likely to be required.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts. Visually open site. Unrelated to existing settlement form. Would erode separation between Chester-le Street and Pelton.
Biodiversity Impact	No known issues
Heritage Impact	Highflatts Farm is shown on the 1860 OS Map and may be considered a non-designated heritage asset. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological eval
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Surface water flooding and overland flow routes recorded on the site so further investigation required to determine need for mitigation
Topography	Sloping to South which while emphasising landscape mpacts would be no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would create an incursion into open countryside and it is located in the Green Belt.

2/CH/30b	
SITE DETAILS	
Site Name	High Flats Farm - Site B
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	4.07
Estimated Yield	122
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/30d	
SITE DETAILS	
Site Name	High Flatts Farm - Site D (South of Drum)
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	14.16
Estimated Yield	425
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site lies to the north of the main built up area of Chester-le-Street. There are no existing conflicting neighbouring uses. Potential noise mitigation required due to its proximity to Pelton Lane. An extension to Drum is allocated to the north of the
Relationship to Settlement	The site is situated on the edge of the settlement, it is contained on just one side and would extend the settlement towards Pelton.
Highways/ Access Issues	Access available. Cumulative affect of development on Junction 63 of the SRN which has capacity issues means that significant highway improvements may be required.
Landscape Impact	Negative impact. Peripheral landscaping required. Incursion into open countryside beyond well defined settlement.
Biodiversity Impact	Development of the site would result in loss of grade 3 agricultural land. Quantum of development overall in North Durham may fragment wildlife networks, increase pollution and recreational impacts including Special Areas of Conservation, Special Protection Areas and Ramsar sites. Further investigation is required to establish cumulative impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Undulating site although unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would create an incursion into open countryside and it is located in the Green Belt.

2/CH/31c	
SITE DETAILS	
Site Name	High Flatts Farm - Site C
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	12.41
Estimated Yield	372
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/32	
SITE DETAILS	
Site Name	Low Flatts Road North
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently outdoor sports space and play space. It lies adjacent to the ECML, beyond this is a residential area. To the west of the site is Drum IE. The sites location adjacent to the ECML raises noise mitigation issues.
Relationship to Settlement	The site is detached form the main built up area of the town by the ECML. The site is however situated between the eastern boundary of Drum IE and a residential area to the west.
Highways/ Access Issues	No means of access.
Landscape Impact	Significant adverse residual impact. Southern half of the site has rig and furrow and ephemeral wetlands. Northern half is playing fields and playground.
Biodiversity Impact	The site is adjacent to Pelaw Hill Railway LWS and may increase levels of local recreational pressure / other impacts. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3244
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not accessible in highways terms. Development would incur a significant adverse landscape impact and see the loss of designated play space and outdoor sport space. The site is poorly related to the existing built up area.

2/CH/33	
SITE DETAILS	
Site Name	Low Flatts Road South
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	1.39
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grazing land. It lies adjacent to the ECML, beyond this is a residential area. To the north of the site are recreational facilities, to the west of the site is Drum IE. The sites location adjacent to the ECML raises noise mitigation
Relationship to Settlement	The site is detached form the main built up area of the town by the ECML. The site is however situated between the eastern boundary of Drum IE and a residential area to the west.
Highways/ Access Issues	No means of access
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	The site is adjacent to Pelaw Hill Railway LWS and may increase levels of local recreational pressure / other impacts. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing built up area. No means of access in highways terms.

2/CH/34	
SITE DETAILS	
Site Name	Ambleside Court
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	1.04
Estimated Yield	31
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/06/00428/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site is fully developed.

2/CH/35	
SITE DETAILS	
Site Name	Reserved Employment Site - Stella Gill
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	5.63
Estimated Yield	169
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is disconnected from the built up area and there are issues regarding compatibility with adjacent industrial uses. Access to this site is extremely problematic.

2/CH/35a	
SITE DETAILS	
Site Name	Reserved Employment Site - Stella Gill
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	1.50
Estimated Yield	45
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land. There may be some compatibility issues relating to adjacent industrial uses (Stella Gill Industrial Estate), however mitigation can be put in place.
Relationship to Settlement	Site is situated to the north west of Chester-le-Street but is contained on two sides, by residential to the south and industrial to west.
Highways/ Access Issues	Conditional - Access to this site is extremely problematic and my comments are based on the assumption that any development will be limited to eleven very large detached houses. Access from Station Lane is some ½ mile from the nearest adopted highway. The junction onto Station Lane is substandard in both visibility and geometry. This track must be made up to an adoptable standard by the developers, requiring significant works including a bridge reconstruction. The track is inadequate in width and it seems unlikely that a 4.8m wide road with footways, street lighting could be provided. In addition the use of this route is very poor in sustainability terms as the site would not be well-related to the adjacent residential development. Access from Elmway is by far the best as it relates well to the adjacent settlement and will be possible to link the site to the adjacent residential development. There is a pinch point between the houses, however, I consider that a short area of narrowing would be acceptable. The site is crossed by a right of way, and any alteration to the right of way must be discussed with the Public Rights of Way section. For a small development it will be possible to omit any entrance radii at the access junction with Elmway. Access from Pelton Lane was discounted on site. The engineering and land ownership issues make this the least viable access option.
Landscape Impact	Opportunity to enhance.
Biodiversity Impact	The site is within 200m distance of Whitehill Hall Woods (CWS, Ancient wildlife site, LNR, LWS) and may increase levels of local recreational pressure.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p

Open Space Issues	Park and Recreation Ground, OSNA ID: OSNA2995
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	There are serious doubts over achieving a suitable access to the site, to accommodate the number of dwellings for the site size. In addition the site is not well related to existing facilities with Chester-le-Street.

2/CH/36	
SITE DETAILS	
Site Name	Land South of Park Road South
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	3.93
Estimated Yield	118
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/37	
SITE DETAILS	
Site Name	Land adjacent to Southburn Grange
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	2.05
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/38	
SITE DETAILS	
Site Name	Land north of Conyers Avenue
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	4.66
Estimated Yield	140
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently amenity open space and woodland. It lies to the north of a residential area. To the north of the site is the A693 and west of the site is the ECML. Its location adjacent to the A693 and ECML raises noise mitigation issues.
Relationship to Settlement	Site is located on the edge of the settlement but is reasonably well contained in terms of existing landscape form and features.
Highways/ Access Issues	Pelaw Road is approximately 12.0m wide, with a 6.0m wide and 3.0m wide footways. Conyers Avenue is approximately 11.0m wide with a 5.5m carriageway and 2.5m wide footways. These two roads have good accesses onto the C183 Pelton Lane and together they form a bus route. There is a stub road between 47 & 76 Pelaw Road which could easily be utilised for access. I'd have no objections to the development of this site, although I would oppose any access from the A693.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	The site is currently a small woodland. Further ecology work would need to be undertaken as to the biodiversity value of the site.
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1061
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Feature(s) exist which may impact upon layout/design. This is a sloping site which rises up to the road level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse impact on the landscape. Site is mostly covered by area of woodland. There are further concerns with the sites proximity to the A693 and ECML.

2/CH/40	
SITE DETAILS	
Site Name	Arizona Chemicals Vigo Lane
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	2.01
Estimated Yield	60
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/18/00828/OUT
SITE ASSESSMENT	
Adjacent Uses	The adjacent BOC site has been cleared and is identified as a preferred housing site. Housing is located to the East so it is not envisaged that there would be any amenity concerns beyond usual privacy distances.
Relationship to Settlement	The site is well located within the built up settlement area.
Highways/ Access Issues	Suitable in principle in highways terms.
Landscape Impact	Neutral impact in landscape terms. Some trees worthy of retention but could be readily accommodated in layout design.
Biodiversity Impact	Bat surveys of buildings, needs to support ecological network (disused railway line)
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding and overland flow route recorded on and adjacent to site which will require further investigation to determine need for mitigation.
Topography	The site slopes down to the West however this would not present problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site offers a potential physical regeneration opportunity on a brownfield site. It is well contained within the built up area and offers good accessibility to services and as such it is considered suitable for housing which will assist with visual/amenity improvements in the local area.

2/CH/41	
SITE DETAILS	
Site Name	Chester-le-Street Youth Centre
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.27
Estimated Yield	8
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing is a town centre use. Adjacent land uses would be compatible.
Relationship to Settlement	Site is near to town centre.
Highways/ Access Issues	Highways access would be achievable off existing access road to swimming baths.
Landscape Impact	Site lies on the rising ground which has been recently cleared. Development of site will change the open nature of the site and lead to a much larger foot print of development and ittherefore an intensification of development.
Biodiversity Impact	Greater crested newt pond within 500 metres.
Heritage Impact	Site lies immediately adjacent to the Chester le Street Conservation Area, and a scheduled monument Concangium Roman fort. The Grade I listed Church of St Mary and St Cuthbert lies 80m SW of the proposed development site and is a highly significant listed
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Majority of site lies in flood zone 1. However, northern and eastern part of site lies in flood zone 2. The access road to the site and swimming baths lies within flood zone 3 and has been subject to flooding in the past.
Topography	Site is rising ground which is just off the flood plain of the River Wear.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well related to Chester-le-Street town centre, services and associated facilities. Suitable for development subject to adequate consideration of issues including proximity of the conservation area and potential for archaeology. There is also a need to consider flood risk issues and highway access matters.

2/CH/42	
SITE DETAILS	
Site Name	CHESTER LE STREET MENDIP HOUSE AGED PERSONS HOME
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.30
Estimated Yield	9
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00351/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses include residential land uses, local shop (Spar) and primary school.
Relationship to Settlement	Site lies within the built up area within Chester-le-Street.
Highways/ Access Issues	Site can be accessed using existing access or off Mendip Road.
Landscape Impact	Site lies within built up area of Chester-le-Street. No landscape impact.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface Water flooding identified as a problem. Likely to be due to run off from nearby impermeable surfaces down Waldrige Road.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site completed.

2/CH/43	
SITE DETAILS	
Site Name	Woodside
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.77
Estimated Yield	23
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/CH/44	
SITE DETAILS	
Site Name	Lawson Court / Stone Row
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	0.70
Estimated Yield	21
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	2/13/00231/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

2/CM/01	
SITE DETAILS	
Site Name	Land to the east of Chester Moor
Settlement	Chester Moor
Local Plan Monitoring Area	North
Developable Area	1.15
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	site lies adjacent existing housing.
Relationship to Settlement	The site would be partially contained to the west and east, however development would result in sprawl impacting on openness.
Highways/ Access Issues	Vehicular access possible via The Dene however accessibility of site much reduced due to A167 severance from wider facilities.
Landscape Impact	Landscape Improvement Priority Area - some adverse residual impact
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk indicated in the vicinity of this site
Topography	Site is flat
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site lies within the Green Belt. Development would result in some adverse landscape impacts. The site is poorly related to services.

2/CM/02	
SITE DETAILS	
Site Name	Land at Chester Moor
Settlement	Chester Moor
Local Plan Monitoring Area	North
Developable Area	3.81
Estimated Yield	114
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land although it does incorporate two dwellings at the north of the site. To the north of the site is a small residential development and to the south are sporadic commercial uses on the A167. Otherwise the site is surro
Relationship to Settlement	The site is detached form the main built up area and poorly related to the settlement form. It is only partly contained to the north.
Highways/ Access Issues	Access possible via road abutting north boundary
Landscape Impact	Significant adverse residual impact. Large incursion into the open countryside, prominent from the road network poorly related to settlement form.
Biodiversity Impact	The site is within 400m distance of Chester Dene (ancient woodland, CWS, LWS) and may increase levels of local recreational pressure. The site is also considered close to (within 800m) two great crested newt sites.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Mounding exists adjacent to Waldrige Road. The site slopes to the east. Unlikely to be major concerns.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and development of the site would incur a significant adverse landscape impact. The site is prominent and poorly related to the settlement form.

2/CM/03	
SITE DETAILS	
Site Name	Land North of Union lane
Settlement	Chester Moor
Local Plan Monitoring Area	North
Developable Area	4.10
Estimated Yield	123
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is compatible with adjacent residential uses.
Relationship to Settlement	The site would be contained to the west and east, however development would result in sprawl impacting on openness.
Highways/ Access Issues	Unlikely to be able to form a satisfactory junction arrangement with A167 given other conflicting traffic manoeuvres at this point. This section of the dualled A167 carries a high traffic flow and side road junction flows, away from roundabouts, should be kept to a minimum. Development of this land undermines the latter.
Landscape Impact	The site is within a Landscape Conservation Area and development of the site will incur significant adverse residual landscape and visual impact.
Biodiversity Impact	the Site is within 500m of nationally or local designated biodiversity / geodiversity site and within 400m of a protected priority species as listed in the DBAP (great crested newts).
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Site is identified as an Accessible Natural Green Space, OSNA ID:OSNA667
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Areas of surface water risk have been recorded in the east of the site.
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is within the Green Belt. Development would result in significant adverse landscape impacts. Site is identified as an Accessible Natural Green Space in the OSNA.

2/ED/01	
SITE DETAILS	
Site Name	Fleece Cottages
Settlement	Edmondsley
Local Plan Monitoring Area	North
Developable Area	0.62
Estimated Yield	19
Land Typology	Mostly PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No amenity concerns
Relationship to Settlement	Site is reasonable well contained within the built up area of the village.
Highways/ Access Issues	Tyzack Street is a substandard private road at this point. The adopted length of road is narrow and incapable of taking the traffic associated with a development of this size. The site does not abut any adopted highways.
Landscape Impact	Development would result in some adverse residual landscape and visual impacts.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Site is identified as an Amenity Green Space, OSNA ID:OSNA2438
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No risk from flooding is indicated.
Topography	Site is flat
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is contained withint the village however access is not available in highways terms. Site is identified as an Amenity Green Space in the OSNA.

2/ED/02a	
SITE DETAILS	
Site Name	North of Braeside, South of Cong Burn
Settlement	Edmondsley
Local Plan Monitoring Area	North
Developable Area	5.40
Estimated Yield	162
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues identified in terms of amenity.
Relationship to Settlement	The site is loosely connected to the northern edge of the settlement. Landscape concerns highlight the ridgetop character of the settlement which would be denuded by this expansion into open countryside.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	<p>Site is within a landscape conservation priority area and development would result in significant adverse residual impacts in landscape and visual terms, even factoring in mitigation. The site is visually prominent and poorly related to the ridgetop character of the settlement.</p> <p>The site lies in an area of attractive countryside on the southern slopes of the Congburn Valley where the incised wooded dene of the Cong burn is flanked by arable fields. It lies within an area identified as a Landscape Conservation Priority Area in the County Durham Landscape Strategy (2008). This doesn't in itself preclude development but it does indicate the value attached in the Strategy to the character and quality of the wooded valley farmland in this area. The site lies on elevated sloping ground which is widely visible in views from both the immediate vicinity (B6352 Congburn Bank, the edge of Edmondsley and footpath 20) and from across the valley (Blackhouse Lane, Humbleburn Lane, parts of Beechgrove Lane and footpaths in that area).</p> <p>Housing development on the site would have some significant adverse effects on the character of the local landscape. The northern settlement edge of Edmondsley is abrupt and relatively prominent in views from the north but it reads as a small village sitting on the upper slopes of the valley just below the ridge. Development of the site would bring substantial increase to the scale of the village in the form of a broad ribbon of built form running down the slope to the valley floor. This would be prominent in views from across the valley, would be out of keeping with the present character of the village, and would erode the relationship between the Congburn Dene and</p>

	surrounding farmland which is a key characteristic of the local landscape.
Biodiversity Impact	The site is within 500m of Crested Newt pond. It is adjacent to ancient woodland and a Local Wildlife Site. A significant buffer zone and ample green space (the two are not the same) would be required.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development prop
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are surface water and overland flow issues on the site - further investigation by the proposer is required to determine the need for mitigation.
Topography	The site slopes down to the north which may impact on the design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located outside of the existing settlement and would result in significant encroachment into high quality countryside. The site is adjacent to sensitive wildlife and woodland areas which would require mitigation in the form of a buffer and provision of green space, significantly reducing the developable area and negatively impacting on viability. The site is within a landscape conservation priority area and development would result in significant adverse residual impacts in landscape and visual terms, even factoring in mitigation. The site is visually prominent and poorly related to the ridgetop character of the settlement.

2/ED/03	
SITE DETAILS	
Site Name	South of reed beds
Settlement	Edmondsley
Local Plan Monitoring Area	North
Developable Area	0.92
Estimated Yield	28
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/ED/04	
SITE DETAILS	
Site Name	Land South of Fleece Terrace
Settlement	Edmondsley
Local Plan Monitoring Area	North
Developable Area	3.11
Estimated Yield	93
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Amenity Mitigation Issues: None identified
Relationship to Settlement	Exposed site poorly related to village which is contained by Holmside Lane to the North.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts - the site is within a landscape improvement priority area.
Biodiversity Impact	The site is within 500m of Crested Newt pond. It is adjacent to a Local Nature Reserve and ancient woodland.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site slopes down to the north west which would impact on design however would not constrain development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located outside of the existing settlement and would result in significant encroachment into the countryside and adjacent to sensitive wildlife and woodland areas. Development would be poorly contained and the scale of potential development would be inappropriate in relation to the relative sustainability of the settlement.

2/FE/02a	
SITE DETAILS	
Site Name	Land north of Morton House
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	5.91
Estimated Yield	177
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Potential issues relating to the part of the site which falls within a Housing Safety Zone - further investigation would be required by the proposer.
Relationship to Settlement	The site is poorly related to the existing built up area and development would represent a significant extension of the settlement and encroachment into the countryside. The scale of development which could be accommodated would be inappropriate in terms
Highways/ Access Issues	Vehicular access is potentially available to/from west but lack of northern connecting footway on same side of Finchale Road will prejudice pedestrian safety unless land is acquired to provide 1.8m standard footway. Land to north east is not under same control and would need to be acquired in order to serve this very large site.
Landscape Impact	Development would have some adverse residual landscape and visual impact. The site represents a large incursion into a relatively attractive countryside viewed from housing to north but not prominent in the wider landscape.
Biodiversity Impact	The site is within 500m of Crested Newt pond and is adjacent to a Local Wildlife Site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is within the setting of Grade II listed Morton House and Ice House and development would be likely to have a major negative impact on the asset. Retention of important views to the listed buildings, and retention of existing screening to east o
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding/overland flow routes. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is relatively flat so topography would not impede development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located outside of the existing settlement and would result in significant encroachment into reasonably high quality countryside. The site is poorly contained and poorly related to the existing local centre in Fence Houses. The site is within the setting of Grade II listed Morton House and Ice House and development would be likely to have a major negative impact on the asset. Access for vehicles and pedestrians would likely require mitigation and acquisition of third party land.

2/FE/02b	
SITE DETAILS	
Site Name	Land north of Morton House
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	4.13
Estimated Yield	124
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Potential issues relating to the part of the site which falls within a Housing Safety Zone - further investigation would be required by the proposer.
Relationship to Settlement	The site is poorly related to the existing built up area and development would represent a significant extension of the settlement and encroachment into the countryside. The scale of development which could be accommodated would be inappropriate in terms
Highways/ Access Issues	Vehicular access is potentially available to/from west but lack of northern connecting footway on same side of Finchale Road will prejudice pedestrian safety unless land is acquired to provide 1.8m standard footway. Land to north east is not under same control and would need to be acquired in order to serve this very large site.
Landscape Impact	Development would have some adverse residual landscape and visual impact. The site represents a large incursion into a relatively attractive countryside viewed from housing to north and adjacent recreation ground but not prominent in the wider landscape. Higher impact than 02a
Biodiversity Impact	The site is within 500m of Crested Newt pond and is adjacent to a Local Wildlife Site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is within the setting of Grade II listed Morton House and Ice House and development would be likely to have a major negative impact on the asset. Retention of important views to the listed buildings, and retention of existing screening to east o
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding/overland flow routes. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site sits on a plateau and is relatively flat so topography would not impeded development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located outside of the existing settlement and would result in significant encroachment into reasonably high quality countryside. The site is poorly contained and poorly related to the existing local centre in Fence Houses. The site is within the setting of Grade II listed Morton House and Ice House and development would be likely to have a major negative impact on the asset. Access for vehicles and pedestrians would likely require mitigation and acquisition of third party land.

2/FE/03	
SITE DETAILS	
Site Name	West of Woodstone Village
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	1.16
Estimated Yield	35
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently has the appearance of scrubland but was formerly a brickworks. To the east of the site is existing housing with a farmstead to the south. The A1(M) is situated within 200m to the west which could lead to unacceptable noise levels. Furt
Relationship to Settlement	The site is situated in an edge of settlement location peripheral to the built up form of the settlement.
Highways/ Access Issues	No objection to principle of housing - access from Lumley New Road.
Landscape Impact	Much of the site has been restored from former brickwork use and now contains semi-mature woodland. Development would lead to some adverse residual landscape and visual impact.
Biodiversity Impact	PRoW Leads to LWS - requires ample green space and biodiversity delivery (the two are NOT the same), also potential for the site to be ecologically significant will require surveys to determine value and appropriate mitigation
Heritage Impact	Woodstone House to the south is shown on the 1860 OS Map, and may be considered a non-designated heritage asset - requires investigation. There is currently no documented evidence available to rule out any archaeological potential of this site. Theref
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Historic surface water flooding on adjacent residential estate along the eastern boundary of the site. Bunding now in place and drainage extended to the south. Sustainable drainage techniques may be required on this site to mitigate for development.
Topography	The site is relatively flat but with vegetation and trees on the site which would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is located on the edge of the settlement however it is poorly connected to the existing built form. Most of the site is restored containing semi-mature woodland and development would lead to adverse landscape impacts.
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2/FE/06	
SITE DETAILS	
Site Name	Land at Kestrel View
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.98
Estimated Yield	29
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	A football pitch is situated to the west with an industrial estate to the north. The ECML run parallel to the site with 100m, so further noise/vibration investigations may be necessary with regards to the latter issue, and mitigation implemented (if it's
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Access unsuitable to serve additional residential development.
Landscape Impact	The development of this site will have a neutral landscape and visual impact.
Biodiversity Impact	The site is within 460m distance of Morton Wood (ancient woodland, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	An Heritage Environment Record is within 300m of the site so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2240
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	An acceptable vehicular access into the site is not achievable, and adjacent uses (industrial and ECML) raise amenity issues in respect of noise and vibration. Unlikely to be attractive to builders.

2/FE/09	
SITE DETAILS	
Site Name	Land South of Woodstone House
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	1.24
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock, with "Home" located on the site to the north, which is also subject to a planning application. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is considered to be detached from the settlement albeit not significantly. Not well related to the local centre.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	The development of this site would result in a significant adverse residual landscape and visual impact due to an incursion into the countryside and coalescence of Bournmoor and Fencehouses. Development would also undermine green belt objectives.
Biodiversity Impact	The site is within 400m distance of Morton Wood (ancient woodland, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	None identified. Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No flood risk issues identified.
Topography	The site slopes from south to north which would have an influence on the design and layout of development, but is not considered to pose any undue problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would result in a significant adverse residual landscape and visual impact, and lead to coalescence concerns with Bournmoor. Site is located in the green belt.

2/FE/11	
SITE DETAILS	
Site Name	Land South of the Floaters Mill
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	1.38
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Potential issues relating to the nearby industrial use and pumping station.
Relationship to Settlement	The site is in an edge of centre location and not well located to the built-up form of development. Additional development would lead to the coalescence of Fence Houses and Bournmoor.
Highways/ Access Issues	No objection to the principle of housing.
Landscape Impact	Development of the site would result in a significant adverse landscape and visual impact on account it would be an incursion into countryside not well related to existing built form and resulting in coalescence between Fencehouses and Bournmoor. The site is within a landscape improvement priority area.
Biodiversity Impact	The site is within 300m distance of Lumley Woods and 400m of a pond with potential for GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The southern two thirds of the site lie in flood zone 1, however parts of the northern section is in flood zone 2. The site is considered developable by the EA. There are surface water and overland flow issues on the site so further investigation by the p
Topography	The site slopes form east to west and has trees on the perimeter. These factors would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and is outside of the existing settlement. Development on the site would result in a

	<p>some coalescence between Fencehouses and Bournmoor and have a significant adverse landscape and visual impact. The site is poorly related to services and facilities within the settlement.</p>
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2/FE/12	
SITE DETAILS	
Site Name	Land West of Chipchase Court
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently scrubland and adjacent to existing housing (east) and a farmstead (west) and farmland (south). In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is situated in an edge of settlement location but is contained by an existing tree belt and houses to the east.
Highways/ Access Issues	No suitable access into the site on account it is inaccessible. Only access could be via private curtilage of corner property on Chipchase Court.
Landscape Impact	The development of this site would result in some adverse landscape and visual impact.
Biodiversity Impact	The site is within 600m distance of Lumley Woods (ancient woodland, CWS, LWS) and a pond with potential for GCN is also located there. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known issues.
Topography	The site slopes gently but would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	An acceptable vehicular access is not achievable, and development would not integrate well with the existing scale and form of development in this part of the village.

2/FE/13	
SITE DETAILS	
Site Name	Land adjacent to Henry Terrace
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	1.18
Estimated Yield	35
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to a football pitch and industrial uses, as well as the redundant Leamside Line. Mitigation may be necessary in respect of the industrial uses, and consideration would need to be given to the potential reinstating of the Leamside Line
Relationship to Settlement	Site is wholly contained within the settlement and bounded by the ECML to the east.
Highways/ Access Issues	Access unsuitable to serve additional residential development.
Landscape Impact	Development of this site would have some adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 800m distance of Morton Wood (ancient woodland, CWS & LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is within 200m of Lambton heritage site so any development would need to be sensitive to this. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2702
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Vast majority of site in flood zone 1, however, the northern area lies in flood zone 3 and in functional floodplain. Site is developable providing development is located outside of flood risk area.
Topography	Site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	An acceptable vehicular access into the site is not achievable, and adjacent uses (industrial) raise amenity issues in respect of noise and vibration. The site is located in the Green Belt.

2/FE/14	
SITE DETAILS	
Site Name	Land to the west of Woodstone Terrace
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	4.79
Estimated Yield	144
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently has cattle grazing on the site with housing to the north and open countryside surrounding the remainder of the site. The A1(M) is located within 200m to the west of the site which could lead to unacceptable noise levels which would be d
Relationship to Settlement	The site is situated on the edge of the settlement, beyond the logical boundary. Development would not integrate well with the existing scale and form of development.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	The development of this site would have some adverse landscape and visual impact on account it represents a large incursion into relatively attractive countryside viewed from housing to north and main approach to village from the south but not prominent in the wider landscape.
Biodiversity Impact	The site is within 750m distance of Lumley Woods (ancient woodland, CWS & LWS) and 600m of a pond with potential for GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes west to east but this would not unduly constrain development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the periphery of the settlement and development would not integrate well with the existing scale

	<p>and form, or relate well to the services and facilities. Development would have a potential harmful ecological impact.</p>
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2/FE/15	
SITE DETAILS	
Site Name	Former Fire Station
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.32
Estimated Yield	10
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/13/00105/FUL
SITE ASSESSMENT	
Adjacent Uses	The site comprises the former fire station and is presently occupied by "Home". Paddocks/fields surround the site and in view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is detached from the settlement of Fence Houses, and development would lead to the coalescence with Bournmoor.
Highways/ Access Issues	No objection to principle of housing.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 300m of a great crested newt habitat and 250m of Morton Wood (ancient woodland, CWS & LWS). Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Brownfield site located in the Green Belt. Site has been recently developed for 18 affordable dwellings. The design and layout of the scheme were deemed to be of a standard so as not to detract from the Green Belt and the future residential amenity.

2/FE/16	
SITE DETAILS	
Site Name	Land adjacent to The Floaters Mill
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is in use as a paddock with a PH to the north west and a further paddock to the south east. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is uncontained and detached from the settlements of Bournmoor and Fencehouses. Site could only realistically be developed sequentially after, or in conjunction with 2/FE/11, however, this would result in coalescence of the two settlements.
Highways/ Access Issues	A1052 is subject to double white line no overtaking restrictions because of safety/visibility issues. No acceptable access.
Landscape Impact	The development of this site would result in significant adverse residual landscape and visual impact on account it would represent incursion into countryside not well related to existing built form and resulting in coalescence of Fence Houses and Bournmoor.
Biodiversity Impact	The site is within 300m distance of Lumley Woods and 400m of a pond with potential for GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	None identified. Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The north east boundary of the site is located within FZ2, with a small portion also in F3A & 3B. Extensive parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site lay
Topography	Site slopes significantly and there are trees present on the site as well as significant vegetation. These factors are considered to be a significant barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Site is uncontained and detached from the settlements of Bournmoor and Fencehouses. Unsuitable in highways terms. Site could only realistically be developed sequentially after, or in conjunction with 2/FE/11, however, this would result in coalescence of the two settlements. Development would have a significant adverse landscape and visual impact and the topography of the site severely restricts development. Not well related to services and facilities and is in the Green Belt.
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2/FE/17	
SITE DETAILS	
Site Name	Rear of Morton Crescent
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.76
Estimated Yield	23
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Potential amenity issues as adjacent to petrol filling station, hot food takeaway and car garage. Further investigations required to determine need for mitigation.
Relationship to Settlement	The site is well contained within the built up framework, however it is probable that a comprehensive scheme incorporating the adjacent brownfield site (2/FE/18) would ensure optimum connections with the existing townscape and footway links.
Highways/ Access Issues	Conditional access onto the A1052 to the north of the site would have to be achieved with the acquisition of the 3rd party land (Site 2/FE/18).
Landscape Impact	Small urban site. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow route and some surface water flooding recorded on the site - further investigations required to determine need for mitigation.
Topography	Levels drop down from the main road (Morton Cres) into the site. Whilst the level changes aren't significant, they would likely compound the poor connections between the site and the main road/existing streetscape, and as such require consideration within
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well contained within the built up framework, however it is probable that a comprehensive scheme incorporating the adjacent brownfield site (2/FE/18) would ensure optimum connections with the existing townscape and footway links. Access may be achieved onto the A1052 however this is dependent upon the acquisition of the 3rd party land (Site 2/FE/18).

2/FE/18	
SITE DETAILS	
Site Name	Fencehouses Service Station
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.23
Estimated Yield	7
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Potential amenity issues as adjacent to scrap metal recycling facility. Further investigations required to determine need for mitigation.
Relationship to Settlement	The site is well contained within the built up framework, and while it is adjacent to a well used highway good connections with the existing townscape and footway links are achievable.
Highways/ Access Issues	Suitable direct access onto the A1052 can be achieved with moderate highway improvements.
Landscape Impact	Small urban site. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	No known biodiversity issues, may require a bat survey.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues recorded.
Topography	Relatively flat site so no constraints upon development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well located and contained within the settlement, and suitable direct access can be achieved with moderate highway improvements.

2/GL/01	
SITE DETAILS	
Site Name	High Farm Front Street
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	0.45
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/08/00392/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Previously developed site located on the edge of the settlement, with a small part of the site located in the Green Belt. Planning permission was granted for four 'zero-carbon' houses on the portion of the site outwith the Green Belt. This scheme has been implemented.

2/GL/02	
SITE DETAILS	
Site Name	Scott Court
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	0.65
Estimated Yield	20
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by housing (including a care home) on all sides, and its development for housing would be a compatible use.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	No objections to the principle of housing.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact on account it would involve the development of amenity green space.
Biodiversity Impact	The site is understood to be 500m from a pond with potential for GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is within 100m of Lumley Christ Church. Sensitive development will be required to generate a good quality living environment which respects its setting. There is currently no documented evidence available to rule out any archaeological potent
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1446
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site is flat with trees dotted around the site. Whilst these would influence the design and layout of development, it would not be a barrier to housing coming forward.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is wholly contained within the settlement and offers good access to local facilities. However the site comprises an area of amenity open space.

2/GL/05	
SITE DETAILS	
Site Name	Land adjacent to Pear Tree Terrace
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	1.12
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site is located in the Green Belt. It has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/GL/06	
SITE DETAILS	
Site Name	Land North of High Farm
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	3.88
Estimated Yield	116
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The majority of the site is in agricultural use with allotments located in the SE corner. Open countryside exists to the north and west of the site with isolated housing to the south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is situated in an edge of settlement location which is peripheral to the built up form of the settlement and is considered remote given the severance of Back Lane. The scale of development which could be accommodated would be inconsistent with th
Highways/ Access Issues	Access available from Back Lane.
Landscape Impact	Development of this site would incur significant adverse landscape and visual impacts despite mitigation which would assume structural landscaping to western edge to soften existing appearance of Great Lumley on skyline. This is considered to be sufficiently harmful to justify discounting the site.
Biodiversity Impact	The site is within 800m distance of Brough's Gill Wood and a pond with potential for GCNs is within 500m, so further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	A scheduled monument (John Duck's Hospital) currently exists on site so further advice from the Archaeology Team will be required in respect of measures to safeguard/enhance this monument. There is currently no documented evidence available to rule out
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2275
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	Site is undulating and highly visible from surrounding area in distance view. Therefore features exist which would impact upon layout and design of any development which took place.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Poor relationship to settlement. Encroachment into countryside. Very visible site located in the Green Belt.
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2/GL/07	
SITE DETAILS	
Site Name	Land East of Lumley Riding
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	0.47
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the west of the site is a farmstead with open farmland surrounding the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located beyond 'Back Lane' which forms the natural boundary to the settlement. The site does not have clearly defined or defensible boundaries.
Highways/ Access Issues	No objection to principle of housing - site can be accessed from track to the north.
Landscape Impact	The development of this site would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into attractive countryside beyond well defined settlement boundary.
Biodiversity Impact	The site is within 200m distance of Brough's Gill Wood (ancient woodland, CWS, LWS) and a great crested newt site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent an incursion into attractive countryside outside the built up area, which would result in a significant adverse landscape and visual impact.

2/GL/08	
SITE DETAILS	
Site Name	Lumley New Winning
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	3.26
Estimated Yield	98
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/GL/09	
SITE DETAILS	
Site Name	Land north of Great Lumley
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	1.87
Estimated Yield	56
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/GL/10	
SITE DETAILS	
Site Name	Land at Scorer's Lane
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	3.08
Estimated Yield	92
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01757/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is currently used as a paddock for grazing and has housing to the south with open countryside to the north and east of the site. In view of adjacent uses no amenity issues are anticipated.
Relationship to Settlement	Site is located on edge of settlement but is contained on two sides by existing housing and the road.
Highways/ Access Issues	Direct access from Scorer's Lane should be within 30mph speed limit. The access should be no closer than 50m to the existing junction to Tintagel. No access from Trent Crescent as the road is substandard. Highway access likely to require the removal of a substantial amount of hedgerow which would impact on the character and appearance (urbanising effect) on approach into settlement.
Landscape Impact	Site falls within a Landscape Improvement Area and development of this site would incur some adverse landscape and visual impacts despite mitigation which would assume structural landscaping to western, eastern and northern edges to soften existing appearance of Great Lumley on skyline.
Biodiversity Impact	Site is within 100m distance of Brough's Gill Wood. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes gently (north to south) and is visible from surrounding area. Therefore these features would impact upon layout/design of any development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission granted Oct 2017

2/GL/12	
SITE DETAILS	
Site Name	Land South of Great Lumley
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	16.31
Estimated Yield	489
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use with playing fields in the NE corner of the site. Residential properties are located to the north of the site, allotments to the east and open countryside surrounding the remainder of the site. In view of adjacent
Relationship to Settlement	The site is not contained and development would represent a significant extension into the open countryside (which is also Green Belt) beyond the natural settlement boundary. The scale of development would be inconsistent with the role and function of the
Highways/ Access Issues	No objection to principle of housing as access could be formed to north. The cumulative impact of development on Junction 63 of the SRN which has capacity issues means that significant highway improvements may be required.
Landscape Impact	The development of this site would result in significant adverse landscape and visual impacts following mitigation due to the western 1/3 being within an area of high landscape value, and the potential prominence of the western edge from views across the River Wear valley. The scale of this site would be a significant extension to Great Lumley and may also impact negatively upon townscape as a result.
Biodiversity Impact	The site is within 100m distance of Brough's Gill Wood. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3273
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The majority of the site is relatively flat farmland with few topographical constraints, posing no barriers to development.

	However, given the visual prominence of the site this would need to be taken into account and would influence the design and layout
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent a significant extension into the open countryside and Green Belt. It would result in a significant adverse landscape and visual impact. The scale of development that could be accommodated would be inconsistent with the role and function of the settlement.

2/GL/13	
SITE DETAILS	
Site Name	George Pit Lane
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	6.10
Estimated Yield	183
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing residential development and agricultural uses to the south and east. No amenity concerns subject to ensuring adequate privacy distances.
Relationship to Settlement	Development of the site would represent a largely uncontained sprawl out into relatively attractive countryside. The site would provide poor accessibility for pedestrians as the main access point would be achieved off Cocken Lane, which is a narrow lane
Highways/ Access Issues	Suitable direct access can be achieved from the West of the site onto Cocken Lane with moderate highway improvements, access to the C&A North of the site is unsuitable and would require major highway improvements.
Landscape Impact	Incursion into open relatively attractive countryside. Visible from adjacent roads and houses but not prominent in the wider landscape.
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological features will need to be assessed through geophysical survey and evaluation. No designated heritage assets on site or nearby
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water flooding recorded on the site - further investigations required to determine need for mitigation.
Topography	Relatively flat site - no real issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of the settlement and would represent a largely uncontained sprawl out into relatively attractive countryside. The site would provide poor accessibility for pedestrians as the main access point would be achieved off Cocken Lane, which is a narrow lane with poor pathway provision. Most units within the scheme would be outside of accepted walking distances to facilities (including bus stops) and residents would be likely to be overly reliant on the private car for accessing facilities.

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2/GL/14	
SITE DETAILS	
Site Name	Site of Former Boys School
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	0.16
Estimated Yield	5
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site mainly abuts agricultural fields so it is not considered that there would be any amenity concerns for residential development.
Relationship to Settlement	The site has links to the historic settlement core however as this has now moved further east the relationship is now less clear. The site is in a prominent location and down a narrow steep rural lane with no footway links for pedestrians or street light
Highways/ Access Issues	Unsuitable the site is in an unsustainable location with poor transport links, which would be accessed to the South, Fenton Well Lane which is a narrow steep rural lane with no footway links for pedestrians or street lighting.
Landscape Impact	Small site in prominent ridgetop location and slightly divorced from settlement edge but previously developed, forming part of the historic village core between mid C19th and mid C20th. Landscape and visually effects likely to be heavily influenced by design response to site. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	No known biodiversity issues, the site will require ecological surveys before being able to determine whether there will be impacts upon biodiversity.
Heritage Impact	The site of a school associated with the nearby medieval John Duck's Hospital is within the proposed development area. An archaeological evaluation would be necessary to determine the extent and of survival of the archaeological remains.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding issues recorded
Topography	Site slopes down significantly to west. This may exacerbate landscape impacts requiring consideration within any design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in a prominent ridgetop location and slightly divorced from settlement edge. The site would be accessed to the South, Fenton Well Lane which is a narrow steep rural lane

	with no footway links for pedestrians or street lighting. The site is located in the Green Belt.
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2/GL/15	
SITE DETAILS	
Site Name	Land at Cambridge Drive
Settlement	Great Lumley
Local Plan Monitoring Area	North
Developable Area	1.37
Estimated Yield	41
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential, highway and agricultural uses to site edges - it is not considered that there would be any amenity concerns for residential development.
Relationship to Settlement	The site is located on the edge of the settlement beyond the existing perimeter estate road, which effectively marks out the built up extent of Great Lumley. Development would be relatively uncontained to the south and western edges of the site.
Highways/ Access Issues	Suitable direct access to the east of the site onto Cambridge Drive can be achieved with moderate highway improvements.
Landscape Impact	Prominent ridgetop location. Potential for some significant adverse landscape and visual effects in increasing prominence of village on the ridgeline. Structural landscaping could mitigate effects but would take time. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological remains would need to be assessed through geophysical survey and evaluation. No designated heritage assets on site or nearby
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route recorded on the site - further investigations required to determine need for mitigation.
Topography	Site slopes down to west and south. This may exacerbate landscape impacts requiring consideration within any design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of the settlement beyond the existing perimeter estate road, which effectively marks out the built up extent. This site is located in the Green Belt in a prominent ridgetop location. Development has the potential to result in some significant adverse landscape and visual effects in increasing prominence of village on the ridgeline.

2/GV/01	
SITE DETAILS	
Site Name	Land South of Pelton Lane & Working Mens Club
Settlement	Grange Villa
Local Plan Monitoring Area	North
Developable Area	1.71
Estimated Yield	51
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible, mature woodland on 3 sides, social club and residential.
Relationship to Settlement	Central to settlement, parallel to main thoroughfare
Highways/ Access Issues	Conditional, No objection to principle of housing. No access via Coronation Terrace
Landscape Impact	The site is located in a landscape conservation priority area and development would result in some adverse residual landscape and visual impacts.
Biodiversity Impact	No issues identified
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA295
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	Site is relatively flat so no topographical impediments to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is well used as an amenity area designated in the OSNA. There is no further supply in the settlement so important to retain.

2/GV/02	
SITE DETAILS	
Site Name	Pelton Grange
Settlement	Grange Villa
Local Plan Monitoring Area	North
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible, residential and greenfield.
Relationship to Settlement	No on edge of settlement
Highways/ Access Issues	De-restricted road. No development opposite and therefore no possibility of extending speed limit. Unacceptable.
Landscape Impact	Site itself is mostly hard standing agricultural use so physical impacts would be low. Would be rather lengthy sprawl of housing along main approach to village from the east.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding recorded at entrance to site so further investigation required to determine need for mitigation.
Topography	Gently sloping site no issues to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is on the edge of the settlement and access constraints exist whereby there is no acceptable vehicle access available. Development would result in unacceptable sprawl of the settlement.

2/GV/03	
SITE DETAILS	
Site Name	Land at Grange Villa
Settlement	Grange Villa
Local Plan Monitoring Area	North
Developable Area	0.30
Estimated Yield	9
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/HS/01	
SITE DETAILS	
Site Name	Land at Chilton Country Club
Settlement	Fence Houses
Local Plan Monitoring Area	North
Developable Area	0.68
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/KI/03	
SITE DETAILS	
Site Name	Kimblesworth Allotments
Settlement	Kimblesworth
Local Plan Monitoring Area	North
Developable Area	1.80
Estimated Yield	54
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues to prevent development.
Relationship to Settlement	Poor relationship with existing built up framework which is clearly defined at the foot of the bluff upon which this site rests
Highways/ Access Issues	Vehicular access via Elm Crescent is unsuitable due to sight visibility issues. Access potentially possible via Sycamore Road however would require carriageway widening and access to site via third party land.
Landscape Impact	Development would result in significant adverse residual landscape and visual impact, and result in the loss of valued belt of mature scrub on steep bluff.
Biodiversity Impact	Mature trees and scrub remove from SHLAA
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA3251
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Site is part of a prominent bluff and slopes down to East. This would impact upon design and layout of development potentially reducing extent of the developable area.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impacts. The site has biodiversity benefits and forms a prominent bluff which would be difficult to develop in a manner that would connect well with the existing settlement and access connections. Parts of the site are designated as amenity open space and allotments.

2/KI/04	
SITE DETAILS	
Site Name	Land to the south of Kimbleworth
Settlement	Kimblesworth
Local Plan Monitoring Area	North
Developable Area	1.54
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential and greenfield.
Relationship to Settlement	Beyond edge of settlement - encroachment into open countryside
Highways/ Access Issues	No suitable access
Landscape Impact	Development would result in significant adverse residual landscape and visual impact, and would result in an incursion into open countryside beyond well defined settlement edge.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Access cannot be achieved. Development would result in significant adverse residual landscape and visual impact, and would result in an incursion into open countryside beyond well defined settlement edge.

2/KI/05	
SITE DETAILS	
Site Name	Land to rear of Gair Court
Settlement	Kimblesworth
Local Plan Monitoring Area	North
Developable Area	1.68
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential former social housing and aged miners bungalows and greenfield.
Relationship to Settlement	Reasonably well connected to built up area. Contained to West however issues in relation to prominent nature of site in terms of views and landscape impacts when looking from the East.
Highways/ Access Issues	No suitable access.
Landscape Impact	Development would result in significant adverse residual landscape and visual impact - development would be potentially prominent in view from A167.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	Prominent elevated site within centre of settlement.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impact. The site is in the Green Belt and and no suitable vehicle access is available.

2/KI/06	
SITE DETAILS	
Site Name	Highlander Farm, Plawsworth
Settlement	Kimblesworth
Local Plan Monitoring Area	North
Developable Area	7.01
Estimated Yield	210
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	A167 borders eastern edge of site - potential amenity issues. Cricket field adjacent and residential.
Relationship to Settlement	Edge of settlement (Eastern)
Highways/ Access Issues	No direct access permissible via A167. Will encourage intensification of use of existing A167 junction to south of site and introduce additional turning traffic where dual carriageway traffic speeds are high.
Landscape Impact	Development would result in significant adverse residual landscape and visual impact - large incursion into attractive open countryside prominent in view from A167.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3030
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known issues
Topography	Site slopes down to East. While this would not be a physical barrier to development it nonetheless emphasises prominence in terms of adverse landscape and visual impacts.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impact - large incursion into attractive open countryside prominent in view from A167. Inaccessible in highways terms.

2/KI/08	
SITE DETAILS	
Site Name	Kimblesworth depot
Settlement	Kimblesworth
Local Plan Monitoring Area	North
Developable Area	0.80
Estimated Yield	24
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some residential near site and screened on two side by mature planting - no amenity concerns
Relationship to Settlement	Site is poorly related to existing built up area and effectively in an open countryside location.
Highways/ Access Issues	No objection to principle of housing however site is at extreme southern end of settlement which already has limited facilities.
Landscape Impact	Development presents an opportunity to enhance site in terms of landscape and visual impacts.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow route recorded on the site - further investigation required to determine need for mitigation
Topography	Site slopes down to East however no issues to prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly located in relation to the existing built area of the settlement. It is effectively an open countryside location and access to facilities is beyond accepted walking distances. Site is occupied for local employment use.

2/KI/09	
SITE DETAILS	
Site Name	Hawthorn Close
Settlement	Kimbleworth
Local Plan Monitoring Area	North
Developable Area	0.70
Estimated Yield	21
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No amenity concerns over and above maintaining usual privacy distances
Relationship to Settlement	Site is well contained within the existing built up area. The full area may not be developable owing to access and separation constraints linked to the shape of the site and the layout of existing dwellings.
Highways/ Access Issues	Access is achievable in principle.
Landscape Impact	Important trees on site which should be incorporated into any scheme, as appropriate.
Biodiversity Impact	Given the woodland habitats to the west of the site there is potential for the extant housing to hold bat roosts and the construction of new housing may have significant adverse effect on existing roosts and flight lines. There is a record from 1999 of over 130 common pipistrelle bats being recorded over the site which adds some weight to the idea that the site may be used for commuting purposes by bats potentially to and from sensitive maternity roosts. The bat usage at the site and the potential for roosts in adjacent properties needs to be investigated prior to this application being validated.
Heritage Impact	St Philip and St James Church is shown on the 1898 OS Map and may be considered a non-designated heritage asset. Views to the church should be taken advantage of by any new development. There is currently no documented evidence available to rule out
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2703
Pollution Issues	None Identified
Flood Risk	Some surface water flooding recorded on the site which will require further investigation to determine need for mitigation.
Topography	Flat site overall however there may be constraints in connection with the finger of land extending to the rear of Cedar Ave which is steeply sloping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Well-contained site in close proximity to local services. There is a further opportunity to create a more cohesive townscape than existing owing to the 'leftover' and 'ad hoc' nature of the space. The site is however designated as amenity open space.
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2/NE/01	
SITE DETAILS	
Site Name	Nettlesworth Playingfields
Settlement	Nettlesworth
Local Plan Monitoring Area	North
Developable Area	1.99
Estimated Yield	60
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential and greenfield
Relationship to Settlement	Partially contained to East and South - located on the edge of settlement.
Highways/ Access Issues	Unsuitable no access
Landscape Impact	Identified as urban in LCA - should have been playing fields therefore LCPA. Development would result in some adverse residual impacts however this assumes perimeter screening to northern and western edges.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA257
Pollution Issues	None Identified
Flood Risk	No known issues
Topography	No issues to prevent development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site does not have a suitable vehicle access and development would result in the loss of a football pitch.

2/NE/02	
SITE DETAILS	
Site Name	Land to The West of The Green Nettlesworth
Settlement	Nettlesworth
Local Plan Monitoring Area	North
Developable Area	0.39
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/13/00293/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Sites abutting OSNA site. OSNA257
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Completed

2/NF/01	
SITE DETAILS	
Site Name	Land adjacent to Pelton Roseberry Comp. School
Settlement	Newfield
Local Plan Monitoring Area	North
Developable Area	7.55
Estimated Yield	227
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/09/00488/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA1871
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Number of plots on site completed.

2/OU/01	
SITE DETAILS	
Site Name	Brooms Public House
Settlement	Urpeth
Local Plan Monitoring Area	North
Developable Area	1.79
Estimated Yield	54
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03908/FPA
SITE ASSESSMENT	
Adjacent Uses	Amenity Mitigation Issues: None identified
Relationship to Settlement	Site is within the built up extent of the settlement.
Highways/ Access Issues	There are two potential access points to this site. The Bradley Close access is the most commodious and must be used as the primary access. A secondary/emergency access could be taken from Middleham Close if needed. Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Development would have a generally negative impact however there are opportunities to improve parts of the site. The site is within a landscape conservation priority area.
Biodiversity Impact	The site is adjacent to County Wildlife Site - Walters Wood.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are surface water and overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	Relatively flat site - no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is well contained within the settlement, providing access to local services including primary schools and a small shopping arcade. While development would result in a loss of play space the existing facilities are poor quality and development would allow reprovision in the vicinity to a higher standard, to mitigate for the loss.

2/OU/02	
SITE DETAILS	
Site Name	Land north of Ouston
Settlement	Ouston
Local Plan Monitoring Area	North
Developable Area	5.76
Estimated Yield	173
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	In agricultural use. The site is adjacent to other compatible uses including residential, agriculture, woodland and open space
Relationship to Settlement	Site is contained on only one side (southern edge) and its development represents an uncontained extension to the settlement southwards. It would not consolidate the built up environment of Ouston.
Highways/ Access Issues	The site is unsuitable. The site adjoins a derestricted road. With no development opposite the speed limit cannot be extended. Major off site engineering works required to make site sustainable. Unacceptable.
Landscape Impact	The Green Belt site would form a large and visually prominent incursion into open countryside with significant adverse residual landscape and visual impact.
Biodiversity Impact	Site abuts an ancient woodland Local Wildlife Site. Surrounds Walters Wood Local Wildlife Site which is a Category One Designation - unsuitable for development.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Site is adjacent to Accessible Natural Green Space, OSNA ID:OSNA1439
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Possibility of surface water flooding on western boundary at stream
Topography	Site slopes gently down from south to north. This makes site highly visible from the north and east.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impacts. The site is unsuitable in biodiversity terms owing to sensitivities of adjacent category one designation. In highway terms the site is considered unsuitable given that it adjoins a derestricted road. With no development opposite the speed limit cannot be extended - major off-site engineering works would be required to make site sustainable.

2/OU/03	
SITE DETAILS	
Site Name	Westline
Settlement	Ouston
Local Plan Monitoring Area	North
Developable Area	0.77
Estimated Yield	23
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses include approach through industrial estate and issues surrounding amenity in relation to the railway line.
Relationship to Settlement	Well removed from settlement, part of an industrial estate
Highways/ Access Issues	Unsustainable location, private road which requires upgrading. 1000m of new road & footways required to reach the site.
Landscape Impact	Isolated site bearing no relationship to existing settlement pattern.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None identified
Topography	Level site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Remote from settlement and other residential and next to an industrial site. Access may be possible but would require significant works.

2/OU/04	
SITE DETAILS	
Site Name	Westline
Settlement	Ouston
Local Plan Monitoring Area	North
Developable Area	1.28
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/OU/05	
SITE DETAILS	
Site Name	Land West of Ouston Bank Farm
Settlement	Ouston
Local Plan Monitoring Area	North
Developable Area	4.60
Estimated Yield	138
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is in agricultural use. The site is adjacent to other compatible uses including residential, scrubland and agriculture
Relationship to Settlement	Site is contained on only one side (southern edge) and its development represents an uncontained extension to the settlement southwards. It would not consolidate the built up environment of Ouston.
Highways/ Access Issues	Unsuitable - Derestricted road. Unless developed in conjunction with site opposite no possibility of extending speed limit. Major off site engineering works required to make site sustainable.
Landscape Impact	The Green Belt site would form a large and visually prominent incursion into open countryside with significant adverse residual landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No risk indentified
Topography	The site slopes steeply up to the south from the north making the site very prominent.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would not be suitable as it would form a large incursion into countryside with significant adverse residual landscape and visual impact resulting in an uncontained extension to the settlement not consolidating its built up form. The site is also unsuitable for highway reasons.

2/OU/06	
SITE DETAILS	
Site Name	Ouston Infant School
Settlement	Ouston
Local Plan Monitoring Area	North
Developable Area	0.49
Estimated Yield	15
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01683/FPA
SITE ASSESSMENT	
Adjacent Uses	The former school site is adjacent to other compatible residential uses.
Relationship to Settlement	The site is located entirely within the existing built-up form of the settlement
Highways/ Access Issues	Durham County Council Highway Engineers: Suitable - No objection to principle of housing.
Landscape Impact	No impact anticipated
Biodiversity Impact	Impact not envisaged. But, an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No risk identified
Topography	Site is flat
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is well-related to the existing settlement and regarded as suitable in SHLAA terms. The school use has ceased so the site is surplus to Council requirements.

2/OU/07	
SITE DETAILS	
Site Name	Land North of Bellerby Drive
Settlement	Ouston
Local Plan Monitoring Area	North
Developable Area	6.51
Estimated Yield	195
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation - LWS. Site is also within the Green Belt.

2/PE/01	
SITE DETAILS	
Site Name	Brackenbeds Lane
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	1.75
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is within 200 metres of the A693 and as such a noise assessment should be undertaken and appropriate mitigation implemented as a result e.g. incorporation of noise barriers.
Relationship to Settlement	Site is reasonably well related to the settlement. In reasonable proximity to local services.
Highways/ Access Issues	Access available. No direct access via A693. A vehicular access is possible onto C181 Pelton Lane. Cummulative affect of development on Junction 63 of the SRN which has capacity issues means that significant highway improvements may be required.
Landscape Impact	Some adverse residual impact. Peripheral landscaping required. Site falls within a Landscape Improvement Area. Further investigation regarding mitigation would be required.
Biodiversity Impact	Development of the site would result in the loss of grade 3 soils.
Heritage Impact	Although no known constraints on the site, as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Education, OSNA ID:OSNA102
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Mitigation required. Surface water issues - further investigation required by proposer to determine requirement for mitigation.
Topography	Flat site - no impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Reasonably well related within the settlement and has good accessibility to services and facilities. However site will be very visible from the surrounding area, proximity to A693 likely to have noise implications, there is a PROW through the site, telegraph poles cross the site, and the access road which divides the site already services two existing dwellings (one being the farm). Landscaping and highways improvements required.

2/PE/06	
SITE DETAILS	
Site Name	Land to rear of Elm Ave
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	5.57
Estimated Yield	167
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/04048/OUT
SITE ASSESSMENT	
Adjacent Uses	Issues of compatibility in relation to A693 however can be mitigated. Amenity Mitigation Issues: Site is within 200m of A693 which may result in noise disturbance and air quality issues.
Relationship to Settlement	Site is on the edge of the settlement. It is well contained and would round the settlement off.
Highways/ Access Issues	No direct access via A693. A vehicular access is possible. A roundabout at nearest A693 junction has been agreed to be funded by Persimmons in relation to their consent at Newfield. This development would be conditional on the new roundabout being built. Cummulative affect of development on Junction 63 of the SRN which has capacity issues means that significant highway improvements may be required.
Landscape Impact	Some adverse residual impact. Peripheral landscaping required as the site is visible from the A693. Site falls within a Landscape Improvement Area. Further investigation regarding mitigation would be required.
Biodiversity Impact	Further advice to establish impact required
Heritage Impact	Minor negative impact upon setting of Church of the Holy Trinity, Grade II listed building. Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage. Further advice from heritage team re
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Mitigation required. Surface water issues - further investigation required to determine requirement for mitigation.
Topography	The site is relatively flat so no impediment to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Development of the site would result in some adverse residual impact, however the site is contained within the natural confines of the settlement and relates logically to the built form - the site offers good access to many local services.

2/PE/08	
SITE DETAILS	
Site Name	Lambton Land North of Pelton
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/PE/09	
SITE DETAILS	
Site Name	North of Elm Avenue
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	1.77
Estimated Yield	53
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Issues of compatibility in relation to A693 and the cemetery, however can be mitigated. Amenity Mitigation Issues: Site is within 200m of A693 which may result in noise disturbance and air quality issues.
Relationship to Settlement	Site is located on edge of settlement - contained fully to one side and partially by C2C Cyleway and A693 to two other sides. Greenfield site some distance to local centre.
Highways/ Access Issues	Access could only be provided in conjunction with and following the development of site 2/PE/06. Cumulative affect of development on Junction 63 of the SRN which has capacity issues means that significant highway improvements may be required.
Landscape Impact	Significant adverse residual Impact. Peripheral landscaping required. Site falls within a Landscape Improvement Area. Further investigation regarding mitigation would be required.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA822
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Mitigation required. Large parts of the adjacent site and estate suffers from surface water flooding, meaning provision of Sustainable Urban Drainage System is essential. Further consideration required.
Topography	Elevated site visible from adjacent A road and difficult to screen. Site also slopes steeply to the east at one side. Potentially very obtrusive set against cemetery.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse residual impacts in landscape and visual terms. There are issues around visibility and access. The site could only be delivered if 2/PE/06 came forward first.

2/PE/10	
SITE DETAILS	
Site Name	Land north of Pelton Lane Ends
Settlement	Newfield
Local Plan Monitoring Area	North
Developable Area	1.63
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues beyond usual privacy separation distances with existing dwellings to South.
Relationship to Settlement	The site is adjacent to existing residential development to the south however it would not be possible to connect through to these streets. Developing the site would extend the built up area into open, exposed countryside physically reducing the distinct
Highways/ Access Issues	Highways achievable subject to mitigation. On a bus route, within 30mph speed limit with residential development opposite and to the south. A footway must be provided along the C5 from the existing footway at Roseberry Topping north to the footway on the C4.
Landscape Impact	The site is located in a landscape improvement priority area and development would result in significant adverse residual landscape and visual impacts owing to the prominent nature of the site within the locality.
Biodiversity Impact	No known issues
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding issues on the site.
Topography	The site slopes down to the East however this would not significantly impact upon the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is outside of the existing built up area and development would result in uncontained sprawl into prominent open countryside resulting in significant adverse landscape impacts.

2/PE/11	
SITE DETAILS	
Site Name	Former Sports Community College
Settlement	Newfield
Local Plan Monitoring Area	North
Developable Area	2.13
Estimated Yield	64
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues
Relationship to Settlement	The site is well contained within the built up area of the settlement. Redundant large pathways/gathering areas associated with former use to South of site which present opportunity to enhance townscape, appearance and connections.
Highways/ Access Issues	Suitable site can be accessed onto Pelton Lane, some moderate highway improvements required on Pelton Lane.
Landscape Impact	Neutral impact in landscape terms however there are some trees worthy of retention which could be readily accommodated in the layout design.
Biodiversity Impact	Bat surveys will be required.
Heritage Impact	Grade II listed Newfield Farm 300m to East but unlikely to be affected. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of t
Open Space Issues	Education, OSNA ID:OSNA1871
Pollution Issues	None Identified
Flood Risk	Overland flow routes and surface water flooding recorded on the site which will require further investigation to determine need for mitigation.
Topography	The site is relatively flat so there would be no constraints to development in relation to topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is well contained within the built up area of the settlement. The existing school buildings are surplus to requirements - it offers opportunities to enhance the appearance of the site and its connections with the wider village. The school fields will be retained and opened up to community use creating additional accessibility to open space in the locality.

2/PE/12	
SITE DETAILS	
Site Name	Land on South East side of Brackenbeds Lane
Settlement	Pelton
Local Plan Monitoring Area	North
Developable Area	6.27
Estimated Yield	188
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Potential conflicts given industrial uses to east.
Relationship to Settlement	Site is poorly related to settlement of Perkinsville, insofar as linkages would be difficult to achieve with the proposed site. Site provides a useful amenity gap for Drum Industrial Estate to east.
Highways/ Access Issues	No suitable access
Landscape Impact	The site lies in the Green belt in the small gap remaining between Drum Industrial Estate which is contiguous with Chester-le-Street, and Pelton/Perkinsville. Development would entail a loss of openness and effective coalescence of these built up areas. Development would be likely to result in significant adverse landscape effects.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Sloping site visible in landscape terms.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site lies in the green belt in the small gap remaining between Drum Industrial Estate, which is contiguous with Chester-le-Street, and Pelton/Perkinsville. Development would entail a loss of openness and effective coalescence of these built up areas. Development would be likely to result in significant adverse landscape effects. There is no means of vehicular access and the site is regarded as unsuitable in terms

	of access to public transport. Potential for amenity issues and impacts upon operations at the adjacent industrial estate.
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2/PE/13	
SITE DETAILS	
Site Name	Moss Close Farm Site
Settlement	Countryside - North
Local Plan Monitoring Area	North
Developable Area	4.97
Estimated Yield	149
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues
Relationship to Settlement	Site is poorly related to the existing built up area of Pelton and settlement and would result in some sprawl into higher ground which is open countryside. Relationship to settlement is worsened by severing affects of local highway layout.
Highways/ Access Issues	Conditional. Housing approved to the east of the site, access from site onto Pelton Lane requires road widening and protected right turn. New footway needed heading south to connect to Pelton Lane and pedestrian refuge crossing.
Landscape Impact	Potentially sprawling incursion into open countryside beyond Pelton Lane, partly on rising ground of Pelton Hills and entailing some erosion of remaining separation of Pelton Lane Ends and Pelton. Likely to have locally significant adverse landscape effects.
Biodiversity Impact	Pond on site UK Priority habitat (likely to be low quality). Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow, which appear to be associated with the pond in the middle of the site. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorpo
Topography	Sloping site highly visible in landscape terms.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in sprawling incursion into open countryside beyond Pelton Lane, partly on rising ground of Pelton Hills and entailing some erosion of remaining separation of Pelton Lane Ends and Pelton. Likely to have locally significant

	adverse landscape effects. Highways access is conditional upon improvements to mitigate for the poor relationship between the site and the existing settlement (not footpath for example), and the existing pond on the site is a UK priority habitat.
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2/PF/07	
SITE DETAILS	
Site Name	Land East of Bellway development
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	0.62
Estimated Yield	19
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently meadow/grazing land with residential to the west and contained by woodland/ LNR. The site is close to industrial uses and telegraph poles cross the site. Further investigation required to establish if any mitigation would be requir
Relationship to Settlement	Site is located on the edge of the settlement but is well contained by surrounding woodland.
Highways/ Access Issues	<p>Given the level differences between this site and the adjacent development (2/PF/10) access will not be possible from the west. While it might be possible to get an access onto the B6313, it is a 40mph road with trees on both sides, and the only footway is on the opposite side of the road.</p> <p>The B6313 road has all of the characteristics of a 40mph road. In order to get the required visibility a lot of the vegetation along the roadside edge would have to be removed. From the highways perspective, any development would require that all of the vegetation along the front of the site be removed and a new footway be provided to connect to the existing footways to the east and west (about 450m of footway). This would have an urbanising affect on the area which, while necessary for highway reasons, is unlikely to be acceptable in landscape, conservation, and design terms.</p>
Landscape Impact	Site falls within a Landscape Conservation Priority Area as wooded pasture. Landscape assessment assumes retention of mature trees on and within site boundary which would substantially reduce developable area. Impacts would be significant if large numbers of trees were lost, for example to give sight lines for access onto the B6313.
Biodiversity Impact	The site is adjacent to Whitehill Hall Woods LWS and Congburn Wood LNR and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. The site is also within the 16km buffer of the Coastal SAC and SPA sites and as such may cumulatively increase recreational pressure to these European wildlife sites.
Heritage Impact	No known heritage constraints on the site.

Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes steeply up to the adjacent Bellway development at the west of the site. This will impact on developable area.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant landscape impact and biodiversity impact due to the proximity to the woodland and LNR. The developable area of the site is reduced by the need to retain existing trees. Access would need to be taken from the B6313 which would involve clearing significant section of hedgerow which would be unacceptable in design and landscape terms.

2/PF/08	
SITE DETAILS	
Site Name	Land at Stella Gill Bridge
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	0.29
Estimated Yield	9
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/PF/09	
SITE DETAILS	
Site Name	Whitehall Farm
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	1.74
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/11/00234/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site under construction

2/PF/10	
SITE DETAILS	
Site Name	Pelton Fell Regeneration Site (Poets Estate)
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	5.03
Estimated Yield	151
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	04/00633/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA714
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site under construction.

2/PF/11a	
SITE DETAILS	
Site Name	Land adjacent Beamish View/B6313
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	10.23
Estimated Yield	307
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in some/significant adverse residual landscape and visual impacts. It would result in a large incursion into attractive countryside, out of keeping with the scale and form of the existing settlement. The site is not connected to the existing built up area when considered in isolation, and would not be accessible without developing the adjacent amber SHLAA site to the North. A buffer would be required along the Southern boundary to mitigate for the LWS. The site performs poorly in terms of access to limited range of local services.

2/PF/11b	
SITE DETAILS	
Site Name	Land adjacent Beamish View/B6313
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	7.50
Estimated Yield	225
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No amenity issues beyond usual privacy separation distances with existing residential units.
Relationship to Settlement	Site is on the edge of the settlement and is not well contained, its development represents an uncontrolled extension to the south and east out of scale with the existing settlement.
Highways/ Access Issues	Conditional - large site which would need to be connected to the adjacent residential area. Likely major off-site highway works required.
Landscape Impact	Development of the site would result in significant adverse residual impacts as the site constitutes a large incursion into attractive open countryside.
Biodiversity Impact	Close to LWS - requires ample green space and biodiversity delivery (the two are NOT the same)
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Parts of the site have some surface water flooding issues, although these events are described as less likely. Further investigation would be required by proposer to determine mitigation measures (e.g. site layout and or incorporation of SUDS), or the ext
Topography	Prominent site however no obstacle to development in physical terms.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse residual landscape and visual impacts. The site is not well contained and development would lead to large scale encroachment into attractive open countryside. Highways access is conditional as it is a large site which would need to be connected to the adjacent residential area - likely major off-site highway works required impacting on viability. The site is close

	to a LWS and would require ample green space and biodiversity delivery.
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2/PF/13	
SITE DETAILS	
Site Name	Pelton Fell North
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	0.47
Estimated Yield	14
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/PF/14	
SITE DETAILS	
Site Name	Land south of Glenside View
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	1.51
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to bridleway to East which would need to be factored into the design to minimise potential for conflict between uses.
Relationship to Settlement	Site is outside of Local Plan Settlement Boundary. Development would encroach into open countryside which is sensitive in landscape and ecological terms.
Highways/ Access Issues	Access is achievable
Landscape Impact	Development would result in some adverse residual landscape and visual impacts
Biodiversity Impact	Due to proximity to designated LWS a substantial stand-off distance would be required together with alternate greenspace provision provided on site/immediately adjacent to mitigate against likely impacts.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	Site is adjacent to Accessible Natural Green Space (Local Wildlife Site) - OSNA ID:OSNA3261
Pollution Issues	None Identified
Flood Risk	Surface water flooding and overland flow routes recorded on site which will require further investigation to determine need for mitigation
Topography	The site is relatively flat and the design would be largely unhindered by topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in some adverse landscape impacts. Given the proximity to a designated Local Wildlife Site a substantial stand-off distance would be required together with alternate greenspace provision provided on site/immediately adjacent to mitigate against likely impacts. Site is outside of Local Plan Settlement Boundary. Development would encroach into open countryside which is sensitive for the above reasons.

2/PL/01	
SITE DETAILS	
Site Name	North East Direct Access
Settlement	Plawsworth
Local Plan Monitoring Area	North
Developable Area	1.46
Estimated Yield	44
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	2/12/00289/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/PL/03	
SITE DETAILS	
Site Name	Harbour House Farms
Settlement	Plawsworth
Local Plan Monitoring Area	North
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north east and south west. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is outside of built up area.
Highways/ Access Issues	No objection to principle of housing however concerns regarding sustainability of location. Have to reduce level difference between site frontage and adjacent adopted carriageway. Foot-way on southern side of road will be required linking west to a safe crossing point.
Landscape Impact	Development of the site would result in significant adverse residual impact. Development would be an incursion into attractive countryside and is not well related to existing settlement. Site is also adjacent to a conservation area.
Biodiversity Impact	The site is considered close to (within 150m of) a great crested newt habitat.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some minor surface water flooding issues at the western boundary. Further investigation required by proposer to determine mitigation measures. (e.g. site layout and/incorporation of SuDS).
Topography	Site is slightly undulating and slopes gently towards the east. This would not have an impact on the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is within the green belt and development is likely to have significant adverse landscape impact. There is also potential for major adverse impact on the conservation area and potential impact on a great crested newt habitat. Although within buffer for access to services these are located on the opposite side of the A167 dual carriageway. Highways have stated access to the

	<p>site is possible, however there are concerns around the sustainability of the location owing to the change in level between the site and the existing carriageway, and the lack of a footway.</p>
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2/PL/04	
SITE DETAILS	
Site Name	Plawsworth Farm
Settlement	Plawsworth
Local Plan Monitoring Area	North
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/10/00247/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction.

2/PL/05	
SITE DETAILS	
Site Name	Land east of Plawsworth
Settlement	Plawsworth
Local Plan Monitoring Area	North
Developable Area	7.40
Estimated Yield	222
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/PL/05a	
SITE DETAILS	
Site Name	Land east of Plawsworth
Settlement	Plawsworth
Local Plan Monitoring Area	North
Developable Area	3.41
Estimated Yield	102
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/PL/15	
SITE DETAILS	
Site Name	5-16 Vicarage Close And 1-24 The Garth
Settlement	Pelton Fell
Local Plan Monitoring Area	North
Developable Area	0.93
Estimated Yield	28
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02541/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	As of October 2016 development underway for 21 new bungalows and 16 houses.

2/PL/16	
SITE DETAILS	
Site Name	Plawsworth Reservoir
Settlement	Plawsworth
Local Plan Monitoring Area	North
Developable Area	0.18
Estimated Yield	5
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues
Relationship to Settlement	Site is adjacent to existing residential development however development would likely impact on openness of green belt.
Highways/ Access Issues	Unsuitable location for intensification of direct vehicular movements onto A167, likely to lead to turning-vehicle related accidents.
Landscape Impact	No significant effects on landscape character. Site lies in Green Belt and development would be likely to entail a loss of openness.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	The south-west corner of the site is within the Plawsworth Conservation Area. No impact on designated heritage asset due to size of site. There is no archaeological objection to this site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues recorded
Topography	No issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site lies in Green Belt and development would be likely to entail a loss of openness. No suitable vehicular access is available. There are concerns in relation to walking accessibility to bus services.

2/RI/01	
SITE DETAILS	
Site Name	Land at Picktree Lane
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	7.01
Estimated Yield	210
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use. To the south and east are residential areas, the north and west of the site are bounded by the A1. Site is also within 200m of A1, which may result in noise disturbance. There is a maturing landscaping belt in p
Relationship to Settlement	Site is poorly related to Chester le Street due to barrier of A1 motorway. It lies adjacent to the settlements of Picktree and Rickleton but its development would be out of character with the scale of these settlements.
Highways/ Access Issues	The site lies on the inside of a bend. Visibility splays will require the removal of a significant length of hedgerow. Access should avoid conflict with existing junctions. There are no highway safety reasons to refuse this application, I suggest that Sunderland are consulted, as this site relates better to Washington than to C-L-S and there are no facilities in Rickleton.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	Within 400m distance of Cherry Banks (ancient replanted woodland) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required.
Heritage Impact	The site contains 4 HER assets and as such further advice from the Heritage Team should be sought to ensure adequate protection and / or enhancement of asset. Aerial photographs indicate this site contains a number of (potentially) prehistoric enclosures
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site slopes gently southwards, not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site lies in the Green Belt and is seperated from the main built up area of Chester-le-Street. Development would result in

	some adverse landscape impacts and may require mitigation for heritage assets recorded on the site. Development would add to highway problems along Picktree Lane.
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2/RI/02	
SITE DETAILS	
Site Name	Cherry Banks
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	5.93
Estimated Yield	178
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use. It is situated adjacent to the A1, north of the site is the small village of Picktree. To the west of the site is the Lambton Estate. A maturing landscaping belt is in place adjacent to A1, however compatibility
Relationship to Settlement	The site is situated to the south of Picktree and not well related to the village, its development would be out of character with existing settlement form. It is poorly related to Chester-le-Street due to the severance caused by the A1.
Highways/ Access Issues	No objection to principle of housing in terms of vehicular access however site not well placed in accessibility terms. High traffic flow/speeds if A1M/A167 junction causes significant severance. Recommend that development closer to existing Rickleton settlement is much more appropriate than this site.
Landscape Impact	Significant adverse residual impact. Whole site is AHLV and Green Belt.
Biodiversity Impact	The site is in greenbelt and adjacent to Cherry Banks and may increase levels of local recreational pressure.
Heritage Impact	The site contains two HER's within site (North Lodge; Picktree Lane, Picktree deserted settlement)of and as such further advice from the Heritage Team should be sought to ensure adequate protection and / or enhancement of asset (May require some excavati
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site slopes gently southwards, not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would incur a significant adverse impact on the landscape. The site is located in the Green Belt and poorly related to the existing settlement form and function (services are poorly connected to site).

2/RI/03	
SITE DETAILS	
Site Name	Lambton Bridge
Settlement	Chester-le-Street
Local Plan Monitoring Area	North
Developable Area	3.50
Estimated Yield	105
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, it lies adjacent to the A1 and the A183. The wider character of the area is open countryside. There is a maturing landscaping belt in place adjacent to A1 however compatibility still an issue and likely noise dist
Relationship to Settlement	Isolated site, with no obvious relationship to Chester-le-Street or Picktree.
Highways/ Access Issues	No objection to principle of housing in terms of vehicular access however site not well placed in accessibility terms. High traffic flow/speeds if A1M/A167 junction causes significant severance. Recommend that development closer to existing settlements is much more appropriate than this relatively isolated site. Not sufficiently ameliorated by public footpath linking west to A167 (at dual carriageway section).
Landscape Impact	Significant adverse residual impact. Whole site is AHLV and Green Belt.
Biodiversity Impact	The site is adjacent to cherry banks and may increase levels of local recreational pressure.
Heritage Impact	A HER (Lambton, Swinburn's Leap) lies within the site and two more HER sites are adjacent.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Much of the site is within flood zone 2 and within active flood plain. This likely to deem the site not developable.
Topography	Predominantly flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	An isolated site in the Green Belt that has a very poor relationship to existing settlements.

2/RI/04	
SITE DETAILS	
Site Name	Land adjacent to The General's Wood
Settlement	Lambton Park
Local Plan Monitoring Area	North
Developable Area	8.29
Estimated Yield	249
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/RI/05	
SITE DETAILS	
Site Name	South of Ash Meadows
Settlement	Countryside - North West
Local Plan Monitoring Area	North West
Developable Area	1.83
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/SA/01	
SITE DETAILS	
Site Name	Land adjacent to Sacriston Industrial Estate
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.52
Estimated Yield	16
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are industrial and housing but the design of a scheme could be constrained by the existing commercial uses to ensure adequate amenity levels are maintained. Further advice from EHO required.
Relationship to Settlement	Site is within the built up area of the town near the local centre. It is contained on all sides by development and would represent a logical infill.
Highways/ Access Issues	Adequate access can be achieved - some radii improvements at existing junctions would be needed
Landscape Impact	The site is within the centre of the town and development would be of a scale not dissimilar to the surrounding by industrial units and dwellings therefore given the topography no adverse impact on immediate and longer term views of the site is anticipated
Biodiversity Impact	Site is within 500m of a Great Crested Newt pond.
Heritage Impact	The site does not fall within a conservation area or relate to any listed buildings or archeological sites
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site is identified as having surface water flooding issues - further investigation required to determine need for mitigation.
Topography	Even gradual slope falling south to north which should not impact on the developability or viability of site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is well located in relation to services and the existing built up area. While currently constituting an employment use the site is recommended for deallocation in the Employment Land Review owing to high vacancy rates and lack of appeal to the market.

2/SA/03	
SITE DETAILS	
Site Name	Cross Lane Allotments
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are allotments and housing
Relationship to Settlement	Site is on edge of settlement and is visible from a long distance away
Highways/ Access Issues	Highways say that access is possible from existing cul de sacs but the site is at a lower level than the cul de sacs which may cause an issue for access and impact on the scheme layout
Landscape Impact	The site is on the edge of the settlement and housing would be visible from quite a distance in the surrounding area
Biodiversity Impact	Further investigation would be required.
Heritage Impact	The site does not fall within a conservation area or relate to any listed buildings or archaeological sites
Open Space Issues	Allotments, OSNA ID:OSNA1184
Pollution Issues	None Identified
Flood Risk	No risk identified
Topography	The site is flat though at a lower level than the possible access points
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is designated for allotment use however it is well used as an amenity space currently. Access is problematic owing to discrepancies in site levels and layout of adjacent estate. The site is on the edge of the settlement and not within easy walking distance of facilities and services including public transport links.

2/SA/10	
SITE DETAILS	
Site Name	Sacriston Industrial Estate Extension
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.75
Estimated Yield	23
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by woodland, open land and an industrial site
Relationship to Settlement	Site is separate from existing housing and adjacent to industrial estate. Site is also bounded by Sacriston Wood to the north and by managed conifer woodland to the east
Highways/ Access Issues	Would require adoptable standard road layout from adopted highway. Mixing of industrial/commercial traffic with residential traffic should be avoided
Landscape Impact	Woodland hides site from longer term view but would result in loss of open space however Landscape consider the site to be urban on the basis of previous allocation as employment land
Biodiversity Impact	Adjacent to Local Wildlife Site - not suitable for development
Heritage Impact	Sacriston Heugh (historic building) is approx. 200m and may prove a constraint on development - advice from conservation on potential impact required. There is currently no documented evidence available to rule out any archaeological potential of this
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow routes nearby and some surface water issues. Culverts run under nearby industrial estate from Sacriston Wood.
Topography	Flat site but woodland nearby slopes up from site and has burns running through it.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is not available as it is in active employment use, however it does fall within the built up area. Site has value in biodiversity terms rendering it unsuitable for development.

2/SA/11	
SITE DETAILS	
Site Name	East of Davison Terrace
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	1.45
Estimated Yield	44
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Relatively open site with built development on 1 side- others are churchyard and public open space in between areas of housing. Adjacent housing relatively high-density terraces with gardens.
Relationship to Settlement	Although there is housing and other development nearby the site is a relatively open area with public open space nearby.
Highways/ Access Issues	No means of access to this site and the only potential accesses would require third party land.Owner of land has bought nearby house with intention to demolish to provide access
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape and adverse impact on landscape designations will remain. The northern half of site is also covered by an area of TPOs so there is limited scope for further development.
Biodiversity Impact	No known issues - needs habitat assessment
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1092
Pollution Issues	None Identified
Flood Risk	No risk identified although Black Burn runs along one edge of the site
Topography	Feature(s) exist which may impact upon layout/design. Sloping site - slopes downward to the east
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site has issues relating to highway access, ecology impacts and the relationship of the site to the existing settlement form which makes it unsuitable.

2/SA/12	
SITE DETAILS	
Site Name	Land to the West of Fulforth Way
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	1.97
Estimated Yield	59
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03157/FPA
SITE ASSESSMENT	
Adjacent Uses	The outer edge abuts countryside and Ancient Woodland but is bounded by footpath which forms a settlement limit at this point. It is adjacent housing medium-density semi-detached post-war housing.
Relationship to Settlement	Whilst located on the edge of Sacriston the site is considered to be well contained between housing and woodland. It is within walking distance to a range of local facilities to meet day to day needs.
Highways/ Access Issues	Moderate highway improvements will be required. Access from St Cuthbert's Meadow or Lingey Close or both would be acceptable.
Landscape Impact	Structural landscaping would be required. Despite mitigation some adverse visual impact on the landscape will remain however these are not considered to be significant enough to be a barrier to development.
Biodiversity Impact	Given the proximity to Ancient Woodland Sacriston Wood (CWS) mitigation will be required to safeguard against increased recreational impacts. The site is intersected by a Local Geological Site designation however investigations (2015) suggest that this will not impact upon the development potential of the site. Furthermore Dingy Skippers are present on the site. It is considered that the impacts on the adjacent woodland and wildlife can be mitigated through design and layout of the final scheme. This is therefore not considered to be a barrier to development.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Part of the site is subject to surface water flooding. Further investigation is required to determine need for mitigation.
Topography	Gentle slope down to North - no impediment to development
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for residential development. It was considered that the adverse impacts of the development, including impacts to the local geological feature, would not significantly and demonstrably outweigh the benefits of the scheme.

2/SA/13a	
SITE DETAILS	
Site Name	Site to West of Fyndoune Community College
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	5.95
Estimated Yield	179
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to existing built development (housing and two schools) on most of two sides. Other sides are open fields. Adjacent housing mostly post-war medium-density semi-detached houses.
Relationship to Settlement	Site wholly greenfield - mostly open space linked to the College. Site is adjacent to existing built development on most of two sides. Other sides are fields. Would decrease the distance between Sacriston and Witton Gilbert
Highways/ Access Issues	Moderate highway improvements required. Access to southern part of the site would be via Findon Hill- access to the northern part might be difficult
Landscape Impact	Structural landscaping required. Regardless of mitigation significant adverse visual impact on the landscape will remain due to its prominent position. From a landscape perspective some areas could be developed in northern section in association with any development of school site. but the southern section should be avoided.
Biodiversity Impact	No known issues, minor loss of woodland
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Education, OSNA ID:OSNA915
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Mitigation required. Some surface water flooding issues- may be mitigated by site layout or by incorporation of SuDS
Topography	Site is on prominent, relatively flat site which slopes down to North. No impediment to development in physical terms however exacerbates landscape impacts.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because around half of the site falls within the Green Belt. This area is also designated public open space

	within the Open Space Needs Assessment. Development here would lead to significant adverse visual impact.
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2/SA/14	
SITE DETAILS	
Site Name	New Close Farm, South West of Sacriston
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including existing housing to the north east, open countryside and school playing fields.
Relationship to Settlement	This site extends beyond Sacriston, into adjacent countryside. It has a poor visual relationship with the existing settlement, by virtue of topography, sloping away from the main built up area.
Highways/ Access Issues	There is no acceptable highway access to the site.
Landscape Impact	This is a prominent site that breaches the brow of the hill, and is exceptionally visible from parts of Durham City, surrounding roads and settlements. Development would have significant adverse impacts on the landscape and intrudes into the small gap between between Sacriston and Witton Gilbert, prejudicing the separate identity of these two settlements. The site is also high quality, grade 3 agricultural land.
Biodiversity Impact	Sacriston Wood County Wildlife Site is within 800m of the site and is connected by a Public Right Of Way. Further investigation will be required on the ecological impact of development and any associated need for mitigation
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Education, OSNA ID:OSNA915
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Site slopes down to west - unlikely to prevent development in physical terms however exacerbates landscape impacts
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unacceptable for housing development as it extends beyond the existing settlement of Sacriston, significantly detracting from the landscape and intruding into the narrow strategic gap between Sacriston and Witton Gilbert. It is also impossible to achieve an acceptable highway access to the site.

2/SA/15	
SITE DETAILS	
Site Name	Paddock west of Church Parade
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	0.44
Estimated Yield	13
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03378/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are housing and open sports space to north.
Relationship to Settlement	Site is within the built up area of the settlement. The site provides a valuable area of open space in the settlement however it would provide for a logical infill site given its location in relation to the local centre and facilities.
Highways/ Access Issues	Access via existing stub from St Cuthbert's Drive
Landscape Impact	Identified as urban in County Durham Landscape Assessment but as former playing fields currently in agricultural use - should be Local Conservation Priority Area. Attractive anomaly allowing views to attractive wooded backdrop but logical infill site - seemingly surplus to requirements as open space given grazing use. Decision should be driven by OSNA. Development could be set back from road with some designed open space component.
Biodiversity Impact	None Identified
Heritage Impact	The site does not fall within a conservation area or relate to any listed buildings. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water on north eastern edge of settlement so further investigation will be required to determine need for mitigation
Topography	North part of site relatively flat - slopes upwards to south side. No impediment to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is accessible and is currently greenfield used as a paddock. It provides an attractive open area in the settlement, allowing views to attractive wooded backdrop. Development would result in the loss of this feature. While there is a surplus of amenity open space and semi-natural green space in Sacrison, there is a shortfall of open sports space and given the adjacent field is designated as open sports space, development on this

	<p>SHLAA site could provide for improvements and/or expansion of the sports space to mitigate for the loss of this SHLAA site. It would form a logical infill site given its location and relationship with the local centre.</p>
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2/SA/16	
SITE DETAILS	
Site Name	Mount Pleasant
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are housing and woodland
Relationship to Settlement	Site forms part of attractive dene running through the centre of the village - development would effectively appear as an infill site.
Highways/ Access Issues	Access via Edgewood Court (possibly restricted by estate parking and slope of existing access road)
Landscape Impact	Site prominent and visible development would have an impact on the area. Development would lead to some adverse / significant adverse landscape residual impacts if the site was developed.
Biodiversity Impact	None Identified
Heritage Impact	The site does not fall within a conservation area or relate to any listed buildings. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water issues so further investigation required to determine need for mitigation
Topography	Steep sloping site - sloping downwards from access point to edge of site and road. The access road also slopes down and anecdotal evidence suggests this causes access problems in bad weather conditions.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in an attractive dene which runs through the centre of the village. Development would lead to some adverse / significant adverse landscape residual impacts if the site was developed. The site is only accessible through the adjacent estate and access to the site may be restricted by existing parking and the steep slope of the existing access road.

2/SA/17a	
SITE DETAILS	
Site Name	West House Farm
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	9.53
Estimated Yield	286
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Within 200m of sewage treatment works - measures to minimise noise/odour may be required.
Relationship to Settlement	Poor relationship to existing development - encroachment into open countryside. Site would only be connected to proposed housing development on a portion of one side. Other sides abut farmland. Could not be developed without 2/SA/17b.
Highways/ Access Issues	Access potentially available via adjacent green SHLAA site.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts.
Biodiversity Impact	Adjacent to LWS - requires a significant buffer zone and ample green space (the two are NOT the same)
Heritage Impact	Further investigation required. Considering that a Neolithic burial mound has been identified on site there could be damage/ loss of historic environment assets - archaeological advice would be required.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA112
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Within flood zone. mitigation required. Some surface water flooding issues and Black Burn runs adjacent to the site (Food Zone 3A) - may be mitigated by site layout or by incorporation of sustainable drainage techniques.
Topography	Site slopes down to East which compounds landscape impacts however would not preclude development in physical terms.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is poorly related to the settlement and would result in uncontained encroachment into attractive open countryside. Development would result in significant adverse visual and landscape impacts.

2/SA/17b	
SITE DETAILS	
Site Name	West House Farm
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	4.88
Estimated Yield	146
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03019/OUT
SITE ASSESSMENT	
Adjacent Uses	Within 200m of sewage treatment works - measures to minimise noise/odour will be required
Relationship to Settlement	Site is contained by existing development to the West and South however will require mitigation to address landscape impacts along remaining edges and to improve links with the existing settlement and local centre.
Highways/ Access Issues	Minor localised highway improvements required. No objections to an access from Cross Lane. Any access must be a minimum of 35m from the access to Deneside, opposite. Potential for connectivity via Daleside to the west may be limited by impermeable layout. HAgency Location of greatest impact = A1(M) Junction 59 Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)
Landscape Impact	Incursion into open countryside but consolidating settlement form to some degree. Some localised effects on landscape character. Assumes woodland area and tree line are incorporated into development.
Biodiversity Impact	Further investigation by applicant required. Sacriston Wood (LNR/CWS) and Waldrige Fell (SSSI) are within 800m and connected by PROW. Further advice from ecology team may be required in respect of potentially mitigating for habitat/ species disturbance/ loss and increased recreational impacts.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	Site is adjacent to Accessible Natural Green Space, OSNA ID:OSNA1077
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues - may be mitigated by site layout or by incorporation of strategic drainage techniques.
Topography	The site is relatively flat so there would be no impacts on development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	Site is reasonably well contained in the landscape. Housing development on the site could consolidate the urban form, creating a defensible boundary to the settlement. Peripheral planting is necessary along the northern edge of the site and sensitive treatment of the eastern boundary will be required, where it abuts woodland.

2/SA/17c	
SITE DETAILS	
Site Name	West House Farm
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	8.36
Estimated Yield	251
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Farstead adjacent to Southern portion of site which may require mitigation for noise and odour.
Relationship to Settlement	Poor relationship to existing development - encroachment into open countryside.
Highways/ Access Issues	Access available in principle.
Landscape Impact	Development would result in significant adverse residual landscape and visual impacts.
Biodiversity Impact	No major ecological issues, although due to size of proposed site and isolation from suitable amenity space onsite provision would be required (Sacrison Wood LWS less than 300m away, and Dasiy Hill LNR/Waldrige Fell SSSI less than 1km away).
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development pr
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flooding recorded on the site so further investigation required to determine need for mitigation
Topography	Site slopes down to South East which compounds landscape impacts however would not preclude development in physical terms.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it has a poor relationship to the settlement and would result in uncontained encroachment into attractive open countryside. Development would result in significant adverse visual and landscape impacts.

2/SA/18	
SITE DETAILS	
Site Name	Land at Browbank
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.68
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including existing housing to the north east and open countryside. The B 6532 runs along the eastern boundary of the site and may give rise to noise issues. Further investigation is required to identify if mi
Relationship to Settlement	This site extends beyond the built up area of the settlement, into adjacent countryside. It breaches the brow of the hill and does not have a good visual relationship with the settlement.
Highways/ Access Issues	Highway access can be achieved from Browbeck which runs through the centre of the site.
Landscape Impact	Development on this site would breach the brow of the hill and would have a significant adverse impact on the landscape which could not be mitigated. The site is in the Green Belt.
Biodiversity Impact	Sacriston Wood is within 1 km of the site and is connected by a Public Right of Way. Further investigation is needed on the ecological impact of development and potential need for mitigation.
Heritage Impact	Trees to be retained and additional screening may be required if developed. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is at risk of surface water flooding. Further investigation is required to identify any appropriate mitigation which may be needed.
Topography	Relatively flat site however very prominent so while no physical issues to development this serves to exacerbate landscape impacts.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is in the Durham Green Belt. It extends beyond the built up area of the settlement, into adjacent countryside, breaching the brow of the hill. Development would significantly

	detract from the landscape in skyline views from other settlements, roads and footpaths.
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2/SA/19	
SITE DETAILS	
Site Name	Land at Fulforth Wood
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	1.75
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/SA/20	
SITE DETAILS	
Site Name	Land at Barras Hill Farm
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	2.57
Estimated Yield	77
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing housing along the western edge of the site. Mitigation may be required in connection with farm, farmland and woodland to remaining site boundaries.
Relationship to Settlement	Site entirely greenfield. Relatively open, L-shaped site which abuts housing on inner edge. Open countryside. Limited potential for connectivity with adjacent residential development.
Highways/ Access Issues	Moderate highway improvements required. Access may be problematic and would either have to be via existing minor roads through residential development or along farm track.
Landscape Impact	Structural landscaping required. Development likely to have moderate impact if woodland area was avoided.
Biodiversity Impact	Concerns in respect to proximity to existing woodland. The woodland is an important habitat which needs to be protected and have at least a 15m buffer against any future development, however no development would be preferred in locations where the woodland could be affected.
Heritage Impact	The site does not fall within a conservation area or relate to any listed buildings. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No risk Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable if developed in isolation. There is limited potential for connectivity with adjacent housing and access arrangements, while feasible, would create a poor quality entrance and exit which would be unlikely to encourage links with the existing settlement.

2/SA/20b	
SITE DETAILS	
Site Name	Land at Barras Hill Farm
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	1.71
Estimated Yield	51
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of Sacrison and within reasonable proximity to services in the settlement. While there is potential for development, this would be unlikely to extend to more than 5 dwellings given highway concerns.

2/SA/21	
SITE DETAILS	
Site Name	Lingey House Farm/ St Cuthberts Meadow
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.97
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/06/00532/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is nearing completion.

2/SA/22	
SITE DETAILS	
Site Name	Land at Holly Crescent
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	2.91
Estimated Yield	87
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	2/05/00152/FUL
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission.

2/SA/23	
SITE DETAILS	
Site Name	Edward Street
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.32
Estimated Yield	10
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site surrounded by housing and community centre
Relationship to Settlement	Centre of Sacriston near facilities
Highways/ Access Issues	Housing would need to be low density due to the width of the the connecting road to the north of 22 Front Street
Landscape Impact	The site is contained by housing and existing development
Biodiversity Impact	None identified - site is currently built on.
Heritage Impact	<p>The site does not fall within a conservation area or relate to any listed buildings.</p> <p>There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be</p>
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No risk identified
Topography	Relatively flat site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is mainly PDL occupied by working mens' club and associated car park - currently in use and as such whilst suitable it is not currently available.

2/SA/24	
SITE DETAILS	
Site Name	Daisy Hill
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	0.47
Estimated Yield	14
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

2/SA/25	
SITE DETAILS	
Site Name	Sacriston Industrial Estate
Settlement	Sacriston
Local Plan Monitoring Area	North
Developable Area	2.07
Estimated Yield	62
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land is green space and Sacriston wood. Housing nearby but separate from this site.
Relationship to Settlement	Separate from settlement
Highways/ Access Issues	Existing road network could be adapted
Landscape Impact	Site is assessed as urban/developed due to its location. Development would provide an opportunity to enhance landscape and visual impact.
Biodiversity Impact	Impact on nearby Sacriston wood and open space would need to be investigated. Surrounded by ancient woodland.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2975
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow routes and surface water issues so further investigation required to determine need for mitigation
Topography	Site relatively flat side to side but slopes downhill North to South.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Current use is industrial but not all units occupied. Development would improve area but site is isolated from existing settlement.

2/SA/26	
SITE DETAILS	
Site Name	Plawsworth Road Infant School
Settlement	Sacrison
Local Plan Monitoring Area	North
Developable Area	0.47
Estimated Yield	14
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02993/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to compatible uses including housing and open space to the north
Relationship to Settlement	Located within the existing built up environment of the settlement
Highways/ Access Issues	Suitable - No objection to principle of housing, alterations required to existing access and turning head.
Landscape Impact	No impact anticipated assuming retention of trees within and around the site.
Biodiversity Impact	Impacts are not envisaged. An ecological survey should be undertaken as a matter of course to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site is identified as having surface water flooding issues - further investigation required to determine need for mitigation.
Topography	The site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission granted in 2015.

2/WA/01	
SITE DETAILS	
Site Name	Play area Waldrige Village
Settlement	Waldrige
Local Plan Monitoring Area	North
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently children's play space. It lies adjacent to a residential area (to the north east), otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on just 1 side and development of the site would extend the settlement into the open countryside.
Highways/ Access Issues	Existing highway network, junction with Waldrige Road, and on street parking, incompatible with an intensification of vehicular movements
Landscape Impact	Significant adverse residual impact. Incursion into open fell landscape.
Biodiversity Impact	The site is within 400m distance of Whitehill Hall Woods (CWS, LNR, LWS) and may increase levels of local recreational pressure.
Heritage Impact	The site is within 100 metres of Waldrige fell village (medieval). There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA821
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No flood risk issues.
Topography	The site is currently play space with children's play equipment on it. This would need to be removed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would see the unacceptable loss of children's play space while also incurring a significant adverse landscape impact. Site is within the Green Belt. There are also sustainability issues regarding the site. Further to this the site is also not considered accessible.

2/WP/02	
SITE DETAILS	
Site Name	Old Millfield
Settlement	West Pelton
Local Plan Monitoring Area	North
Developable Area	0.97
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently scrub land with a small derelict building/shed in the centre. There is a church/graveyard to the south, agricultural land to the north and woodland to the west. The wider character of the area is residential, agricultural land and
Relationship to Settlement	Although site is edge of settlement the church graveyard provides a green wedge thereby making the site feel detached.
Highways/ Access Issues	Conditional access achievable. Access would be within 30 limit, difficult to refuse. Off site footway improvements would be required.
Landscape Impact	Development of the site would result in a significant adverse residual impact. The site would constitute an incursion into countryside, beyond a well defined settlement edge.
Biodiversity Impact	Adjacent to woodland - stand off needed of at least 15m
Heritage Impact	Although no known constraints on the site, as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2100
Pollution Issues	None Identified
Flood Risk	No recorded flooding on the site.
Topography	Site is undulating. This would not have a significant impact on the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse residual impact in landscape terms. It is edge of settlement and the extent of the church grounds make the site feel detached. Development would result in adverse heritage impacts and require a significant stand off for the woodland.

2/WP/03	
SITE DETAILS	
Site Name	Urpeth South Farm
Settlement	West Pelton
Local Plan Monitoring Area	North
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete - no more units.

2/WP/04	
SITE DETAILS	
Site Name	Land south of West Pelton School
Settlement	West Pelton
Local Plan Monitoring Area	North
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently greenfield, grazing land. There are no obvious conflicts other than potential issues in relation to adjacent care home (during construction).
Relationship to Settlement	The site is not well related to the form of the settlement.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Development of the site would result in significant adverse residual impact. The site is in a prominent location and is not well related to settlement form. The site is in a landscape conservation priority area.
Biodiversity Impact	The site is within 1km of Forgebank Wood LWS and may increase levels of local recreational pressure. The site is within 500m of Crested Newt pond.
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk identified.
Topography	None identified. Site slopes gently to the south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is on the edge of the settlement and development on the site would encroach into the open countryside beyond natural/defensible boundaries. Development would result in significant adverse residual landscape impacts.

2/WP/05	
SITE DETAILS	
Site Name	Lawson Court
Settlement	West Pelton
Local Plan Monitoring Area	North
Developable Area	0.30
Estimated Yield	9
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03152/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Under construction

2/WV/02	
SITE DETAILS	
Site Name	Land to rear of Cedar St and Olive St
Settlement	Waldridge
Local Plan Monitoring Area	North
Developable Area	0.67
Estimated Yield	20
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site lies adjacent to allotments and a residential area, to the south and west of the site is open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained to the north by housing and to the west by allotments. Development would be contained to the south by a tree belt.
Highways/ Access Issues	Existing highway network, junction with Waldridge Road, and on street parking, incompatible with an intensification of vehicular movements
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	No known issues - possible brownfield BAP habitat
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	The site is scrubland and unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not safely accessible and for that reason it is not suitable. The site is within the Green Belt and poorly related to the extsing settlement and local services.

3/BA/01	
SITE DETAILS	
Site Name	Land North of North Bondgate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.78
Estimated Yield	83
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site borders the town centre. Its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is currently contained on 1 side (southern edge) and represents an extension of the settlement to the north. Whilst development would not encroach significantly into the open countryside, it would be highly prominent due to the sloping nature of the
Highways/ Access Issues	There is no highway access to the site. There is a car park at the southern boundary of the site, but no actual roads leading to the site. To resolve this issue the proposer of the site would have to demonstrate that an acceptable vehicular access to the site can be achieved.
Landscape Impact	The development of this site will have a negative impact on the landscape. The site is within an Area of High Landscape Value (AHLV). It is prominent in views from and across the valley. Housing development on the site would have a significant adverse residual landscape and visual impact on the character of the local landscape. due to the sloping nature of the site. It would be impossible to mitigate these impacts by the use of structural planting other than in the very long term.
Biodiversity Impact	None Identified
Heritage Impact	The vegetation on the site follows the structure of medieval or early post-medieval fields associated with the 'tofts' or burgage plots of High Bondgate and Back Bondgate. The site has a designated asset on the site (Bishop Auckland Conservation Area)
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2650
Pollution Issues	None Identified
Flood Risk	North edge of the site needs to be avoided as this is within Flood Zone 3. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes steeply from south to north towards the river, so features exist which will impact upon layout/design and could increase the cost of developing the site.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	No acceptable highway access to the site has been demonstrated. There are flooding, landscape and conservation issues that will affect the site. The topography of the site which rises very steeply to the south with some mature trees on it. It may be worth considering possibilities of this site together with opportunities for 3/BA/46 and 3/BA/29 to develop a package of ideas for this part of the town possibly linking with the wider plans for the river area that are currently being proposed.

3/BA/02	
SITE DETAILS	
Site Name	Aintree Drive
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.31
Estimated Yield	39
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out. No more units to complete

3/BA/04	
SITE DETAILS	
Site Name	Former B B H Windings LTD,
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.61
Estimated Yield	48
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2012/0424
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Had previous consent. Highway improvement was part of that consent, and which will continue to be required.
Landscape Impact	Site forms part of the urban/developed area, and development presents a significant opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	Possible BAP brownfied habitat, buffer to river needed.
Heritage Impact	The site has a designated asset on site (Grade II listed Bedford Lodge). Retention of listed building obviously preferred but understand this may not be economically viable. If retained visual relationships between this and the new development will be imp
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2559
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	There is a recent planning approval (3/2012/0424) to develop the site for 66 houses together with the demolition of Bedford Lodge.

3/BA/07	
SITE DETAILS	
Site Name	St Andrews Estate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	3.02
Estimated Yield	91
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2004/0339
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out - no more units left to build

3/BA/08	
SITE DETAILS	
Site Name	Land adjacent to Morland Street
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.40
Estimated Yield	12
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1136
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out - all units complete

3/BA/11	
SITE DETAILS	
Site Name	Cheesmond Avenue
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.74
Estimated Yield	22
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by existing residential areas. Its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is wholly contained wholly within the settlement.
Highways/ Access Issues	Highway access is suitable via 3/BA/12 site only, i.e., existing highway (Kitchen Avenue). Moderate highway improvements required as it is likely that some of the the existing carriageway leading north east from Kitchen Avenue toward the site will have to be widened. Additional work by the proposer required to establish this. No access suitable from road between 79 and 81 Walker Drive.
Landscape Impact	Site is a cleared previously-developed site (former school) within an existing housing area. Development would give the opportunity to enhance the townscape. There are some mature trees on site which could be retained.
Biodiversity Impact	Will need some protection of trees.
Heritage Impact	No heritage constraints
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA415
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The site has some surface water flooding issues and an overland flow route. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The development of this site presents physical regeneration opportunities of a site wholly located within the settlement. This site is reasonably well located to facilities at Tindale Crescent. Whilst development would involve development of a

	<p>site located wholly within the settlement, the site is considered to be within a poor market area and is unlikely to be attractive to the development industry which would impact on its deliverability. Site can only be developed in conjunction with adjacent site (3/BA/12) as access needs to be via that site.</p>
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3/BA/12	
SITE DETAILS	
Site Name	Woodhouse Close Estate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.27
Estimated Yield	68
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by existing residential areas. Residential properties were formally present on the site, and its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Access is possible from existing highway (Cheesmond Avenue & Kitchen Avenue). Moderate highway improvements required as it is likely that some of the the existing carriageway leading north east from Kitchen Avenue toward the site will have to be widened. Additional work by the proposer required to establish this. No suitable access from road between 79 and 81 Walker Drive.
Landscape Impact	The site is previously-developed site (former clearance housing) and its redevelopment would present a significant opportunity to enhance the townscape.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA348
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	The site is relatively flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The development of this site present physical regeneration opportunities. This site is reasonably well located to facilities at Tindale Crescent. Whilst development would involve redevelopment of a clearance site located wholly within the settlement, offering associated regeneration benefits, the site is considered to be within a poor market area and is unlikely to

	be attractive to the development industry and is considered unachievable.
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3/BA/14	
SITE DETAILS	
Site Name	Walker Drive
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.62
Estimated Yield	19
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Neighbouring uses are residential and a school which would be compatible with housing use.
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	Highways have no objection to the principle of housing on the site - existing access can be utilised.
Landscape Impact	The site is urban/developed and development would present an opportunity for landscape enhancement. It is assumed that perimeter trees would be retained.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Education, OSNA ID:OSNA2079
Pollution Issues	None Identified
Flood Risk	There are some surface water issues so incorporation of SuDs should be considered
Topography	The site is relatively flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	If the building were ever to be deemed no longer required then redevelopment of the site for housing would be acceptable given its central location within the settlement and neighbouring uses. However, it is not presently available and is in service delivery use and investment in the building has recently been undertaken.

3/BA/18	
SITE DETAILS	
Site Name	Tinsdale Hospital
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.09
Estimated Yield	33
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out. There are no more units to build

3/BA/20	
SITE DETAILS	
Site Name	Catkin Way
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.37
Estimated Yield	71
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00244/OUT
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are industrial, cleared industrial and residential
Relationship to Settlement	Site is well contained within the settlement and development will consolidate the built form.
Highways/ Access Issues	Not a desirable location given it causes Industrial and Residential traffic to share the same access road however it is understood this has already been considered and site granted permission on appeal. The existing vehicular access to the site is too close to the Greenfields Road junction. There is adequate frontage for an alternative access and this should be 50m minimum from Greenfields Road junction and offset from the Industrial access on north western side of Catkin Way.
Landscape Impact	The is a cleared previously-developed site (former factory) and its development would present an opportunity to enhance the landscape.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water issues which will need to be mitigated
Topography	No issues identified the site is flat and cleared
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has previously benefited from planning permission at appeal where it was concluded that the site was no longer required for employment purposes. However this has now lapsed. The site presents an opportunity to regenerate previously developed site which is within easy reach of services and facilities. No significant constraints that would render the site unsuitable for housing have been identified.

3/BA/21	
SITE DETAILS	
Site Name	Former Chamberlain Phipps
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.48
Estimated Yield	44
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has industrial premises to the North. To the West and South are 2 supermarkets and additional retail facilities. Residential areas are present further to the East, and the adjoining site immediately to the East is a cleared site with a lapsed p
Relationship to Settlement	Site is wholly contained within the settlement and development would consolidate the built-up area.
Highways/ Access Issues	Access is possible but development would encourage a further mix of industrial and residential traffic which is generally to be discouraged in normal circumstances. Site does not abut public highway
Landscape Impact	The site is a previously-developed site (former factory) and its redevelopment would present an opportunity to enhance the landscape and visual appearance of the area. Only appropriate if developed in conjunction with site to the east.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None identified - the site is a flat cleared site which would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is the middle of three sites that are cleared industrial sites. The other two are 3/BA/49 and 3/BA/20. There are industrial units to the north and south of the site. Development of the site for residential would give opportunities for enhancement of the site. The ELR has confirmed that the site is no longer required for employment use. Peripheral landscaping would screen the existing industrial units and there would be the opportunity for greenspace enhancement across the three

	<p>sites. There is new housing opposite across Greenfields Road so development of the Chamberlain Phipps site would not be out of place.</p>
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3/BA/24	
SITE DETAILS	
Site Name	Holdsforth Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00389/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out - no more units to complete

3/BA/28	
SITE DETAILS	
Site Name	Land north of Etherley Moor
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	7.17
Estimated Yield	215
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/16/04062/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is mainly surrounded by countryside. There are some residential dwellings to the south-east of the site. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is on the edge of the settlement and development could result in coalescence of Bishop Auckland with Three Lane Ends/High Escomb.
Highways/ Access Issues	Two access would be required if the site were to be fully developed. Moderate highway improvements to the existing road network would be required
Landscape Impact	Incursion into attractive open countryside on prominent ridgetop location. Some mature trees within the site which could be retained. Development could be screened in views from north in time by structural landscaping. Would reduce separation distance between Bishop Auckland and Escomb: coalescence likely to be an issue. Some locally significant effects likely. These would depend in part on design and the relationship with any development to the south.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Adjoins Education, OSNA ID:OSNA594
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design - hedgerows, landscaping etc
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site has planning consent for 150 dwellings.

3/BA/29	
SITE DETAILS	
Site Name	Bus Depot
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.58
Estimated Yield	47
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by existing residential areas to the east and borders the town centre. Its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Access is possible via existing access onto existing highway. Minor localised highway improvements are required, which includes crossing point for North bondgate to improve accessibility with town centre.
Landscape Impact	The northern third of the site is on steeply sloping ground with frequent mature trees - development would have substantial impact resulting in a significant adverse residual landscape and visual impact. Southern two thirds of site is urban and could be developed within acceptable landscape parameters.
Biodiversity Impact	None Identified
Heritage Impact	The scale and design of housing may need to be considered carefully in terms of impact on historic character / conservation area. Development acceptable subject to preserving and enhancing the conservation area. An archaeological survey may also be nece
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The majority of the site is flat and would pose no barriers to development. The northern third of the site is on steeply sloping ground and would be difficult to develop.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is an edge of town centre site which is well related to shops, services and facilities. Development for housing would be appropriate given location, however, site is also suitable for retail uses. Site is likely to be developed for additional car parking for Auckland Castle attractions. Not available.

3/BA/31a	
SITE DETAILS	
Site Name	East of Brack's Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.73
Estimated Yield	52
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site abuts a recent housing development built by Taylor Wimpey. Its development for housing would be compatible with existing neighbouring uses forming a logical and relatively well contained extension to the settlement.
Relationship to Settlement	Site is wholly contained wholly within the settlement by the existing road network with housing on one side.
Highways/ Access Issues	An acceptable access from Brack's Road can be formed. Minor localised highway improvements will be required, and there is some flexibility on junction access position, provided 50m offset from either Wynyard Grove or Redworth Grove and in between the latter junctions.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual landscape and visual impact. Site is visible from A688 on shallow embankment, but could be screened by perimeter tree belt in time (15 years) or by a planted acoustic bund in less time.
Biodiversity Impact	An otter / water vole survey is needed and the site requires significant non-accessible buffer from river and habitat improvements
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design. There is a drop in levels from the site to Brack's Road but this would pose no barriers to development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is located on the edge of the settlement and development would represent a logical and contained extension to Bishop Auckland as a key town. The site is bounded by the A688 to the east and would not extend development into the countryside. However an otter / water vole survey is needed and the site requires a significant non-accessible buffer from river and habitat improvements.

3/BA/31b	
SITE DETAILS	
Site Name	Land south of Auckland Walk
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.40
Estimated Yield	42
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing to the West and South and open countryside to the North and East. In view of adjacent uses no amenity issues are identified.
Relationship to Settlement	The site is located to the NE of Bishop Auckland/Canney Hill, but bounded by residential properties to the west and allotments (east) with the Auckland Way (cycle way within linear woodland) to the northern edge of the site. Site is relatively well conta
Highways/ Access Issues	<p>The site has good highway access with the existing highway running alongside the boundary of the plot. Minor localised highway improvements required to connect the site to the highway. The potential for a connecting footway westward is limited by boundary at 101 Durham Road. Junction can be formed with Durham Road given relatively long site frontage.</p> <p>In terms of pedestrian connectivity from the site, there would be a requirement for a footpath along the northern side of Durham Road, however, there does not appear to be sufficient public highway verge to create a footpath, which raises safety concerns for pedestrians walking westwards into Bishop Auckland.</p> <p>There is an existing cycleway to the north which provides an alternative connection from the site.</p>
Landscape Impact	The site is an elevated site but relatively well contained visually. It is located in a Landscape Conservation Priority Area (LCPA). Open to view from adjacent Durham road but an urban frontage could be appropriate on this site if part of a larger scheme taking in other sites. Some adverse residual landscape and visual impact would accrue from development. Cycleway would make strong settlement edge and gives access to countryside.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA601
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The topography of the site would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is located adjacent (but across the road) to a site that is currently under construction to Persimmon Homes (3/BA/48). The site is bounded by residential properties to the west and allotments (east) with the Auckland Way (cycle way within linear woodland) to the northern edge of the site. Site is relatively well contained as a result. The site is not within walking distance of services and facilities, and the difficulties in creating an adequate footpath to the south of the site (north of Durham Road) heading westwards towards Bishop Auckland undermines the sustainability of the site. Has previously been refused planning permission.</p>

3/BA/31c	
SITE DETAILS	
Site Name	Land east of Auckland Walk
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.72
Estimated Yield	82
Land Typology	Mostly Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by open countryside
Relationship to Settlement	Treated on its own the site is separate from the settlement in open countryside. This assumes that the adjoining site 3/BA/31b is not developed or that the allotments are retained as allotments and remain as a barrier to the main part of the settlement.
Highways/ Access Issues	The site has good highway access with the existing highway running alongside the boundary of the plot. Minor localised highway improvements required to connect the site to the highway. An access will be possible to Durham Road. While a new connecting footway westward to town, on same side of Durham Road, is theoretically possible, same width problem exists at 101 Durham Road (as identified at s/BA/31b).
Landscape Impact	The western portion of the site is in use as allotments and is recognised as a Landscape Improvement Priority Area (LIPA). The remainder of the site is in agricultural use which is recognised as a Landscape Conservation Priority Area (LCPA). Much of site highly visible from A688 and would take more than 15 years to screen. The development of the site would bring about coalescence of Canney Hill and New Coundon. Development of allotment area in association with 31b and green SHLAA could lead to robust and logical settlement boundary Landscape and visual impact of developing the site in its entirety would be a significant adverse residual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1521
Pollution Issues	None Identified
Flood Risk	There is anecdotal evidence that surface water often accumulates on the north eastern edge of the site where it borders the A688 and the garage
Topography	The topography of the site would not pose any barriers to the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The development of the site in its entirety would have a significant adverse residual landscape and visual impact. The site is detached from the settlement and intervening sites would need to be developed first. The northern part of the site is highly visible and extends into the open countryside towards Coundongate. The allotments seem to be well used and would bring issues relating to relocation and tenancy issues.

3/BA/32	
SITE DETAILS	
Site Name	Land east of Etherley Lane
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.65
Estimated Yield	20
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential properties are located to the east of the site, with agriculture uses to the north and south. In light of this no amenity issues are identified.
Relationship to Settlement	The site extends out into the open countryside and is not easily (if at all) connected to the settlement
Highways/ Access Issues	Highways consider the access is unsuitable to serve development
Landscape Impact	The site is an Area of High Landscape Value - a Landscape Conservation Priority Area (LCPA). Development would be an incursion into attractive countryside forming part of setting of the conservation area. The site is poorly related to the existing form of the settlement. Development would result in significant adverse residual landscape and visual impact.
Biodiversity Impact	There are no issues identified at the moment
Heritage Impact	The site forms part of the setting to the Bishop Auckland Conservation Area which has an established pattern of development along Etherley Lane. Intrusion into the countryside here is likely to have an adverse impact on the legibility of the historic sett
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	Yes is on the top of a hill with no access acceptable
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would result in an unacceptable intrusion into the countryside which would be visible from a distance. No suitable vehicular access can be secured. There is a residential house and garden on part of the site. Development would be an incursion into attractive countryside forming part of setting of the conservation area. The site is poorly related to the existing form of the settlement. Development would result in significant adverse residual landscape and visual impact.

3/BA/33	
SITE DETAILS	
Site Name	Romanway Industrial Estate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	5.39
Estimated Yield	162
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/BA/38	
SITE DETAILS	
Site Name	Land North of Woodhouse Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	11.52
Estimated Yield	346
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins existing housing to the east and also in part on the northern edge. The Western and Southern edge of the site extends into the open countryside. No amenity issues identified.
Relationship to Settlement	Site is attached to the settlement on 2 sides and its development would represent a significant extension of the settlement to the west, however, the site is well contained by the existing road network.
Highways/ Access Issues	Potential yield of site means two vehicular accesses required. Access possible from Greenfields Road and Wigdan Walls Road. Major off site highway improvements are required, which includes road widening, new footways etc. Linkage to adjacent residential development essential to improve pedestrian and cycling connectivity.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA). The development of the site would result in the loss of reasonably attractive countryside, however, site is relatively contained visually and could be screened by perimeter planting. Development on or over southern ridge north of Woodhouses farm should be avoided or development would be prominent on skyline in views from the south. Consolidation of woodland in dene desirable. Some adverse residual landscape and visual impact would accrue from development, but mitigation measures including structural landscaping are essential elements of development.
Biodiversity Impact	An otter / water vole survey is needed and the site requires a significant non-accessible buffer from burn and habitat improvements
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk. Affected area is to the north of the site
Topography	Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	An application to develop 320 houses on this site was refused planning permission in June 2017. Members of the planning committee identified landscape harm, poor connectivity, loss of agricultural land and adverse impact on neighbouring farming businesses as reasons for refusal. No information has been submitted to overcome these concerns.

3/BA/39a	
SITE DETAILS	
Site Name	Land to the North and West of Greenfield Industria
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	19.07
Estimated Yield	572
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has industrial/business premises and residential to the East, North and south with agricultural land to the west. The layout/design of the site would need to take into consideration the adjacent industrial uses and allow for appropriate mitigation
Relationship to Settlement	The site would be a large extension on the edge of the existing settlement. Development of parts of the site may not be seen as so obtrusive as development of the whole
Highways/ Access Issues	Access onto Woodhouse Lane is possible, although significant highway improvements would be required which involves major off-site highway works including junction improvements. The site is difficult to develop for these reasons. Poor pedestrian links from the site would require major improvement. Likely works required at Tindale Crescent traffic signals.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA). It is a sloping site widely visible in views from higher ground to south and from adjacent road. Development would merge St Helen's & Bishop Auckland markedly. Southern field is less visible and could be developed in conjunction with site to west with lower impact. Development of the site in its entirety would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design. The site is sloping in nature and widely visible in views from higher ground to south and from adjacent road.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	This is a large site widely visible in views from higher ground to the south and from adjacent road. Development of the whole site would merge St Helens and Bishop Auckland markedly and have a significant adverse landscape and visual impact. The Southern field is less visible and could be developed in conjunction with 3/BA/39b - perhaps linking it with development of BA/49, BA/21 and BA/20. Highway access is achievable but requires major off-site works which would have implications for viability depending on the cost of the works.

3/BA/39b	
SITE DETAILS	
Site Name	Land to the North and West of Greenfield Ind Est
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2012/0125
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential, allotments, retail and commercial
Relationship to Settlement	The site is on the edge of the settlement but development would consolidate the settlement form
Highways/ Access Issues	Satisfactory access from existing housing estate road (Primrose Gardens) could be achieved.
Landscape Impact	The site is a Landscape Improvement Priority Area. Development would have some adverse residual landscape and visual impact but it's a small site consolidating the settlement form.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA1239
Pollution Issues	None Identified
Flood Risk	There is an overland flow route to the east of the site and there are some surface water issues that may need SuDs or layout issues resolved
Topography	The site is flat and there are no issues preventing development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site has previously had outline planning permission for residential development which has now lapsed. This site does not present any unacceptable constraints that would preclude residential development.

3/BA/39c	
SITE DETAILS	
Site Name	Land to the North and West of Greenfield Industria
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	5.59
Estimated Yield	168
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to a Tesco foodstore on its eastern boundary, with open countryside to the north and west of the site. Existing housing is located to the south. Development of housing on the site would be a compatible land use.
Relationship to Settlement	The site is contained to the east by a Tesco foodstore, and existing housing to the south. The site is considered to be reasonably well related to the settlement, despite extending the settlement northwards.
Highways/ Access Issues	Louisa Terrace is not appropriate as a single means of access. Southern half of the site has better public transport connectivity because of walking range.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Arable field no known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	A very small part of the southern boundary of the site falls within Flood Zone 2/3. This area could quite easily be excluded from the developable area of the site, and would not prevent development on flood risk grounds. Two flood overland flow route run
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is reasonably well related to the settlement and is contained on two sides. It is located close to services and facilities and landscape impact of development would be acceptable. The site is unsuitable as Louisa Terrace is unable to support development of the site.

3/BA/39d	
SITE DETAILS	
Site Name	Land to the North and West of Greenfield Industria
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.13
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site located adjacent to existing housing, with development to the west. Open countryside is to the south. Housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is bounded on two sides, with development to the west and existing housing to the north. The site does not have an existing field boundary to the south, however, development of the site would not extend significantly into the countryside.
Highways/ Access Issues	Vehicular access is possible from Greenfields Road. Pedestrian connectivity to Tindale is necessary, but this may be difficult to achieve as the northern boundary of the site is defined by a hedgerow abutting the public highway, and there appears to be insufficient highway verge for a footway. The site is weak from a public transport perspective.
Landscape Impact	This site is located within a Landscape Improvement Priority Area (LIPA), and its development would result in an adverse residual landscape and visual impact. An existing hedgerow defines the northern boundary of the site where it abuts the road. To facilitate an acceptable vehicular access is likely to require the removal of this hedgerow which would be a secondary landscape impact.
Biodiversity Impact	Arable field no known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	Site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a small land parcel well related to the settlement, and adjacent to compatible uses. The landscape impact of development would not prevent development and the site is well related to facilities within the town, particularly Tindale Crescent. Whilst an acceptable vehicular access can be formed, the lack of public highway verge makes it difficult to form a

	<p>footway along the northern boudary of the site (western part of Greenfields Way) making walking connections from the site difficult. Creation of the vehicular access likely to necessitate the removal of hedgerow which will result in secondary landscape impacts.</p>
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3/BA/40	
SITE DETAILS	
Site Name	Land Opposite St Andrew's Terrace
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.88
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2013/0407
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential and woodland with railway line to the north . These are considered to be compatible with a housing use.
Relationship to Settlement	The site is well contained within the existing settlement framework.
Highways/ Access Issues	Access is possible but the gradients make the site difficult to develop.
Landscape Impact	Development of the site would result in some adverse residual impact. Development would remove currently attractive views out from South Church Road across the incised dene of the Gaunless. The site is strongly sloping in places
Biodiversity Impact	Habitat improvements to river corridor would be required.
Heritage Impact	The site is within 400 metres of the Grand Hotel (GII listed) though no adverse impact has been identified in principle.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are surface water issues and part of the site is adjacent to Floodzone 3A
Topography	There are steep gradients on the site but the planning application demonstrated that the site was developable.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	The site is well related to the town centre and the shops, services and facilities available. There are constraints associated with the sites topographical characteristics, however, these were satisfactorily addressed through the deliberations of a previous planning application and the grant of permission for 28 dwellings. This consent subsequently lapsed which poses uncertainties over delivery.

3/BA/41	
SITE DETAILS	
Site Name	Brack's Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	7.43
Estimated Yield	223
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03136/RM
SITE ASSESSMENT	
Adjacent Uses	The site has housing on one side, and abuts the A688. Development of the site for housing would be compatible with existing uses, although, appropriate mitigation (noise attenuation) may be required due to proximity of the A688.
Relationship to Settlement	Site is contained by housing to the NE of the site, and also by the A688 road by-pass to the east and south.
Highways/ Access Issues	Access via existing roundabout is acceptable, with minor localised highway improvements required. Off site pedestrian links to north and to town centre must be provided to improve pedestrian accessibility to and from the site.
Landscape Impact	The development of the site requires perimeter planting to southern and western edges to help reduce landscape and visual impact, although impact would still remain negative following mitigation.
Biodiversity Impact	Further investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Bracks Wood Local Wildlife Site (LWS) as a result of increased recreational impact.
Heritage Impact	Potential for archaeological survey required as early mediaeval battlefield nearby. Further investigation required by proposer.
Open Space Issues	The site is adjoined to the west by sites identified in the OSNA Churchyards and Cemeteries, OSNA ID:OSNA2559
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is contained within the settlement with good access to facilities. The site is surplus employment land. Planning approval for housing now exists and the first phase is under construction to Keepmoat Homes

3/BA/42	
SITE DETAILS	
Site Name	Land South of Durham Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	8.96
Estimated Yield	269
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by residential properties to the North, East and West.
Relationship to Settlement	Whilst the site is located wholly within the settlement, it is considered to be attractive rolling farmland which falls to the south and west to the River Gaunless and Brack's Wood which forms a strong backdrop in views from Durham Road. Despite it's pro
Highways/ Access Issues	The site requires a minimum of two vehicular access points, which would mean localised highway improvements are required. Any development of this site must incorporate pedestrian links to the south to improve links to 3/BA/41.
Landscape Impact	The site is attractive rolling farmland which falls to the south and west to the River gaunless and Brack's Wood which forms a strong backdrop in views from Durham Road. Despite it's proximity to the town the area has retained a rural character. This wedge of land is particularly important on the approach to the town centre along Durham Road where it provides an attractive green rural setting for the town. Negative visual impact but western part of site could be visually contained by structure planting in time. In wider views the site is prominent from much of Bishop Auckland and the surrounding area because of its relatively elevated location on the sloping valley side of the River Gaunless. Overall development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	Further ecological investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Bracks Wood LWS as a result of increased recreational impact. Provision of alternate greenspace may be required to reduce recreational pressure. There are indirect impacts in ancient woodland / LWS - needs a significant buffer / alternative green space and compensation. Reduction in size of development area required
Heritage Impact	The site borders the conservation area so design quality will need careful consideration to ensure there is no adverse impact on its setting.
Open Space Issues	None Identified
Pollution Issues	None Identified

Flood Risk	The site lies entirely in flood zone 1, however, it should be noted the site borders flood zone 3 in places. Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	The site slopes which would impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in the loss of open space which provides an attractive green rural setting for the town. This would result in a significant adverse residual landscape and visual impact as the site is highly visible. There are indirect impacts in ancient woodland / LWS - needs a significant buffer / alternative green space and compensation. Significant reduction in size of development area required to overcome these constraints.

3/BA/43	
SITE DETAILS	
Site Name	Woodhouses Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	6.71
Estimated Yield	201
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/17/01765/FPA
SITE ASSESSMENT	
Adjacent Uses	The site adjoins existing housing to the east and also in part on the northern edge. The Western and Southern edge of the site extends into the open countryside.
Relationship to Settlement	Site is attached to the settlement on 2 sides and its development would represent a significant extension of the settlement to the west, however, the site is well contained by the existing road network.
Highways/ Access Issues	Significant highway improvements both on and off-site are required to develop the site in terms of road widening, new footways etc. The yield of the site means that two vehicular accesses are required. Access possible from Greenfields Road and Wigdan Walls Road. Linkage to adjacent residential development essential to improve pedestrian connectivity with the settlement. Easby Close is inadequate to act as a second vehicular access.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA). The development of the site would result in the loss of reasonably attractive countryside, however, site is relatively contained visually and could be screened by perimeter planting. Development on or over southern ridge north of Woodhouses farm should be avoided or development would be prominent on skyline in views from the south. Consolidation of woodland in dene desirable. Some adverse residual landscape and visual impact would accrue from development, but mitigation measures including structural landscaping are essential elements of development.
Biodiversity Impact	An otter / water vole survey is needed and the site requires a significant non-accessible buffer from burn and habitat improvements
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding issues are known, so further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or

	extent of land sterilised by flood risk.The area affected is in the dip betwee
Topography	Features exist which may impact upon layout/design - sloping site, valley in middle, flooding issue, power lines across site if top part of site included
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The development of the site presents an opportunity to develop a sustainable urban extension to the settlement in conjunction with the site to the south. See assessment for 3/BA/38. It's a large site that is currently agricultural land on the edge of the settlement and development would represent a substantial, but well contained extension to the settlement form. Ecology advise that an otter / water vole survey is needed and the site requires a significant non-accessible buffer from burn and habitat improvements as part of a comprehensive form of development. Site has planning permission with Avant Homes the developer.

3/BA/44	
SITE DETAILS	
Site Name	Land North and West of the Council Depot
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.78
Estimated Yield	23
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential, Dene, woodland, and former council depot
Relationship to Settlement	The site is wholly contained within the settlement, though development would result in the loss of woodland.
Highways/ Access Issues	Condition. The access road between the site and adopted section of Foxglove Drive is not part of the Shlaa site and would need to be controlled by any future developer in order to bring up to an adoptable standard.
Landscape Impact	Incursion into attractive corridor of greenspace in Etherley Dene. There could be some scope for very limited development in association with 3/BA/50 if it led to access/management improvement in Etherley Dene. Likely to have locally significant landscape effects.
Biodiversity Impact	No significant issues identified.
Heritage Impact	No issues identified.
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA2784
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The are no flooding issues directly on the site but the burn runs in the Dene to the west
Topography	The site slopes steeply to the west but is flat on top. The site is a former waste tip and there may be issues with stability and contamination
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unacceptable incursion into attractive corridor of greenspace in Etherley Dene. Likely to have locally significant landscape effects that cannot be mitigated. Development would mean the loss of amenity land next to Etherley Dene. There are footpaths across the site from Etherley Lane to the railway line used by walkers and dogwalkers.

3/BA/44a	
SITE DETAILS	
Site Name	Land North and West of the Council Depot
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.78
Estimated Yield	23
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential, Dene, woodland, and former council depot
Relationship to Settlement	The site is wholly contained within the settlement, though development would result in the loss of woodland.
Highways/ Access Issues	No objection to principle of housing from a highways point of view.
Landscape Impact	Incursion into attractive corridor of greenspace in Etherley Dene. Whilst there could be some scope for very limited development in association with 3/BA/50 if it led to access/management improvement in Etherley Dene. However, likely to have locally significant landscape effects.
Biodiversity Impact	No significant issues identified
Heritage Impact	No issues identified.
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA2784
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no flooding issues directly on the site but the burn runs in the Dene to the west
Topography	The site slopes steeply to the west but is flat on top. The site is a former waste tip and there may be issues with stability and contamination
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is identified as accessible natural greenspace in the open space needs assessment and is therefore unsuitable for development. Development would result in an unacceptable incursion into attractive corridor of greenspace in Etherley Dene. Whilst there could be some limited development in landscape terms this would have to be completed in association with neighbouring site 3/BA/50 however at present there is an area of land between the two sites which may prevent a comprehensive development. There are footpaths across the site from Etherley Lane to the railway line used by walkers and dogwalkers.

3/BA/45	
SITE DETAILS	
Site Name	Land at Etherley Drive
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.59
Estimated Yield	78
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential area exist to the south of the settlement, woodland to the east and open countryside to the north and west.
Relationship to Settlement	Site is on the edge of the settlement and develop would represent encroachment into open countryside.
Highways/ Access Issues	The access road between the site and adopted section of Foxglove Drive is not part of the SHLAA site and would need to be controlled by any future developer in order to bring up to an adoptable standard (possible ransom strip).
Landscape Impact	The development of the site would have a negative impact. It is considered difficult to mitigate for landscape impacts as settlement edge currently well defined by Etherley Dene, and development of this site would step over that. Impact remains very negative following mitigation. Presence of TPO's would also require consideration.
Biodiversity Impact	None Identified
Heritage Impact	None identified There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design - the site slopes down to the east and north. The eastern edge abuts Etherley Dene and the impact that has will need to be considered
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is on the edge of the settlement and access to services and facilities may not be easy for some residents. Development

	<p>would represent an encroachment into countryside with an adverse landscape impact. Vehicular access to the site is understood to be in separate ownership which could mean a ransom strip and present a technical constraint to delivery.</p>
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3/BA/46	
SITE DETAILS	
Site Name	2 High Bondgate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.29
Estimated Yield	9
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2008/0287
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are developed land, dwellings and car park
Relationship to Settlement	The site is contained within the settlement at the northern edge
Highways/ Access Issues	Had permission previously (ref. 3/2008/0287) however now lapsed and appeal in progress against refusal of extension of time limit. The SHLAA site would require utilisation of access road to Mayfield, as per original consent.
Landscape Impact	Development would have an impact but will give the opportunity for enhancement of a cleared area
Biodiversity Impact	Non issues identified at the moment
Heritage Impact	Archaeological potential has been identified on the site. Site is situated within the Conservation Area and whilst previously benefitting from planning permission, an extension of time application was refused on appeal on the grounds that the two fou
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no flooding issues
Topography	No issues identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site has had planning permission for housing previously but the application for an extension of time was refused due to issues relating to design, massing and impact on Conservation Area. The principle of developing the site for residential is acceptable given that the site has good access to facilities and services; good public transport links and the site is very close to the centre of Bishop Auckland. Development would enhance the site but would need to be considered in conjunction with 3/BA/29 and other plans for the Bishop Auckland area.

3/BA/48	
SITE DETAILS	
Site Name	Land at Canney Hill
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.98
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0140
SITE ASSESSMENT	
Adjacent Uses	<p>The adjacent land uses are residential so additional housing would be a compatible use.</p> <p>Amenity Mitigation Issues: Further investigation required by proposer to establish if noise mitigation measures are necessary due to proximity of A688.</p>
Relationship to Settlement	Site is wholly contained wholly within the settlement.
Highways/ Access Issues	The southern part of site is unsuitable to be served by the road south of 'Crossways'. A recent pre-application enquiry showed this southern end of the site being served by a junction at the position of a demolished Sportsman PH. Moderate highway improvements required to achieve an acceptable access in to the site.
Landscape Impact	Site is visible in places from A688 through roadside vegetation. Potential for the site to be contained by further screening/peripheral landscaping.
Biodiversity Impact	None Identified
Heritage Impact	Further archaeological survey may be required by proposer as site of Canney Hill Pottery is located nearby.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design - the site slopes down to the south and is arranged in parcels of land behind existing housing
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is wholly contained within the settlement with good access to facilities. Part of the site was previously-developed land and Persimmon Homes have developed the site for 38 dwellings.

3/BA/49	
SITE DETAILS	
Site Name	Greenfield Industrial Estate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.54
Estimated Yield	46
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential, agricultural, industrial and cleared industrial
Relationship to Settlement	Site is wholly contained wholly within the settlement.
Highways/ Access Issues	Access is possible from existing access on to existing highway.
Landscape Impact	The site is part of the urban/developed area. Development would give the opportunity for landscape improvements on this site which is cleared industrial
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS). or extent of land sterilised by flood risk.
Topography	None identified - the site is a flat site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The majority of the site has been developed as a Tesco store and is unavailable for housing development.

3/BA/50	
SITE DETAILS	
Site Name	Former Council Depot
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.90
Estimated Yield	27
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are woodland, Etherley Dene and residential
Relationship to Settlement	The site is contained within the settlement and development would consolidate the existing built-up framework.
Highways/ Access Issues	A suitable access can be achieved from Etherley Lane.
Landscape Impact	The site is part of the urban/developed area and is previously-developed land. Development of the site would present an opportunity to enhance the landscape and visual appearance of the area.
Biodiversity Impact	The site is near to woodland and Etherley Dene and is bordered by mature trees. Development should be restricted to the hard standing leaving the woodland and grassland as green space.
Heritage Impact	None identified.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2784
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some surface water issues so consideration of a SuDs instalation may be appropriate
Topography	The site is flat with mature trees around the edge
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The is a previously-developed site (formerly a council depot). The buildings have been cleared and what remains is a flat site suitable for redevelopment with an existing appropriate access. Development of 3/BA/50 should be restricted to the hardstanding on ecological grounds and the remainder of the site should not be developed.

3/BA/51	
SITE DETAILS	
Site Name	Land at Fylands
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.57
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site falls within the open countryside with a new fire station developed to the west which could have amenity implications. Existing residential areas are severed by the A688 bypass.
Relationship to Settlement	The site is isolated from the settlement on the south of the A688
Highways/ Access Issues	This agricultural site is sub-optimal for residential use, being on the south side of the high volume A688 by-pass, creating additional pedestrian crossing movements. Vehicular access not permitted directly to/from A688. Site does not abut any other highway.
Landscape Impact	The site is in a Landscape Conservation Priority Area (LCPA). Development on the site would be an incursion into open countryside beyond well defined settlement edge. It is a visible site sloping up to the north east. Development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	An otter / water vole survey is needed and the site requires a non-accessible buffer from river and habitat improvements
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is crossed by a number of overland flow routes and has surface water issues. Part of the site is also in Floodzone 3A
Topography	The site slopes up to the north east
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is isolated on the south side of the A688 which severs connectivity to the remainder of Bishop Auckland. Vehicular access not permitted directly to/from A688 which precludes development. The site is also within a Landscape Conservation Priority Area with development resulting in a significant adverse landscape and visual impact. Part of the site is also in Floodzone 3A which would need to be excluded from development.

3/BA/52a	
SITE DETAILS	
Site Name	Etherley Lane
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	6.44
Estimated Yield	193
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/BA/52b	
SITE DETAILS	
Site Name	Etherley Lane
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.75
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/BA/53	
SITE DETAILS	
Site Name	Land to the East of Romanway Ind Est
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	3.81
Estimated Yield	114
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/BA/54	
SITE DETAILS	
Site Name	South of Grange View
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.48
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/02490/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission which has been partly implemented.

3/BA/55	
SITE DETAILS	
Site Name	Block A Land at Woodhouses
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	6.01
Estimated Yield	180
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/BA/56	
SITE DETAILS	
Site Name	Block B Land at Woodhouses
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	12.91
Estimated Yield	387
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/BA/57	
SITE DETAILS	
Site Name	Bishop Auckland Golf Club
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	41.37
Estimated Yield	1241
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation

3/BA/58	
SITE DETAILS	
Site Name	Land North of Catkin Way
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	3.25
Estimated Yield	98
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site was most recently in employment use, however, the site is now largely vacant and being marketed. Immediately to the south is cleared industrial land which has previously had planning permission for housing. To the north and west is open countryside
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Suitable. Existing nearby Greenfields Road.traffic signals would have to be traffic modelled.
Landscape Impact	None Identified
Biodiversity Impact	Existing development on site. No known biodiversity constraints.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site is flat and would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site was previously in employment use and recommended for retention for such purposes in the ELR (position currently under review). The site is adjacent to land which previously benefitted from planning permission for housing. The site is wholly contained within the settlement, close to shops and services and would present regeneration opportunities.

3/BA/59	
SITE DETAILS	
Site Name	Bishop Auckland Police Station
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.54
Estimated Yield	16
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by existing housing and a lesiure centre. Redevelopment of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Suitable. Access via Vart Road. Some intervening DCC land would be required to be dedicated for adoption.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site comprises an existing operational police station located within the settlement. It's redevelopment for housing would make an effective and efficient use of a previously developed site. The site is currently in use and not presently available, so deliverability in uncertain in the short-term.

3/BA/60	
SITE DETAILS	
Site Name	Former St Anne's School Kingsways
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.23
Estimated Yield	7
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03642/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Site abutting OSNA site, OSNA1195. Minimal intersection
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

3/BA/61	
SITE DETAILS	
Site Name	Land Between 10-19 And 28-35 Howard Close
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.31
Estimated Yield	9
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/02407/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Comimttment

3/BA/62	
SITE DETAILS	
Site Name	West of Primrose Hill
Settlement	Etherley Dene
Local Plan Monitoring Area	South
Developable Area	10.12
Estimated Yield	304
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by a railway line to the north which may give rise to noise issues for prospective residents. The site is bounded by existing residential properties to the south east. The remaining boundaries are bounded by countryside. As a consequence
Relationship to Settlement	The site is considered to be poorly related to existing settlement form. Whilst connected to built residential development on its south eastern edge the existing buildings turn their back on the site and there is little scope to secure any effective permeability
Highways/ Access Issues	No suitable access has been identified to serve the site.
Landscape Impact	The site is located within a designated Area of High Landscape Value (AHLV) and within a Landscape Conservation Priority Area. Development of this site would represent a large, sprawling incursion into attractive open countryside on a prominent sloping site. The site is poorly related to existing settlement form. As a consequence its development would be likely to have significant adverse landscape effects and a significant adverse impact upon the rationale for the designation.
Biodiversity Impact	The site is within 200 metres of Escomb Pastures LWS and connected by a PROW and may increase levels of local recreational pressure. Given the linkages to a Local Wildlife Site (LWS) any future development for housing purposes will need to mitigate for likely resulting recreational impacts.
Heritage Impact	A Grade II* listed Number 12 Bridge Railway Accommodation Bridge is located adjacent to the site. There is potential for the development of this site to impact upon the setting of this designated heritage asset though there may be potential to mitigate this
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site does not relate to a Flood Zone 2, 3a or 3b. The site is however at some risk of surface water flooding so a flood assessment may need to be undertaken and SuDS incorporated as appropriate.

Topography	Whilst this is a prominent sloping site no topographical barriers have been identified which would render the site undevelopable.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is located within a designated Area of High Landscape Value (AHLV) and within a Landscape Conservation Priority Area. Development of this site would represent a large, sprawling incursion into attractive open countryside on a prominent sloping site. The site is poorly related to existing settlement form.</p> <p>As a consequence its development would be likely to have significant adverse landscape effects and a significant adverse impact upon the rationale for the designation.</p>

3/BA/63	
SITE DETAILS	
Site Name	Land at Etherley Lane
Settlement	Etherley Dene
Local Plan Monitoring Area	South
Developable Area	1.54
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by a railway line to the south which may give rise to noise. The site is bounded by existing residential properties to the eastern and remaining southern boundaries. The remainder of the site is bounded by countryside. As such no fu
Relationship to Settlement	The site is considered to be poorly related to existing settlement form. Whilst connected to built residential development on its eastern and southern edges the existing buildings turn their back on the site and there is no scope to secure any effective
Highways/ Access Issues	Access is proposed from Etherley Road to the east however this is not considered to be suitable by virtue of its width. Would require third party land..
Landscape Impact	<p>The site is located within the designated Area of High landscape Value (AHLV) and Landscape Conservation Priority Area where the strategy is one of landscape conservation.</p> <p>Whilst connected to the western outer edge of the built up form of Bishop Auckland the site is considered to poorly relate to existing settlement form. The development of this site would represent an uncontained incursion into attractive open countryside. This is likely to have some significant landscape effects and result in an adverse residual impact even with mitigation.</p>
Biodiversity Impact	A pond is located within proximity of the site which may have biodiversity significance. Relevant ecologica studies would be required to identify any such assets and a scheme of mitigation and compensation devised if applicable.
Heritage Impact	<p>The site is located to the south of Bishop Auckland Conservation Area and to the north of a Grade II listed road bridge. However, limited impact on heritage assets is anticipated due to topography.</p> <p>There are no scheduled monuments within or relating t</p>
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required

Flood Risk	The site does not relate to a Flood zone 2, 3a or 3b. However surface water flooding has been identified in relation to small parts of the site.
Topography	The site slopes severely from Etherley Road to the east. This does not preclude development but may affect layout and design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Whilst connected to the western outer edge of the built up form of Bishop Auckland the site is considered to poorly relate to existing settlement form. The development of this site would represent an uncontained incursion into attractive open countryside. This is likely to have some significant landscape effects and result in an adverse residual impact even with mitigation.</p> <p>The site is considered to be poorly related to existing settlement form. Whilst connected to built residential development on its eastern and southern edges the existing buildings turn their back on the site and there is no scope to secure any effective permeability. The remaining boundaries of the site are bounded by open countryside which present no further opportunity to overcome this.</p> <p>Access is proposed from Etherley Road to the east however this is not considered to be suitable by virtue of its width and would rely upon third party land.</p>

3/BI/01	
SITE DETAILS	
Site Name	Land at Greystones
Settlement	Binchester
Local Plan Monitoring Area	Mid
Developable Area	2.45
Estimated Yield	74
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like housing and agricultural land.
Relationship to Settlement	Development of this piece of open land which lies between the road and Binchester would detract significantly from the landscape setting of this small hamlet and would be completely out of scale with the existing settlement form and function.
Highways/ Access Issues	No facilities in Binchester, therefore sustainability issues. However, an acceptable access could be achieved. Road connecting Granville Terrace to C96 must be improved. The Refusal referred to appears to date back to 1974.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA). Development of this piece of open land which lies between the road and Binchester would detract significantly from the landscape setting of this small hamlet and would be completely out of scale with the existing settlement. A significant adverse residual landscape and visual impact would accrue.
Biodiversity Impact	The site is 500 metres from Ancient woodland and from a pond where there may be evidence of great crested newts. Further advice should be sought from the ecology team on potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The topography of the site would not unduly inhibit development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this piece of open land which lies between the road and Binchester would detract significantly from the landscape setting of this small hamlet and would be completely out of scale with the existing settlement's role and function.

3/BR/02	
SITE DETAILS	
Site Name	Land north of Well Bank
Settlement	Billy Row
Local Plan Monitoring Area	Mid
Developable Area	0.65
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing on two sides (east and south) and agricultural fields to the north and west. Its development for housing would be a compatible use.
Relationship to Settlement	Whilst the site is contained on two sides, development would represent backland development which does not respect the linear built up form and character of Billy Row.
Highways/ Access Issues	This site is remote from the public highway and could require up to 4 separate third party landowners to offer enough land to accommodate an access arrangement suitable for consideration of adoption.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	No known ecological issues. Usual ecological surveys would be required in support of any planning application submission.
Heritage Impact	There is no designated asset on the site. The site is within the setting of a designated heritage asset (St Thomas's Church, Stanley Crook (grade II) and development is likely to have a major negative impact.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site slopes from NE to SW which would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Backland development which does not respect the linear built up character of Billy Row. An acceptable vehicular access is not achievable without a number of landowners offering up enough land. This would have ransom strip issues and implications for viability. Development is likely to have a negative impact on the setting of St Thomas's Church (grade II).

3/BR/03	
SITE DETAILS	
Site Name	Land at West View
Settlement	Billy Row
Local Plan Monitoring Area	Mid
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/00966/OUT
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing to the west and south, with agricultural land to east. Its development for housing would be compatible with existing uses.
Relationship to Settlement	The site is contained on three sides and its development would not encroach significantly into the open countryside.
Highways/ Access Issues	This site is remote from the public highway with existing access routes far too narrow and would require third party land to offer enough land to accommodate an access arrangement suitable for consideration of adoption.
Landscape Impact	Small and relatively enclosed urban edge site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	No known ecological issues. Usual ecological surveys would be required in support of any planning application submission.
Heritage Impact	Grade II listed war memorial approx 70m to southwest on Albert Terrace. Memorial separated from proposed development site by existing housing development and has a defined setting on the village green and landmark role locally within the settlement. No ne
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site slopes, however, this would not unduly inhibit development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is relatively well contained with development unlikely to have significant landscape or visual effects, a satisfactory vehicular access is not achievable. This precludes the development of the site.

3/BR/05	
SITE DETAILS	
Site Name	Land at Low Albert Terrace
Settlement	Billy Row
Local Plan Monitoring Area	Mid
Developable Area	0.66
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/00783/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is compatible with its adjacent residential uses to the north and east, and agricultural uses to the west and south.
Relationship to Settlement	The site is bound by an existing road to the north and housing to the east. Provided that development of the site did extent significantly into the countryside westwards and had an appropriate landscaping edge the site would have a reasonably good relatio
Highways/ Access Issues	This site is remote from the public highway and the private access road serving Peases West Primary School is too narrow to offer enough land to accommodate an access arrangement suitable for adoption. Existing road junction onto the B6289 has sub-standard junction sight visibility.
Landscape Impact	The site is within a Landscape Conservation Priority Area (LCPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known flood risk issues identified.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Highway access cannot be satisfactorily achieved as the private access road is too narrow. As such this site is not achievable for residential development.

3/CO/01	
SITE DETAILS	
Site Name	land north of Stainmore Terrace
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	2.79
Estimated Yield	84
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including housing and agricultural land
Relationship to Settlement	This site extends beyond the edge of the settlement into countryside and does not relate well to the existing settlement form.
Highways/ Access Issues	An acceptable highway access can be achieved from Westerton Drive, although additional footpath provision would be required from the urban edge of Coundon along this road.
Landscape Impact	This site extends beyond the edge of the settlement into countryside and does not relate well to the existing settlement form. This poor relationship could not be mitigated by landscaping and would have a significant adverse impact. Development of the site would also result in the loss of high value, Grade 3 agricultural land.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified.
Topography	The topography of the site would not unduly inhibit development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends beyond the edge of the settlement into countryside and does not relate well to the existing settlement form. This poor relationship could not be mitigated by landscaping and would have a significant adverse impact.

3/CO/02	
SITE DETAILS	
Site Name	Land to South of Hillside Road
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	1.91
Estimated Yield	57
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture, residential, allotments and industrial
Relationship to Settlement	The site is on the edge of the settlement but bordered by housing, industrial and allotment uses
Highways/ Access Issues	Conditional. Howlish Lane is narrow and unadopted and unsuitable to serve additional development. There may be potential for the site being served through 3/CO/05 site to Hillside Road however 3/CO/02 site does not abut 3/CO/05 site. (And that assumes that all of 3/CO/05 is to be developed - or at least sufficient to link with Hillside Road.)
Landscape Impact	The site is a Landscape Improvement Priority Area (LIPA). Development would have some adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The south-east corner of the site has surface water and an overland flow route. These issues would need mitigation.
Topography	The site is flat with no topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site itself is a good flat site currently in use as agricultural land but well related to the settlement. However, a satisfactory access can only be achieved if developed in conjunction with the adjoining site (3/CO/05).

3/CO/03	
SITE DETAILS	
Site Name	Mickle Grove
Settlement	Leeholme
Local Plan Monitoring Area	Mid
Developable Area	12.08
Estimated Yield	362
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like agriculture, housing and allotments.
Relationship to Settlement	Development of this site would have a major impact on the landscape but could merge the settlements of Leeholme and Coudon to the mutual benefit of both, provided the most prominent south east corner of the site is left undeveloped. It would be desirable
Highways/ Access Issues	Moderate highways improvements needed
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA). It is a very large site. Development in the north and west could consolidate settlement form resulting in only some adverse residual landscape and visual impact. However, development in the south and east would be relatively prominent incursion into open countryside resulting in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 500 metres of a Great Crested Newt Pond. Further advice should be taken from the ecology team in relation to potential impacts and the need for mitigation. (NEEDS TO BE ADDED TO MITIGATION BOX)
Heritage Impact	Aerial photographs suggest that there may be the remains of a prehistoric settlement within the site. Further advice should be sought from the Heritage Team to identify potential impacts and the need for mitigation like preservation, excavation and record
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA96
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There are a number of small pockets subject to surface water flooding across the site. further advice should be taken about potential impacts and the need for appropriate mitigation, like SUDS.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	Development of this agricultural field would have a major impact on the landscape but could merge the settlements of Leeholme and Coudon to the mutual benefit of both. These settlements are in the top 10% of wards considered to be nationally deprived. They are dominated by social housing. A substantial new private sector development could lift the settlement and create a more mixed community. Appropriate structural landscaping and design could mitigate the most significant effects provided the most prominent south east corner of the site is left undeveloped. It would be desirable in landscape terms for a comprehensive scheme to include sites 3/CO/13, 3/LH/01, 3/LH/02 and perhaps the adjoining allotments. A significant number of footpaths already cross the site and this permeability should be retained with attractive pedestrian routes created to give access to the broader countryside.
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3/CO/04	
SITE DETAILS	
Site Name	Land East of Leeholme Road
Settlement	Leeholme
Local Plan Monitoring Area	Mid
Developable Area	4.55
Estimated Yield	137
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including agricultural fields, housing, amenity open space and recreational facilities. The site is also within an area where consultation with the Health and Safety Executive is necessary to ensure that devel
Relationship to Settlement	This agricultural field is in an isolated location beyond the main built up area of Coundon. It has a poor relationship to the existing settlement. Development would detract from both the rural context of Coundon and from surrounding countryside.
Highways/ Access Issues	Highway access is achievable from Leeholme Road. Off site highway improvements are required, including off site footpath improvements to the Leeholme Road junction at the south west corner of the site.
Landscape Impact	This agricultural field is in an isolated location beyond the main built up area of Coudon. It has a poor relationship to the existing settlement and development would have a significantly adverse visual impact on surrounding countryside.
Biodiversity Impact	The site is within 500 metres of a pond which may have great crested newts. Further advice should be sought from the ecology team to identify potential impacts and the need for appropriate mitigation.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This agricultural field (a former reclaimed colliery) is in an isolated location beyond the main built up area of Coundon. It has a poor relationship to the existing settlement. Development would detract significantly from both the rural context of Coundon and from surrounding countryside.

3/CO/05	
SITE DETAILS	
Site Name	Land South of Hillside Road
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	5.03
Estimated Yield	151
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential uses to the north and west which are compatible uses.
Relationship to Settlement	The site is well related to the settlement on account it has existing residential properties to the north and contained by the A689 to the south.
Highways/ Access Issues	Part of this site, closest to Hillside Road, was granted consent for residential in 2008. Access for this largest site should be via junction position on Hillside Road but within 3/CO/25 site, as per 3/2007/0802 approved position. Moderate highway improvements required
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and it is identified in the OSNA as allotments. Development of the site would result in the loss of allotments well related to high density housing. Some adverse residual landscape and visual impact would accrue from development.
Biodiversity Impact	Allotments and arable fields - no known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID: OSNA2634
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flooding issues have been identified
Topography	There are no issues in the part of the site proposed for development. The larger site slopes down to the east
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The majority of the site is in active use as allotments recognised as open space within the OSNA. Whilst the site is well related to the settlement, the loss of the allotments would need to be addressed, in terms of relocation or demonstrating they are surplus. No evidence or certainty provided on these issues. Site could be considered in conjunction with 3/CO/02 with the allotments relocated to that site.

3/CO/05a	
SITE DETAILS	
Site Name	Land South of Hillside Road
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	3.34
Estimated Yield	100
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential uses to the north and west which are compatible uses.
Relationship to Settlement	The site is well related to the settlement on account it has existing residential properties to the north and contained by the A689 to the south.
Highways/ Access Issues	This site is landlocked and would need to be accessed via the adjacent site.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA). Some adverse residual landscape and visual impact would accrue from development.
Biodiversity Impact	Allotments and arable fields - no known ecological issues.
Heritage Impact	No issues identified. As over 1ha of greenfield land the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	Allotments, OSNA ID: OSNA2634
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flooding issues have been identified
Topography	There are no issues in the part of the site proposed for development. The larger site slopes down to the east
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is landlocked and can only be accessed via the adjacent site on this basis the site is deemed unsuitable on a technical constraint.

3/CO/06	
SITE DETAILS	
Site Name	Land west of Hillside Road
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	2.80
Estimated Yield	84
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2009/0256
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Site has planning consent
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA1331
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction with some units occupied, some for sale, some under construction and some still plots on the ground. Access is from Hillside Road onto Dixon Way

3/CO/07	
SITE DETAILS	
Site Name	Land at the Crescent
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	0.54
Estimated Yield	16
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is contained within the settlement with residential to the west, a school to the north, church east and small industrial to the south
Relationship to Settlement	The site is contained within the settlement with residential to the west, a school to the north, church east and small industrial to the south
Highways/ Access Issues	Suitable. The site has previously had dwellings upon it however the highway layout is incompatible with current highway standards and would require improvement.
Landscape Impact	The site has previously been developed and redevelopment would be an opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	No issues identified.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2396
Pollution Issues	None Identified
Flood Risk	There are surface water issues in the middle of the site that would need to be mitigated
Topography	The site is flat with no topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is a cleared former housing site, wholly contained within the settlement. It is flat and there are no barriers to its redevelopment. The site has good access to services.

3/CO/09	
SITE DETAILS	
Site Name	Land North of A689
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	4.16
Estimated Yield	125
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are greenfield and residential
Relationship to Settlement	The site is a prominent sloping site on the edge of the settlement separated from the rest of the settlement. Although an adjoining site has been developed for housing the layout on that site does not lend itself to providing access by road to 3/CO/09.
Highways/ Access Issues	No suitable access can be identified.
Landscape Impact	Site is located in a Landscape Improvement Priority Area (LIPA). It is a prominent site and development would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	The site adjoins land identified in the OSNA Churchyards and Cemeteries, OSNA ID:OSNA525
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	There are no issues that would stop development but the site itself is prominent sloping up to the south
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Due to its location on the edge of the settlement development of this site would result in unacceptable sprawl which is unlikely to be mitigated. Development would have a significant adverse residual impact on the landscape as it's a prominent site. An acceptable vehicular access cannot be achieved.

3/CO/10a	
SITE DETAILS	
Site Name	Broomside
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	1.75
Estimated Yield	53
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00912/OUT
SITE ASSESSMENT	
Adjacent Uses	Surrounding land is greenfield agricultural land so housing would be compatible with adjacent uses.
Relationship to Settlement	The site is located to the south west of the settlement and is relatively uncontained.
Highways/ Access Issues	A suitable access can be achieved as demonstrated through the recent planning approval.
Landscape Impact	Despite mitigation significant adverse visual impact on the landscape will remain as it is a prominent site. Loss of greenfield/ agricultural land cannot be mitigated. The site is also in a Landscape Conservation Priority Area
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA753
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site slopes which would influence the design/layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site has permission for residential development

3/CO/10b	
SITE DETAILS	
Site Name	Broomside
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	0.49
Estimated Yield	15
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agriculture and residential
Relationship to Settlement	The site is sandwiched between two areas of existing housing. The appeal decision determined that the site is well related to the settlement and existing residential areas.
Highways/ Access Issues	Highways consider the site to be suitable for housing following permission granted for this site on appeal in July 2009 for 8 dwellings
Landscape Impact	As the site is elevated and currently open, development would result in some adverse residual landscape and visual impact, however, the appeal decision found that the impact would be within acceptable landscape parameters.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Allotments, OSNA ID:OSNA753
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no flooding issues
Topography	The site slopes up to the south from the road, which would influence the design and layout of housing, but would not preclude it.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission for 8 detached dwellings was allowed previously on appeal which confirmed the suitability of the site from a landscape, highways and relationship to settlement perspective.

3/CO/13	
SITE DETAILS	
Site Name	Leeholme Road
Settlement	Leeholme
Local Plan Monitoring Area	Mid
Developable Area	0.79
Estimated Yield	24
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible land uses including housing and agricultural land.
Relationship to Settlement	Development of this strip of land would provide a cohesive link between Littleholme and Coundon which is already linked by a strip of housing development on the opposite side of the road and would consolidate the built up form of the settlement. It could
Highways/ Access Issues	Frontage footway improvements required. SEE COMMENTS RE. 3/CO/03
Landscape Impact	This site is located in a Landscape Improvement Priority Area (LIPA). Development would result in some adverse residual landscape and visual impact. Development in association with parts of 3/CO/03 could consolidate settlement form otherwise benefits may not outweigh impact.
Biodiversity Impact	The site is within 500 metres of a Great Crested Newt Pond. Usual ecological surveys would be required in support of any planning application submission, and mitigation implemented as required.
Heritage Impact	No designated asset on the site. Site is not in the setting of a designated heritage asset.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA96
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	Site is flat and would pose no barriers to development. Telephone wires cross the site and would need to be diverted or placed underground.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Development of this strip of land would provide a cohesive link between Littleholme and Coundon which is already linked by a strip of housing development on the opposite side of the road and would consolidate the built up form of the settlement. It could potentially form part of a much larger, more

	<p>comprehensive scheme with site 3/CO/03 to the south, along with sites 3/LH/01 and 02. Development of this site, which is on the upper slopes of a rolling landscape, would have an adverse impact but this could be mitigated by landscaping along its southern boundary. Development would result in the loss of high value, grade 3A agricultural land.</p>
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3/CO/16	
SITE DETAILS	
Site Name	Osbourne Terrace
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	0.78
Estimated Yield	23
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible land uses including allotments, agricultural fields and housing.
Relationship to Settlement	The site is separated from the main built up area of Leeholme/Coundon by Leeholme Road, and development would extend the built form eastwards..
Highways/ Access Issues	Highway access can be achieved from Leeholme Road but frontage and footpath improvements to this road would be required. Some parking would need to be retained within the site to meet existing needs from those living in the terraces opposite.
Landscape Impact	Development of these allotments and gardens would have a significant landscape impact. Loss of which would need to be informed by the OSNA.
Biodiversity Impact	The site is within 500 metres of a pond which may have great crested newts. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3023
Pollution Issues	None Identified
Flood Risk	None identified
Topography	The site slopes slightly although this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is separated from the main built up area of Leeholme/Coundon by Leeholme Road. The site is currently used as gardens/garaging for the terraces opposite and as allotments. The Open Space Needs Assessment for County Durham has identified a significant shortage of allotments in Coundon. Development of this site would exacerbate existing shortages. A significant adverse residual landscape and visual impact would accrue from development.

3/CO/19	
SITE DETAILS	
Site Name	Land north of Hereford Street
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	2.08
Estimated Yield	62
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including agricultural land, playing fields, a community building and housing.
Relationship to Settlement	This site extends beyond the built up area of Coundon and into an area which is used to graze/stable horses along with an area of allotments. Existing development in Coudon is concentrated to the south of Wharton Street. Development of this site, which li
Highways/ Access Issues	An acceptable highway access to the site cannot be achieved.
Landscape Impact	The development of this site, which includes grazing for horses, stabling and allotments, would have some adverse impact on the landscape which could be mitigated by appropriate structure planting. Development would also result in the loss of high value Grade 3 agricultural land. The site is not particularly well related to existing settlement form.
Biodiversity Impact	The site is 500 metres from a pond where there may be great crested newts. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2733
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends beyond the built up area of Coundon and into an area which is used to graze/stable horses along with an area of allotments. Loss of allotments not supported by Open Space Needs Assessment. Existing development in Coundon is concentrated to the south of Wharton Street. Development of this site, which lies to the north of Wharton Street, would not consolidate the existing settlement form. An acceptable highway access to the site also cannot be achieved.

3/CO/20	
SITE DETAILS	
Site Name	Playing Field South of Potts Road
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	2.77
Estimated Yield	83
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to other compatible uses including housing and agricultural land.
Relationship to Settlement	Existing development in Coudon is concentrated to the south of Wharton Street. Development of these playing fields, which lie to the north of Wharton Street, would not consolidate the existing settlement form.
Highways/ Access Issues	No suitable vehicular access unless combined with site 3/CO/01 to gain through vehicular access.
Landscape Impact	The site is part urban/developed (southern portion where a school was formerly located) and part Landscape Conservation Priority Area (LCPA) which relates to the playing fields. The development of this site would have some adverse residual landscape and visual impact on the landscape which could be mitigated by appropriate structure planting.
Biodiversity Impact	The site is within 500 metres of a pond where there is thought to be great crested newts. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation. (NOT INCLUDED IN SA COMMENTS OR MITIGATION MEASURES)
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2733
Pollution Issues	None Identified
Flood Risk	There is a small pocket of land within the site which is at risk of surface water flooding. Further advice should be sought in relation to potential impacts and the need for appropriate mitigation measures, like SUDS.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a former school site with playing fields (although not identified in the Open Space Needs Assessment), amenity open space and a disused area of previously developed land. Existing development in Coudon is concentrated to the south of Wharton Street. Development of the playing fields, in particular, which lie to the north of Wharton Street, would not

	<p>consolidate the existing settlement form. An acceptable highway access also cannot be achieved from within the site and would depend upon an appropriate access being achievable from the adjacent site 3/CO/01 (an unsuitable site).</p>
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3/CO/21	
SITE DETAILS	
Site Name	Land North of Addison Road
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	0.48
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible land uses including housing and recreational open space
Relationship to Settlement	Existing development in Coudon is concentrated to the south of Wharton Street. Development of this small area of amenity open space, which lies to the north of Wharton Street, would not consolidate the existing settlement form. However, the site is relative
Highways/ Access Issues	Highway access is achievable from Addison Road, but highway constraints mean that any access would only be suitable to serve the small number of houses which could be delivered on this site. It could not serve larger adjacent sites (3/CO/20).
Landscape Impact	The site is classified as urban/developed within the Landscape Strategy and its development would result in some adverse residual landscape and visual impact. Development on this small area of privately owned amenity open space would cause some adverse impact to the landscape. However, this open space is not of an intrinsically high quality in its own right and a sensitively designed scheme could be accommodated in the landscape without significant harm.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2947
Pollution Issues	None Identified
Flood Risk	A number of small pockets of the site are at risk of surface water flooding, but this would not preclude the development of the site.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is a small area of open space which is well related to the built up area of the settlement. The site is relatively small and this privately owned amenity open space is of limited value. A small housing development in this location would not cause any material harm.

3/CO/22	
SITE DETAILS	
Site Name	Land near Weighbridge Depot
Settlement	Leeholme
Local Plan Monitoring Area	Mid
Developable Area	10.58
Estimated Yield	317
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/CO/23	
SITE DETAILS	
Site Name	Land East of St James' Church
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	0.73
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are cemetery, church and residential
Relationship to Settlement	The site is contained within the settlement though any design would have to take account of the surrounding church and cemetery
Highways/ Access Issues	Unacceptable in highway terms. Existing access is not adopted, in poor condition, and restricted in width. Development not possible without additional land fronting on to Collingwood Street.
Landscape Impact	The site is in a landscape conservation priority area. Development would have some adverse residual impact. Any development would have to take careful note of the setting of the church and the relationship with the cemetery in any design
Biodiversity Impact	No issues identified at the moment
Heritage Impact	Development would have to respect the nearby Grade II listed church.
Open Space Issues	Adjoins sites identified in the OSNA Churchyards and Cemeteries, OSNA ID:OSNA525
Pollution Issues	None Identified
Flood Risk	There is surface water on the north of the site which will need to be mitigated by SuDs or the layout of development
Topography	Site is a flat site surrounded by hedging. There are no issues to prohibit housing development in this respect.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a relatively flat greenfield site currently used as a paddock. There would be a need to consider any impact on the nearby Grade II listed church. The site has some surface water issues but these could be mitigated by SuDs or layout. The site is unacceptable in highway terms. Existing access is not adopted, is in poor condition and restricted in width.

3/CO/24	
SITE DETAILS	
Site Name	Land adjacent A689
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	7.01
Estimated Yield	210
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to potentially incompatible uses like industry to the west and the A689 to the south. Further assessments in relation to potential impacts related to noise and air quality, along with the need for mitigation would need to be carried out.
Relationship to Settlement	The site is poorly related to the existing settlement pattern and form.
Highways/ Access Issues	Access must be onto C129 road only. Off site footway improvements required.
Landscape Impact	This site is situated in a Landscape Improvement Priority Area (LIPA) and its development would have a significant adverse residual landscape and visual impact which could not be mitigated. The site is an agricultural field, which slopes down to the A689 and is not well related to the existing settlement form,
Biodiversity Impact	The site is within 500 metres of a Great Crested Newt Pond. Further advice should be sought from the ecology team about potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	The site slopes down to the A689 but this would not unduly inhibit the development of this site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is poorly related to the existing settlement pattern/form of Coundon, and development would result in a significant adverse residual landscape and visual impact.

3/CO/25	
SITE DETAILS	
Site Name	Hillside Road
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	0.91
Estimated Yield	27
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01922/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are open space, allotments and residential
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Part of this site, at southern end, was granted consent for residential in 2008. Access to be via Hillside Road. Also, see comments for CO/05.
Landscape Impact	The site has been used as a site compound by Persimmon Homes in conjunction with the development of their adjacent site (3/CO/06). The site is located within a Landscape Improvement Priority Area (LIPA) and currently benefits from planning permission and is now in an untidy state. Implementation of the planning permission would represent an opportunity to enhance the landscape and visual appearance of the area.
Biodiversity Impact	No known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA2634
Pollution Issues	None Identified
Flood Risk	There are no flooding issues identified
Topography	The site slopes downwards slightly to the east but this would not be a barrier to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is located wholly within the settlement and development can be accessed via the existing road network. The site benefits from planning permission for housing with conditions discharged. Site previously used by Persimmon as a compound in conjunction with their adjacent site.

3/CO/26	
SITE DETAILS	
Site Name	Land north of The Bungalow, Chapel Bank
Settlement	Coundon - Mid Durham
Local Plan Monitoring Area	Mid
Developable Area	1.07
Estimated Yield	32
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/CO/27	
SITE DETAILS	
Site Name	Northern Allotment Land
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	0.27
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing to north and west of the proposed site. Open countryside to east.
Relationship to Settlement	The site lies on the eastern edge of the Leeholme area of Coundon.
Highways/ Access Issues	The site is accessible off the local road network. PROW lies on southern boundary of site and provision will need to be made to enable continued access if site is developed.
Landscape Impact	Landscape Impact unlikely. Site is flat site with housing to north and west.
Biodiversity Impact	Site lies within 500m of a Greater Crested Newt Pond.
Heritage Impact	No heritage constraints
Open Space Issues	Allotments, OSNA ID:OSNA63
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Site is flat
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is identified as allotments in the Open Space Needs Assessment and is in partial active use as allotments. However, until the outcome of the current OSNA review is known a precautionary approach should be taken to this site.

3/CO/28	
SITE DETAILS	
Site Name	Northern Allotment Land South
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing lies to the south, to the west and to the north across area identified as allotments in the OSNA.
Relationship to Settlement	Site is urban fringe location on eastern edge of Leeholme.
Highways/ Access Issues	Access appears possible.
Landscape Impact	Impact unlikely due to flat topography and urban fringe location of site,
Biodiversity Impact	Impact on crested newt habitat needs to be considered by ecology.
Heritage Impact	No heritage constraints
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1973
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is identified as allotments in the Open Space Needs Assessment. Site appears to be unused and appears to be scrubland. Possibly previously used as Pony paddock. However, until the outcome of the current OSNA review is known a precautionary approach should be taken to this site.

3/CO/29	
SITE DETAILS	
Site Name	Land at Leeholme Allotments
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	2.49
Estimated Yield	75
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The northern part of the site (top 1/3rd) is in use as allotments, with the southern 2/3rds of the site scrubland/paddock. More allotments are located to the north, with agricultural land to the west and a row of terraced housing to the NW. Development of
Relationship to Settlement	The site is detached from the built up area/form of the settlement and development would constitute an isolated incursion into countryside poorly related to existing settlement form and pattern
Highways/ Access Issues	The site is outside acceptable distance for public transport.
Landscape Impact	This site is located within a Landscape Improvement Priority Area (LIPA). Development would constitute an isolated incursion into countryside poorly related to existing settlement form and pattern. Some visual containment from roadside vegetation, but overall development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	No known ecological issues - usual assessments required.
Heritage Impact	No issues identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3023
Pollution Issues	None Identified
Flood Risk	The site is not within FZ2 or FZ3, however, the southern part of the site is at risk of surface water flood risk, and an overland flow route runs north to south through the site.
Topography	The site is gently sloping but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would constitute an isolated incursion into countryside poorly related to existing settlement form and pattern. This would result in a significant adverse residual landscape and visual impact. Whilst Coundon is a recognised as a large village this site is poorly related to the facilities available. Development would result in the loss of allotments recognised in the Open Space Needs Assessment.

3/CO/30	
SITE DETAILS	
Site Name	Howlish
Settlement	Coundon - South Durham
Local Plan Monitoring Area	South
Developable Area	9.44
Estimated Yield	283
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/CR/02	
SITE DETAILS	
Site Name	Land Rear of High West Road
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	20.50
Estimated Yield	615
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprise of housing, agriculture and the existing highway to the south. The proposed use of housing is considered compatible to these existing uses, and with careful design and layout no amenity issues are anticipated. The site is of a scale which will enable acceptable relationships to be secured between existing and proposed dwellings.
Relationship to Settlement	The site is located on the edge of the settlement and is bounded by residential properties along its southern and eastern edges. Whilst the site is countryside it is considered that development could consolidate the built up form of the settlement in this north west part of Crook.
Highways/ Access Issues	There are opportunities for the site to connect at points along its eastern and southern boundaries to the local highways network. The main vehicular access point to the site can be achieved from the A689 to the south. The establishment of pedestrian links to central Crook are essential. There is currently no connecting footway on the same (northern) side of the A689 High West Road as the site, linking eastward. A pedestrian refuge will be required on the A689. The adopted highways linking site at eastern boundary do not actually abut site, however the intervening land is recorded as DCC owned and this is not considered to be a barrier to development of the site. These are however only suitable for the purposes of providing an emergency only vehicular access. However these do provide opportunities to provide permeability to pedestrians and cyclists and the potential for this should be explored when formulating the final scheme.
Landscape Impact	This a large site, which relates a Landscape Conservation Priority Area (LCPA) and Landscape Improvement Priority Area (LIPA). The development of this site would result in some adverse landscape and visual impact, however, this is not considered to be of a sufficient degree, with mitigation, to render the site unsuitable. Development would require the retention of existing planting, including the mature trees and hedges east of Mown Meadows. Significant structural landscaping to the northern and western perimeter would also be necessary for impacts to be mitigated to an acceptable degree.

Biodiversity Impact	Detailed ecological assessments will be required to be undertaken to confirm the sites ecological value and presence of any protected species and any mitigation necessary alongside the submission of any future planning application.
Heritage Impact	The site does not relate to any heritage assets (Conservation Area or Listed Buildings). The site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further.
Open Space Issues	None Identified
Pollution Issues	This site has the potential to be contaminated and further investigation would be required to determine mitigation requirements.
Flood Risk	No significant fluvial flood issues are identified. Part of the site is at risk of surface water flooding and there have been local incidents of this in the past. The site will however require SUDs which provides opportunities to address the surface water flooding issues within the site. This also presents opportunities to the benefit of the surrounding area. Further investigation will be required as part of any forthcoming planning application to determine appropriate mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes from north to south and west to east but this would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site is well related to Crook town centre and development would represent logical settlement expansion resulting in consolidation. Identified impacts can be adequately mitigated and site is considered deliverable on account it is located within a popular market area.

3/CR/03	
SITE DETAILS	
Site Name	Land adjacent to Thistleflat Farm
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.00
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2006/0193
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete - no more units left to be built.

3/CR/04a	
SITE DETAILS	
Site Name	Land East of New Road
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	20.96
Estimated Yield	629
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Proposed use would be compatible with existing adjacent uses which includes residential to the north and grazing/agriculture to the south.
Relationship to Settlement	Site is a large area of land located to the south of the settlement. It is contained on only its northern boundary and development would represent a significant extension in to the open countryside, not consistent with the settlement's form.
Highways/ Access Issues	Conditional. Access via 3/CR/04c. Primary access must be via a new four leg roundabout at the New Road/Prospect Road junction.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). Development of the site would result in a significant adverse residual landscape and visual impact which cannot be mitigated satisfactorily.
Biodiversity Impact	Existing woodland, watercourse and mature hedgerows present on site. Impacts on protected species - if present - would have to be assessed.
Heritage Impact	The site is larger than 1 ha and there is a record of prehistoric activity in the area therefore the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation. Site approx 300m to the
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1058
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	A watercourse runs through the site (north/south) and this falls within Flood Zone3A (High Probability). This part of the site would need to be excluded from development, perhaps used for SUDs. It would not however preclude the remainder of the site fr
Topography	Feature(s) exist which may impact upon layout/design. Land rises steeply up to Rumby Hill Lane with a stream located within the western edge of the site.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site will not consolidate the town's built up area and development would represent a significant protrusion into open countryside. Development would have significant adverse landscape impact which could not be adequately mitigated.

3/CR/04b	
SITE DETAILS	
Site Name	Land East of New Road
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	2.42
Estimated Yield	73
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Proposed use would be compatible with existing adjacent uses which comprises residential and grazing/agriculture.
Relationship to Settlement	Land parcel B is a small part of what was formerly a much larger SHLAA site. At its southern end is existing vegetation and trees which forms a logical and natural boundary to development and would relate well to the settlement's built form.
Highways/ Access Issues	Primary access must be via a new four leg roundabout at the New Road/Prospect Road junction, requiring access through other SHLAA sites to west.
Landscape Impact	Incursion onto open countryside but not prominent in wider views. Land above break in slope around 150m contour should be avoided.
Biodiversity Impact	None identified
Heritage Impact	The site is larger than 1 ha and there is a record of prehistoric activity in the area therefore the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation. No designated heritage
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1058
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	A watercourse is located to the west of the site, however, the site itself is located within FZ1.
Topography	Feature(s) exist which may impact upon layout/design. Land rises steeply up to Rumby Hill Lane with a stream located within the western edge of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Development of the site will consolidate the town's built up area and would not extend significantly into open countryside.

	No issues have been identified that would preclude the site from being suitable for housing purposes.
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3/CR/04c	
SITE DETAILS	
Site Name	Land East of New Road
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.26
Estimated Yield	38
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Proposed use would be compatible with existing adjacent uses which comprises residential and grazing/agriculture.
Relationship to Settlement	Site is a linear area of land located to the south of the settlement. It is contained on only its northern boundary and development would represent an extension in to the open countryside, not consistent with the settlement's form.
Highways/ Access Issues	Conditional. Primary access must be via a new four leg roundabout at the New Road/Prospect Road junction. Access to the much larger 3/CR/04a to be via the same access.
Landscape Impact	Incursion into attractive open valley floor countryside. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	None Identified
Heritage Impact	The site is larger than 1 ha and there is a record of prehistoric activity in the area therefore the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation. No designated heritag
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	A watercourse runs through the site (north/south) and this falls within Flood Zone3A (High Probability). This part of the site would need to be excluded from development, perhaps used for SUDs. It would not however preclude the remainder of the site fr
Topography	Feature(s) exist which may impact upon layout/design. Land rises steeply up to Rumby Hill Lane with a stream located within the western edge of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site will not consolidate the town's built up area and development would represent an incursion into

	attractive open valley floor countryside. Likely to have some significant residual landscape and visual effects.
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3/CR/05	
SITE DETAILS	
Site Name	Wheatbottom
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses: mix of commercial /residential/cemetery then into countryside. Development of the site for housing would be compatible with these uses.
Relationship to Settlement	Edge of urban area/fringe of settlement which is contained to the north by existing buildings and road to the east. May be opportunity to develop with adjoining field before cemetery.
Highways/ Access Issues	Major off site highway improvements required. Poorly related to settlement
Landscape Impact	Elevated site located in a Landscape Improvement Priority Area (LIPA). Gently sloping east to west. Contained by strong hedges, roads and residential/commercial use. Good views over town. Some adverse residual landscape and visual impact would accrue from development.
Biodiversity Impact	No impact identified.
Heritage Impact	No impact identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No fluvial flood risk. Crook identified in Surface Water Management Plan as a risk area but this site falls outside of the designated area.
Topography	Gently sloping site but this would not prohibit development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is considered to offer some potential for residential based on its located and landscape impact of development. However, major off-site highway improvements would be required to facilitate development. This would have implications for viability (given it is a small site) and deliverability.

3/CR/06	
SITE DETAILS	
Site Name	Land on North East side of Milton Street
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.41
Estimated Yield	12
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by an existing business (Taxi & Tyres) with residential properties to the west of the site and an industrial estate to the north of the site. No significant amenity issues are anticipated, however, noise attenuation measures
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Improvements to Milton Street will be required.
Landscape Impact	The site is a developed site within an urban area, and its redevelopment for housing would have neutral landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is well contained within the settlement of Crook with reasonable access to facilities in the town centre. Site is currently occupied and in use (Taxi & Tyre business) so coupled with the marketability of the area, development is unlikely to be deliverable within 5-years. .

3/CR/08	
SITE DETAILS	
Site Name	Land between Park Avenue and St. Mary's Avenue
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.37
Estimated Yield	11
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently scrub land adjacent to existing housing and allotments. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Site has no means of access.
Landscape Impact	The site is wholly contained within the urban area and substantially surrounded by built development. If developed for housing, it would have a neutral landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is located in the setting of the Crook conservation area. A well-designed scheme appropriate to the character and appearance of conservation area in terms of layout, design, materials, frontage, density would be required.
Open Space Issues	Allotments, OSNA ID:OSNA573
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Although the site is centrally located within Crook with good access to the town centre, an acceptable vehicular access cannot be achieved. Site is unsuitable for this reason as it is not deliverable.

3/CR/10	
SITE DETAILS	
Site Name	Land North West of George Terrace
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.92
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses: dwellings and garages, cemetery. Development for housing would be a compatible use.
Relationship to Settlement	Green area penetrating into Crook although feels relatively self-contained on site. Settlement edge/urban fringe.
Highways/ Access Issues	No means of access
Landscape Impact	The site is situated in a Landscape Conservation Priority Area (LCPA). Development would result in some/significant residual landscape and visual impact. Conservation area key issue here - more detailed appraisal needed.
Biodiversity Impact	No known issues, adjacent to bat roost.
Heritage Impact	The site has a designated asset on the site (Crook Conservation Area), and is in the setting of a designated heritage asset (Church of Our Lady Immaculate and St Cuthbert Crook & Presbytery (grade II)). Development of this site would have significant detri
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1923
Pollution Issues	None Identified
Flood Risk	No fluvial flood risk. Crook as a whole is identified as a flood risk area within the Surface Water Management Plan but this site falls outside of the designated area.
Topography	Rising gently to NE. Excellent views over centre of Crook. No barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located on the edge of the settlement and development would have a significant adverse residual landscape and visual impact, as well as a potentially adverse impact on the Conservation Area. An acceptable vehicular access is not achievable. Development of this site would have significant detrimental impact on the setting of the grade II listed church.

3/CR/12	
SITE DETAILS	
Site Name	Land South of Bladeside
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.74
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses: residential, open space. Development for housing would be compatible.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Conditional. Need for some access improvements to facilitate development for housing.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	Woodland BAP habitat not suitable for development.
Heritage Impact	No designated asset on the site. The site is within the setting of a designated heritage asset (Crook Conservation Area, Central Methodist Church (grade II*))
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2756
Pollution Issues	None Identified
Flood Risk	Western part of the site is within flood zone 2/3 and at medium/high risk of flooding. Crook as a whole, including this site, is identified as a risk area within the Surface Water Management Plan.
Topography	Undulating, including wooded dene. No barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is part of an important open space corridor. Development would result in a significant adverse residual landscape and visual impact. The western part of the site is at medium/high risk of flooding.

3/CR/13	
SITE DETAILS	
Site Name	Land opposite Glenholme Drive
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.90
Estimated Yield	27
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are a mix of residential and commercial. Development for housing would be a compatible use.
Relationship to Settlement	Within urban area. Near town centre.
Highways/ Access Issues	Access must be via Glenholme Drive.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). The development of the site in its entirety would result in a significant adverse residual landscape and visual impact. Partial development of the site with enhanced open space would have lower impact (some adverse). The OSNA should be a key issue here in determining acceptability of development.
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. The site is within the setting of a designated heritage asset (Crook Conservation Area) and development is likely to have a major impact. Mitigation could include well designed scheme appropriate to the character and appearance.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA623
Pollution Issues	None Identified
Flood Risk	Not in fluvial flood risk area. Crook as a whole is identified as a risk area within the Surface Water Management Area, including this site.
Topography	Some sloping to south but generally level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is well contained within the build up area, with good access to services and facilities. The land is designated within the Open Space Needs Assessment as forming part of a wider area of important open space corridor with the town. Development of the site in its entirety would result in a significant adverse residual landscape and visual impact, however, the partial development of the site would not generate the same landscape concerns. Actual developable area is therefore reduced.

3/CR/15	
SITE DETAILS	
Site Name	West End Villas
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	2.24
Estimated Yield	67
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/04017/FPA
SITE ASSESSMENT	
Adjacent Uses	The area is characterised by housing interspersed by areas of open space. In view of adjacent land uses the development of housing would be a compatible use.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Moderate highway improvements required. New access could be delivered to improve current provision. Internal road layout could be improved.
Landscape Impact	The site is wholly contained within the settlement and its development would have a neutral landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No issues identified
Open Space Issues	Adjacent to OSNA574
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The site slopes gently, but this would not pose any significant barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction to County Durham Housing Group (Galliford Try) for 40 dwellings.

3/CR/22	
SITE DETAILS	
Site Name	Castle Close Industrial Estate
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.96
Estimated Yield	29
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as part of the industrial estate. To the east of the site is existing housing with the remainder of the industrial estate located to the south. In view of adjacent employment uses to the south there may need to be an acoustic
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Some alteration to existing access arrangements will be required.
Landscape Impact	This site is located within the urban framework of Crook and is a site which has been developed for industrial uses. If the site was redeveloped for housing it would have a neutral landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is over 1ha in size, but considering it is 100% PDL it is unlikely that an archaeological survey will be required.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No significant issues. A small part of the site (south western corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land st
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site forms part of the wider industrial estate which is protected employment land. It's development for housing would conflict with the findings of the Employment Land Review.

3/CR/24	
SITE DETAILS	
Site Name	Lindale House
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.49
Estimated Yield	15
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2009/0552
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing housing on its eastern, southern and western boundary, with an equipped play area and recreational land to the north. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Site has previously had planning permission which included an approved access from High West Road. An alternative access onto Thistleflat Road would be preferable.
Landscape Impact	Site is PDL within the urban framework. Development of the site would have a neutral landscape and visual impact. This assessment assumes retention of trees on site.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No known issues.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2256
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The central part of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat with few topographical constraints and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site comprises of previously developed land wholly contained within the settlement with good access to services and facilities. Its suitability for housing has been previously accepted as the site has had planning permission for 14 units, although this expired in February 2013.

3/CR/25a	
SITE DETAILS	
Site Name	Wolff Commercial Centre
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	2.01
Estimated Yield	60
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0432
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA950
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning Permission granted in August 2014 for erection of 33 no. Three bedroom houses and 1 no. Two bedroom house with associated parking and landscaping to Derwentside Homes.

3/CR/25b	
SITE DETAILS	
Site Name	Wolf Commercial Centre
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	2.01
Estimated Yield	60
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2006/0314
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA950
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete.

3/CR/26	
SITE DETAILS	
Site Name	Land south of Thistleflat Road
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	18.71
Estimated Yield	561
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land, with housing located to the north, open countryside to the south and west, and an employment site to the east. In view of adjacent land uses no significant amenity issues are anticipated, however, the eas
Relationship to Settlement	The site is contained on only 1 side (northern boundary) and its development represents an extension to the settlement southwards. The site boundary as currently drawn encroaches into the countryside extensively, however, a smaller more contained form of
Highways/ Access Issues	Unacceptable in highway terms without major off site junction improvements at both junctions with A689 West Road. Improvements to off site footways also required. The level of investment could have implications for viability.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA). The development of this site would require substantial areas of structural landscaping and the retention of most mature features. Despite this form of mitigation significant adverse landscape and visual impact would accrue.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is in the setting of Crook conservation area, Fir Tree Grange & associated out buildings (grade II), Low Woodfield Farmhouse (grade II), High Woodfield Farmhouse & associated cart shed, stables etc (grade II). Sensitive development will be requir
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No significant issues. Very small parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood

Topography	The site slopes from west to east, but this would not pose any significant barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The developmnet of the site will not consolidate the town's built form, and would result in a significant adverse residual landscape and visual impact. The site is unacceptable in highway terms without major off site junction improvement, which would have implications for viability.

3/CR/31	
SITE DETAILS	
Site Name	Land on North East side of Milton Street
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.44
Estimated Yield	13
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2010/0313
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by housing on two sides with some employment use to the north west. The development of the site for housing would be compatible with adjacent uses, as demonstrated by the previous approval for housing.
Relationship to Settlement	The site is partially contained by existing development consolidating the form of the settlement.
Highways/ Access Issues	The site can be served from the existing road network.
Landscape Impact	The site forms part of the urban/developed area. Development would result in an opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	No known issues.
Heritage Impact	Site is not within the setting of a designated heritage asset. No designated asset on the site.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2013. However, this only amounts to 3.1% of the SHLAA site area.
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site previously had planning permission for 20 dwellings which has now lapsed. It is partially contained by existing development with good access to shops, services and facilities. Furthermore, it does not present any unacceptable constraints that would preclude residential development.

3/CR/37	
SITE DETAILS	
Site Name	Land at the Former Crook Works
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.94
Estimated Yield	28
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently scrub land between a fairly recent housing development to the north and industrial units to the south and performs a role as a buffer strip between the two different uses. The A689 borders the site to the east. In view of adjacent la
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Access is possible from Rudkin Drive (housing development to north).
Landscape Impact	The development of this site would have a neutral landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Southern boundary of the site borders FZ3a (High Probability) and FZ3b (Functional Floodplain). A site specific Flood Risk Assessment (FRA) may need to be prepared which demonstrates that the development will be safe, without increasing flood risk elsewhere
Topography	Land is slightly elevated in comparison to the adjacent housing site to the north. This may require earthworks to ensure integration.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is wholly contained within the settlement and development would have a neutral landscape impact. Site is reasonably accessible to the town centre, and vehicular access can be achieved from development to the north. However, the land comprises an amenity buffer between the houses to the north and the industrial estate to south.

3/CR/39	
SITE DETAILS	
Site Name	Land at Cemetery Cottages
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.62
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Between two cemeteries. Also countryside, garages. Residential to SW. Development for housing would be a compatible use.
Relationship to Settlement	Edge of built-up area extending into countryside.
Highways/ Access Issues	Unsuitable; no means of access.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) and the development of the site would result in some adverse residual landscape and visual impact. This assessment assume omission of north eastern area with mature landscape features - ridge and furrow, relic waggonway, mature trees and scrub which would reduce the area by circa 0.7ha. If these areas were included in the development it would elevate the impact (significant adverse).
Biodiversity Impact	None Identified
Heritage Impact	Site in Conservation Area along with evidence of rig / furrow and waggonway. Needs further investigation by proposer.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1923
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified. Not in surface water flood risk area or in fluvial flood zone.
Topography	Slopes relatively gently for first two thirds then steeply for remaining third. Contained by landscape and trees. This would impact on the developable area with the steeply sloping area likely to be problematic.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The access roads are narrow, part of the site is steep, there are significant visual impact issues and the site will not consolidate the built up form of the settlement.

3/CR/40	
SITE DETAILS	
Site Name	Land at Greenside Place
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.85
Estimated Yield	26
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2010/0169
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	SITE COMPLETED

3/CR/41	
SITE DETAILS	
Site Name	7-31 Park Avenue Close
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.59
Estimated Yield	18
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2010/0268
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA573
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been developed for 50 units (46 apartments and 4 elderly persons bungalows).

3/CR/42	
SITE DETAILS	
Site Name	Land at High Hope Street Ind Est
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.29
Estimated Yield	9
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently forms part of High Hope Street local industrial site. The site is not developed and the emerging CDP does retain its protection for employment use. However, the close proximity to existing industrial uses to the north makes the site unsu
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Conditional - Some improvements required to surrounding highways. However this site is currently industrial and is encircled by other industrial units.
Landscape Impact	The site forms part of the urban/developed area. Development would present an opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. Site is not within the setting of a designated heritage asset.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is wholly contained within the settlement, the sites close proximity to existing industrial uses which are in active use makes the site unsuitable for residential development.

3/CR/43	
SITE DETAILS	
Site Name	Land West of Crook Primary School
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.43
Estimated Yield	43
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprise of housing, openspace, school, proposed fire station and a highway to the west. The proposed use of housing is considered compatible to these existing and proposed uses.
Relationship to Settlement	The site is wholly located within the settlement.
Highways/ Access Issues	Moderate highway improvements required. New junction located between and opposite the McMillan Drive and Rudkin Drive junctions. A single priority give way junction onto Peases Way to the south of the Fire Station site with access fed round the east side of the Fire Station site leaving a unique access for tenders. As an alternative the access road to the Fire Station and field could serve the site also. leading forward past the access into the Fire Station. Returning Fire Tenders would in practice be unaffected. particularly if there were no direct frontage development on the southern side of the access road where it faces the Fire Station.
Landscape Impact	None identified.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Open space but not identified in the OSNA. Site adjoins land identified in the OSNA Intersects 2 OSNA polygons, OSNA ID:OSNA3093
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is wholly located within the settlement with good access to the town centre. The site is currently in use as an informal kick around area (outdoor sports space), although it is not formally identified in the OSNA. Loss of openspace would need to be justified through the Open Space Needs Assessment (OSNA) or addressed through the design and layout of the site incorporating elements of greenspace or through offsite provision.

3/CR/44	
SITE DETAILS	
Site Name	Land west of Bladeside
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.85
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses: residential, open space.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	UNSUITABLE: No means of access
Landscape Impact	The site is within the urban/developed part of the town and comprises a corridor of valuable open space. Development of the site would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	Within woodland not suitable for development should be managed as biodiversity open space.
Heritage Impact	No designated asset on the site. The site is within the setting of a designated heritage asset (Crook Conservation Area, Grade II listed Methodist Church to west, Grade II listed 3 and 4 Church Street to north). Development will potentially have a major
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2219
Pollution Issues	None Identified
Flood Risk	A water course follows the eastern boundary of the site and parts of site are within flood zones 3a and 2 (high and medium risk probability). This renders parts of the site (eastern boundary and SE corner) undevelopable.
Topography	Site is extremely undulating which would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site comprises a corridor of valuable open space recognised within the Open Space Needs Assessment (OSNA). Should be managed as biodiversity open space. Development of the site would result in a significant adverse residual landscape and visual impact. No suitable means of access. Parts of the site at risk of flooding.

3/CR/45	
SITE DETAILS	
Site Name	Land West of Southfield Lodge Nursing Home
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.23
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of a flat grassed area with a footpath (not a PROW) running SE to NW. A highway forms the western boundary with the new fire station to the north, housing and a nursing home to the east, with employment to the south. Housing could be compa
Relationship to Settlement	The site is located wholly within the settlement.
Highways/ Access Issues	A highway access is possible from Peases Way.
Landscape Impact	Whilst development of this site would result in some adverse residual landscape and visual impact this is not considered to be of a sufficient degree to discount on this basis.
Biodiversity Impact	None identified. An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. layout and or incorporation of SUDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is well related to the built up area with good access to shops, services and facilities. Whilst development would result in some residual landscape impact it is not significant. Highways access would be acceptable.

3/CR/47	
SITE DETAILS	
Site Name	Crook Glenholme Leisure Centre
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.84
Estimated Yield	25
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing housing to the south, with a bowling green to the north. In light of adjacent uses the development of the site for housing would be compatible with adjacent uses.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Existing access is acceptable to support development of the site.
Landscape Impact	The site forms part of the urban/developed landscape (former leisure centre). Site contains some mature and semi-mature trees which could be retained. Comprehensive development would entail loss of some amenity open space resulting in some adverse residual landscape and visual impact. Partial development broadly on previous development footprint would have low / neutral impact.
Biodiversity Impact	No known ecological issues.
Heritage Impact	None identified.
Open Space Issues	The site is identified in the OSNA as a Park & Recreation Ground. Intersects 2 OSNA polygons, OSNA ID:OSNA623
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is wholly contained within the settlement of a main town, with good access to services and facilities available. Development would involve redevelopment of previously-developed land (former Glenholme Leisure Centre) located adjacent to existing residential areas. The site is identified in the OSNA.

3/CR/48	
SITE DETAILS	
Site Name	Crook Police Station
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.29
Estimated Yield	9
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by residential uses to the east, and a new Lidl store is under construction to the west. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Principle is acceptable due to existing use however a turning head will be required and density low due to carriageway width leading to site.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	No known biodiversity issues, may need a bat survey.
Heritage Impact	Existing building is of no architectural or historic interest. Site immediately adjacent to the boundary of the Crook Conservation Area. Potential to have a positive impact on the setting of the conservation area if scale, form and design quality is appro
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site represents a previously-developed site wholly located within the settlement with good access to shops, services and facilities. It's redevelopment for housing would be acceptable in this location, however, the site is currently in use and not presently available, so deliverability is uncertain in the short-term.

3/CR/49	
SITE DETAILS	
Site Name	Valley View
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	23.21
Estimated Yield	696
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by open countryside with the exception of its most southern extent which bounds a classified A road and residential properties at Woodfield Hill beyond. As such no conflicts have been identified between land uses.
Relationship to Settlement	Despite its proximity to several dwellings to the south and north east corner the site extends well beyond the built up framework of Crook and represents an extensive uncontained incursion into the open countryside. It is not considered that this would b
Highways/ Access Issues	It would be most appropriate to secure access from the A689 jointly with the neighbouring SHLAA site adjoining to the east. Access would only be acceptable after the build out of that neighbouring site. The combined sites would be very large and therefore a new roundabout would be required. However existing individual property accesses to south place uncertainty over the ability to achieve this.
Landscape Impact	<p>Whilst the site is not located within a landscape designation it is identified as a Landscape Improvement Priority Area.</p> <p>Development of this site would result in a large incursion into open countryside in prominent elevated location which is poorly related to existing settlement form. If developed in conjunction with 3/CR/02 it would nonetheless remain a large sprawling incursion into open countryside. It's development would be likely to have locally significant landscape effects and even with mitigation would have a significant adverse residual impact.</p>
Biodiversity Impact	The pond located within the centre of the site is a UK Priority Habitat. Appropriate ecological surveys would be required to identify the appropriate requirements, mitigation and compensation required including any on site biodiversity delivery.
Heritage Impact	<p>Grade II listed Low Woodfield Farm is located to the south of the site.</p> <p>There are no scheduled monuments within this site however as it constitutes over 1ha of greenfield land a geophysical survey and trial trenching would be required to determine any</p>
Open Space Issues	None Identified

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not relate to a Flood Zone 2, 3a or 3b. However surface water flooding related to the site is evident.
Topography	There are no topographical issues have been identified which would preclude the development of this site. A pond is located within the centre of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Development of this site would result in a large incursion into open countryside in prominent elevated location which is poorly related to existing settlement form. If developed in conjunction with 3/CR/02 it would nonetheless remain a large sprawling incursion into open countryside. It's development would be likely to have locally significant landscape effects and even with mitigation would have a significant adverse residual impact.</p> <p>It would be most appropriate to secure access from the A689 jointly with the neighbouring SHLAA site adjoining to the east. Access would only be acceptable after the build out of that neighbouring site. The combined sites would be very large and therefore a new roundabout would be required. However existing individual property accesses to south place uncertainty over the ability to achieve this.</p> <p>Given the scale of the site, limited opportunities to improve connections to the existing town and its distance from the town centre it is likely that the majority of trips will be car borne even if some local facilities were provided on site by way of mitigation.</p>

3/CR/50	
SITE DETAILS	
Site Name	Land opposite Copper Mine Public house
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.20
Estimated Yield	6
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/DV/02	
SITE DETAILS	
Site Name	Land south east of William Street
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.52
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2010/0382
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Permitted under construction.

3/DV/03	
SITE DETAILS	
Site Name	Auckland Park
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	15.77
Estimated Yield	473
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2011/0521
SITE ASSESSMENT	
Adjacent Uses	Some residential properties are present to the NE and West of the site. A caravan site is located to the south of the site. Amenity Mitigation Issues: Further investigation required by proposer to establish what noise mitigation measures may be require
Relationship to Settlement	Site is currently contained on 1 side and is separated from the settlement at present by the A688 by-pass. Development of the site would represents a significant extension to the settlement.
Highways/ Access Issues	Moderate highway improvements required to access the site. This site is subject of a current outline planning application with access to be agreed at outline stage. Off site works required to enable development, with two access points and link road through the site necessary.
Landscape Impact	The development of the site necessitates peripheral landscaping, however, the landscape / visual impact remains negative following mitigation in views from higher ground.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by applicant to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Opportunity to develop a sustainable urban extension to the settlement. Site has outline planning permission for 500 houses.

3/DV/04	
SITE DETAILS	
Site Name	Land to the east of St Phillips Close
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.11
Estimated Yield	33
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/01246/RM
SITE ASSESSMENT	
Adjacent Uses	The site is located next to existing housing development and open countryside. No conflicts have been identified.
Relationship to Settlement	The site has an acceptable relationship with the built up form of the area.
Highways/ Access Issues	The site could be accessed via an unnamed access road off the main highway to the south which has a footpath on one side only given the width of the road. In order to accommodate traffic to/from the site alterations will be required to the southern junction entry radius along with the removal of a telegraph pole.
Landscape Impact	No significant landscape impact has been identified although some mitigation measures such as planting may be required.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	The site is of a scale whereby an archaeological survey may be required.
Open Space Issues	The site is not identified in Open Space Needs Assessment (OSNA).
Pollution Issues	Site deemed to be not contaminated and suitable for use.
Flood Risk	No Fluvial Flood risk although there is some surface water flooding risk which could be addressed via a SUDS scheme.
Topography	The site does not present any topographical issues which would prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	There are no significant issues identified through this assessment that would render the site unsuitable for housing development. The site had planning permission for housing development which has now lapsed. This poses uncertainties over delivery.

3/DV/06	
SITE DETAILS	
Site Name	Land off Eldon Lane
Settlement	Eldon Lane
Local Plan Monitoring Area	South
Developable Area	5.08
Estimated Yield	152
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/DV/07a	
SITE DETAILS	
Site Name	Land to the west of Coronation
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.36
Estimated Yield	11
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is a former school and has existing housing to the east of the site. Development of the site for housing would be compatible.
Relationship to Settlement	The site is located to the east of the B6282. The former school site relates well to the existing housing to the east in Eldon Lane. The open space site to the west of the B6282 (3/DV/07b) relates well to South Church. Development of both sites would re
Highways/ Access Issues	Two sites on opposite sides of the B6282. Former School site: Access from original school access point acceptable. Recreation Ground: Access is on inside of bend and visibility will be difficult to achieve, possible access on north west corner of site.
Landscape Impact	Development of the former school site (east of the road) would enhance the area.
Biodiversity Impact	Development may increase recreational pressure to Local Wildlife Sites.
Heritage Impact	No heritage constraints identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is subject to surface water flood risk.
Topography	Site is relatively flat, topography would be no constraint to housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site has good access and is well related to existing housing. The development of the ex-school site would enhance the visual appearance of the area. The existing woodland on the western part of the site would need to be retained.

3/DV/07b	
SITE DETAILS	
Site Name	Land to the west of Coronation
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.60
Estimated Yield	18
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to housing on its western boundary and its development would be compatible with adjacent land uses.
Relationship to Settlement	Two sites either side of the B6282. The former school site (3/DV/07a) relates well to the existing housing to the east in Eldon Lane. The open space site to the west relates well to South Church. Development of both sites would result in coalescence of
Highways/ Access Issues	Two sites on opposite sides of the B6282. Former School site: Access from original school access point acceptable. Recreation Ground: Access is on inside of bend and visibility will be difficult to achieve, possible access on north west corner of site.
Landscape Impact	The undeveloped land west of the road is an attractive green break between Eldon Lane and South Church. Development of this site will result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	Development may increase recreational pressure to Local Wildlife Sites.
Heritage Impact	No heritage constraints identified.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA696
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is subject to surface water flood risk.
Topography	Sites are relatively flat, topography would be no constraint to housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site provides an attractive green break between Eldon Lane and South Church and its development should be resisted. An acceptable vehicular access to the site may be difficult to achieve as the site is on the inside of a bend.

3/DV/11	
SITE DETAILS	
Site Name	Land to the south of Gibson Street
Settlement	Coundon Grange
Local Plan Monitoring Area	South
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/DV/12	
SITE DETAILS	
Site Name	Land adjacent to allotment site
Settlement	Coundon Grange
Local Plan Monitoring Area	South
Developable Area	0.47
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are allotments, agriculture and residential
Relationship to Settlement	The site is on the edge of - and to the north of - the existing settlement
Highways/ Access Issues	Access would be possible from the existing highway network.
Landscape Impact	The site which is located in a Landscape Improvement Priority Area (LIPA) slopes upwards to the north. If developed it would create coalescence concerns, which would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Allotments, OSNA ID:OSNA371
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no known flooding issues
Topography	Site is flat west to east and slopes up to the north. Apart from the south part of the site which has the new formal planting it would be suitable for housing with no constraints
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would extend Coundon Grange to the north, further away from any services. It would nearly link up to Gurney Valley removing most of the greenspace separating the two settlements and bringing coalescence concerns. This would result in a significant adverse residual landscape and visual impact.

3/DV/16	
SITE DETAILS	
Site Name	Land East of William Street
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	37.24
Estimated Yield	1117
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some residential properties are present to the south and west of the site, with open countryside to the north and east. Amenity Mitigation Issues: Further investigation required by applicant to establish if noise mitigation measures are necessary due t
Relationship to Settlement	Developed on its own the site could not be said to have a good relationship to the major areas of existing urban development as it is detached from these areas - sites 3/DV/02, 04 & 18 are now built out therefore development of the southern half of this s
Highways/ Access Issues	Significant highway improvements required to access the site. Highways have confirmed that no new access would be permitted onto Bishop Auckland Bypass (A688). No alternative access available without additional land and significant engineering works.
Landscape Impact	A prominent sloping site situated in a Landscape Improvement Priority Area (LIPA), which is poorly related to existing built form. Small area (3 ha) in sw corner could be developed with lower impacts between Auckland Park and A688 to reduce visual impact of site. However overall development of the site would result in a significant adverse residual landscape and isual impact.
Biodiversity Impact	None Identified
Heritage Impact	Further archaeological surveys may be required by proposer due to previous finds on site.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No fluvial flood risk (flooding from river sources) is indicated for the site but it is known to have some surface water flooding issues. Further investigation would be required by proposer to determine mitigation measures (e.g. Site layout and/or incorpo
Topography	Features exist which will impact upon layout/design due to this being a steeply sloping site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	This site has poor highway access/safety issues. The site is severed from the settlement by the A688. It's development would have an unacceptable landscape impact, which is exacerbated by the sloping topography. The site is considered to have a poor relationship with settlement pattern overall.

3/DV/18	
SITE DETAILS	
Site Name	Auckland Park
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.05
Estimated Yield	32
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete

3/DV/19	
SITE DETAILS	
Site Name	Counden Grange, West of Auckland Park
Settlement	Coundon Grange
Local Plan Monitoring Area	South
Developable Area	5.09
Estimated Yield	153
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock with horses grazing. Housing is located to the south with open countryside on other side. In view of adjacent uses housing would be a compatible use.
Relationship to Settlement	The site is detached from the settlement and poorly related to existing settlement form. Would entail coalescence of Coundon Grange and Auckland Park.
Highways/ Access Issues	Site is east of Auckland Park, contrary to SHLAA description. This is a large site. A688 junctions would need to be modelled as part of a Transport Assessment, taking account of other large extant residential permissions nearby as yet unbuilt as at August 15.
Landscape Impact	Site is located in a Landscape Improvement Priority Area (LIPA) and development would result in a significant adverse residual landscape and visual impact. Large visually open site poorly related to existing settlement form. Would entail coalescence of Coundon Grange and Auckland Park.
Biodiversity Impact	No known issues.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site is sloping, however, this would not unduly inhibit development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is detached from the settlement and poorly related to existing settlement form. Would entail coalescence of Coundon Grange and Auckland Park. A significant adverse residual landscape and visual impact would accrue from development of the site.

3/DV/20	
SITE DETAILS	
Site Name	South Church Dene Valley School Site
Settlement	Coundon Grange
Local Plan Monitoring Area	South
Developable Area	0.49
Estimated Yield	15
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is previously developed cleared former school site. 1 house is present to the SE corner, with a further six houses to the south. Open countryside exists to the north and east. Development of the site for housing would be consistent with adjacent
Relationship to Settlement	This site is located to the north of the settlement and separated by the road from the existing housing area. Despite this, the site has clearly defined boundaries on all sides (trees) and development would not extend into the open countryside.
Highways/ Access Issues	Suitable. Vehicular access at eastern of site.
Landscape Impact	The site forms part of the urban/developed landscape and development would have a neutral landscape and visual impact.
Biodiversity Impact	Brownfield habitat - no known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is a former school site (previously-developed) located to the north of Dene Valley, but reasonably well related to the settlement, and with a clear boundary defined by trees around the perimeter of the site. Redevelopment of the site for housing would be an acceptable use. Planning permission granted for a care home.

3/DV/21	
SITE DETAILS	
Site Name	Former Terraces at Eldon Lane
Settlement	Eldon Lane
Local Plan Monitoring Area	South
Developable Area	0.63
Estimated Yield	19
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises a cleared housing site and is substantially surrounded by existing housing to the north, east and south.
Relationship to Settlement	The site is well related to the settlement with existing housing on 3 sides.
Highways/ Access Issues	Principle acceptable but conditional upon localised highway improvements. Some existing highway stopping up likely to be required.
Landscape Impact	Small previously developed urban site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site is flat and would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is a former clearance site which is well related to the existing residential areas of Eldon Lane. It's redevelopment for housing would be acceptable given no issues affecting the suitability of the site for housing have been identified. Eldon Lane is a weak market area and as a former clearance area the deliverability is far from certain.

3/ED/01	
SITE DETAILS	
Site Name	Land to the North of the Closes
Settlement	Edmundbyers
Local Plan Monitoring Area	West
Developable Area	0.39
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03899/FPA
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining land uses comprises of residential and Amenity Open Space
Relationship to Settlement	The site is contained by existing development within the settlement.
Highways/ Access Issues	No highway objections were made in response to the application for four dwellings.
Landscape Impact	Located within an AONB. However, no objections made to planning application for 4 dwellings.
Biodiversity Impact	No objection raised response to planning application for four dwellings.
Heritage Impact	Located within the conservation area. However, no comments made in response to application for four dwellings. Located. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission for four dwellings has now lapsed. The site has limited access to services and facilities and it is located within an Area of Outstanding Natural Beauty. However, it is wholly contained by existing development within the settlement and subject to appropriate design, scale and use of materials it does not present any unacceptable constraints that would preclude residential development.

3/ED/02	
SITE DETAILS	
Site Name	Land south of the B2678
Settlement	Edmundbyers
Local Plan Monitoring Area	West
Developable Area	1.98
Estimated Yield	59
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is currently green space/paddock and surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is not contained and development would represent a significant extension of the settlement and incursion into the countryside. The scale of development which could be accommodated would be out of kilter with the role and function of the settlement
Highways/ Access Issues	Vehicular access likely to be possible but may involve demolition of roadside building. Link foot way works required.
Landscape Impact	Site is highly visible in comparison with surrounding area and located within AONB. Development would result in a significant adverse landscape and visual impact.
Biodiversity Impact	The site is within 700m distance of Burnhope Burn Wood and may increase levels of local recreational pressure. Further advice should be sought from Ecology in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. The site is within 100m of a GCN habitat as such further advice should be sought from Ecology as to whether mitigation can be achieved or not. The site is within 400m distance of European site SAC/SPA and as such should not be allocated unless appropriate assessment identifies that the site is unlikely to affect the integrity of qualifying species.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary. Development would impact on Grade II
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Majority of the site is flood zone 1 and developable, providing the south western section is avoided as it is flood zone 3 and potentially functional floodplain.
Topography	Site slopes away to the south which would have an influence on the design and layout of development

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located outside the settlement and development would not integrate well with the existing scale, form and pattern of the village. Site is located in Area of Outstanding Natural Beauty and development would result in significant adverse landscape and visual impact. Sewerage Treatment Works to west raises amenity/pollution concerns. Site subject to flooding issues.

3/ES/01	
SITE DETAILS	
Site Name	Land to the east of Dunelm Chare
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	1.34
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/ES/02	
SITE DETAILS	
Site Name	Land south of Vicarage Farm
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	1.51
Estimated Yield	45
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The land is currently unused/paddock, situated to the south of a residential area. Residential properties also existing to the west of the site. The Weardale railway is within proximity. Otherwise the site is surrounded by open countryside. Some potential
Relationship to Settlement	The site is contained on two sides (north and west). Its development would represent a partial consolidation of this area of the village without a major incursion into the countryside.
Highways/ Access Issues	Suitable. Access from the existing 4.8m carriageway at Vicarage Farm Close.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA). Development would result in some adverse residual landscape and visual impact as it would be an incursion into attractive countryside but compact consolidation of settlement given settlement form. Development in conjunction with the adjacent land parcel (3/ES/03) would not be acceptable as it would constitute an incursion into the countryside.
Biodiversity Impact	The site is within 300m of Escomb Pastures (CWS), which is connected by PROW. As such there may be an increase in levels of local recreational pressure. A known bat roost.
Heritage Impact	Site in the setting of Railway Bridge (grade II*). Development would have to ensure that its setting is not adversely affected.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Small village with limited shops, services and facilities. Two previous SHLAA sites now merged - The western part of site would however represent a more logical extension to this residential area of the village. The eastern part of the now enlarged site (previously 3/ES/03) would constitute a much larger and unsympathetic form of development/protrusion into the open countryside which would not respect existing settlement pattern. Sustainability concerns remain with any

	new housing development within the village due to lack of facilities.
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3/ES/04	
SITE DETAILS	
Site Name	Land North West of Saxon Green
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	0.41
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The area of the site is partly residential and partly allotments. Housing is situated to the East of the site and a single house to the North. A public footpath runs along the Northern boundary of the site, which may cause issues of overlooking and would r
Relationship to Settlement	The site is at the edge of the settlement, surrounded partly by allotments to the West and bounded to the East by residential development. A single house is to the North, but beyond this the site is bounded by open countryside.
Highways/ Access Issues	The site is unsuitable as it does not link to existing adopted highway network.
Landscape Impact	The site would have some adverse impact on the landscape and its designations and would also have some adverse residual impact. This is due to the fact that the area is identified in the County Landscape Character Assessment as Urban, but should be within a Landscape Improvement Priority Area.
Biodiversity Impact	The site is within 200m of Escomb Pastures (CWS), which is connected by Public Right of Way. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	The site is within the setting of Escomb Saxon Church (grade I), walls around church yard (grade II) and development is likely to have a minor adverse impact on its setting.
Open Space Issues	Allotments, OSNA ID:OSNA859
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no surface water flooding issues, but the site is adjacent to Flood Zone 3A & B so it is advised that a site flood risk assessment is carried out.
Topography	The site is a flat site, which is mostly greenfield but also contains informal allotment style buildings. It contains mature trees and is currently scrubland.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has no access and does not link to the existing adopted highway network and is therefore unsuitable. The site is also within the setting of Escomb Saxon Church, and development would have a minor adverse impact on its setting.

3/ES/05	
SITE DETAILS	
Site Name	Land at Glenlea
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	0.43
Estimated Yield	13
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/ES/06	
SITE DETAILS	
Site Name	Land at High Escomb
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	0.85
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is mostly surrounded by open countryside and borders a cemetery to the South. There is a single dwelling opposite to the West.
Relationship to Settlement	The site is at the edge of the settlement, at the Southern entrance to the village. It is mostly surrounded by open countryside.
Highways/ Access Issues	Access would be required to be at the Northern end of the site to ensure visibility requirements can be met.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would represent an incursion into attractive countryside poorly related to existing settlement form. This would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 500 metres of Escomb Pastures LWS and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA51
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not in Flood Zones 2 or 3. There may be surface water flooding issues further North.
Topography	The site is a flat site and is currently a paddock. The site boundary as drawn appears to take in part of the area of the cemetery (SW corner) and does not follow the stone wall boundaries. The site also contains pylons running through it.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a large incongruous greenfield site at the edge of the settlement and at the entrance to the village. It does not follow the natural settlement form and development would result in a significant adverse residual landscape and visual impact. Part of the site boundary (as drawn) includes a part of the cemetery, which is inappropriate for development.

3/ES/07	
SITE DETAILS	
Site Name	Escomb Farm
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	2.87
Estimated Yield	86
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/ES/08	
SITE DETAILS	
Site Name	Land at High Escomb
Settlement	Escomb
Local Plan Monitoring Area	South
Developable Area	0.72
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by residential properties to the east and south. The remainder of the site is bound by countryside. No conflicts between land uses has been identified which could not be mitigated or would preclude development for residential purpose
Relationship to Settlement	The development of this site would constitute further ribbon development associated with this settlement. The development of this site would not consolidate the built up form of Escomb.
Highways/ Access Issues	Appropriate access to the site could be secured off Hallimond Road. However this would require the possible but relocation or incorporation of the existing bus stop which may not be achievable.
Landscape Impact	The site is located within a defined Area of High Landscape Value (AHLV) and Landscape Conservation Priority Area. It is prominent from long distance views from the north west in particular. Whilst this is a relatively small incursion into attractive open countryside (AHLV) it forms the immediate setting of the village, and its development would compound ribbon development and obscure views to surrounding countryside from public vantage points along Hallimond Road. The development of the site is likely to have significant landscape effects and even with mitigation would give rise to significant adverse residual impact. In turn these impacts would have a significant adverse impact and conflict with the rationale for the designation.
Biodiversity Impact	Standard survey requirements / mitigation / compensation required /on site biodiversity delivery
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Whilst the site does not relate to a Flood Zone 2, 3a or 3b surface water flooding has been identified in relation to the site.
Topography	The site falls away from the Hallimond Road to a gradual slope. No topographical constraints have been identified which would impact upon the developability of this site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is located within a defined Area of High Landscape Value (AHLV) and Landscape Conservation Priority Area. It is prominent from long distance views from the north west in particular. Whilst this is a relatively small incursion into attractive open countryside (AHLV) it forms the immediate setting of the village, and its development would compound ribbon development and obscure views to surrounding countryside from public vantage points along Hallimond Road. The development of the site is likely to have significant landscape effects and even with mitigation would give rise to significant adverse residual impact. In turn these impacts would have a significant adverse impact and conflict with the rationale for the landscape designation.</p> <p>Furthermore, the development of this site would constitute further ribbon development associated with this settlement. The development of this site would not consolidate the built up form of Escomb.</p> <p>Appropriate access to the site could be secured off Hallimond Road. However this would require the possible but relocation or incorporation of the existing bus stop which may not be achievable.</p>

3/FR/01	
SITE DETAILS	
Site Name	New Frosterley Quarry
Settlement	Frosterley
Local Plan Monitoring Area	West
Developable Area	3.79
Estimated Yield	114
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	A large part of the site comprises of a former quarry siting adjacent to land in agricultural use with residential use to the south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site forms a large uncontained incursion into the countryside without consolidating the settlement form and / or boundary.
Highways/ Access Issues	Existing access location acceptable, subject to its improvement. The topography of site will affect an adoptable highway layout.
Landscape Impact	Large urban incursion in attractive and well vegetated old limestone quarry. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	The site is within 860m distance of Willow Green Gill Wood (CWS & LNR) and may increase levels of local recreational pressure. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. Site has a high biodiversity value and is unlikely to be suitable for development.
Heritage Impact	The site is within a designated conservation area and there is potential for small number of dwellings adjacent to road replicating scale and plot sizes of 20th century development nearby. However, DCC Landscape state that the grassy quarry heaps contribu
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No fluvial food risk but there is a surface water risk and further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site has steep mounds (quarry heaps) which preclude the majority of the site from development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The large urban incursion into attractive and well vegetated old limestone quarry which forms part of the heritage of the

	<p>settlement is likely to have some significant residual landscape and visual effects. The large uncontained incursion into the countryside would not consolidate the settlement form and / or boundary.</p>
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3/FR/03	
SITE DETAILS	
Site Name	Depot beside mineral railway
Settlement	Frosterley
Local Plan Monitoring Area	West
Developable Area	0.85
Estimated Yield	26
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use for employment purposes. Residential areas are to the west of the site. In view of adjacent land uses no significant amenity issues are anticipated.
Relationship to Settlement	The site comprises of previously developed land. However, it is detached from the existing development and it would not consolidate the settlement boundary being poorly contained by existing built up form.
Highways/ Access Issues	Access onto A689 acceptable. Access at Broadwood junction should be closed.
Landscape Impact	Poorly related to existing settlement form, but with potentially low impacts with opportunity to enhance the appearance of the site.
Biodiversity Impact	The site is within 600m of nationally or local designated biodiversity/geodiversity site (Willow Green Gill Wood) and is thought to be publicly accessible or easily accessible e.g. linked by PROW. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	The site is located on outside of, but adjacent to the Conservation Area. Development would need to respect the setting and characteristics of the Conservation Area. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Parts of the site is located in FZ3A (High Probability) and FZ2 (Medium Probability). This a reason for discounting the site for housing.
Topography	The site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located on the edge of the settlement and poorly related to both the overall built up form along with services and facilities. Further, the site is in active employment use. Another issue is that the site is at risk of flooding.

3/FR/04	
SITE DETAILS	
Site Name	Opposite Mineral Railway
Settlement	Frosterley
Local Plan Monitoring Area	West
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located between river and Weardale railway line and a noise assessment may be required in respect of proximity to the latter. Also sewage TW within 200m so odour assessment may be necessary.
Relationship to Settlement	The site comprising of pasture land is detached from the existing built up form of the settlement being located between the train line and a bend in the river. The site is considered to be remote given the severance of the Weardale railway line with a cr
Highways/ Access Issues	Unacceptable in highway terms. No means of access. This site is severed from Frosterley by the railway.
Landscape Impact	The development of this site would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 800m distance of Harehope Quarry (CWS & LNR) as well as a great crested newt habitat and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is within 400m of Grade II listed Church of St Michael and All Angels, Grade II listed Station House and Grade II listed Station Bridge and as such further advice from the Heritage Team should be sought to ensure adequate protection and / or enha
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The southern boundary of the site borders existing flood zone areas. This site has also been identified by the Surface Water Management Plan as a site that provides opportunity to manage the risk of surface water flooding in the wider identified surface w
Topography	The site is relatively flat which would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site would result in a significant adverse residual adverse landscape and visual impact forming an uncontained extension into the countryside. The site is also disconnected from the settlement and severed by the railway line which is still in use. Further, there is no means of highway access given the river and railway line.
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3/FR/05	
SITE DETAILS	
Site Name	Land South of Stockley Grove
Settlement	Frosterley
Local Plan Monitoring Area	West
Developable Area	0.80
Estimated Yield	24
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is currently in business use, and adjacent to existing housing and allotments. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Existing access road unsuitable. May be potential for access to A688 to north however this likely to involve removal of swathe of trees/foliage on A689 facing boundary.
Landscape Impact	Development of this site would result in some adverse residual landscape and visual impact. This assumes retention of all mature trees on site.
Biodiversity Impact	The site is within 860m distance of Willow Green Gill Wood (CWS & LNR) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	The site is located within the conservation area. Sensitive development will be required to generate a good quality living environment which respects its setting. However, access to the A688 to the north is likely to involve the removal of a swathe of tr
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No significant issues. A small portion of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood ri
Topography	Site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is unsuitable due to the impact on the character and setting of the conservation area which would result from the removal of mature trees in order to gain acceptable vehicular

	access for residential development. Further, site is in employment use.
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3/FR/06	
SITE DETAILS	
Site Name	Land at the Batts
Settlement	Frosterley
Local Plan Monitoring Area	West
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of allotments and rough pasture/shrubs/trees adjacent to land in business use, residential use, pasture and the heritage train line. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Although there are a couple of detached dwellings next to the site and a truncated terrace to the east the site is detached from the main built up core of the settlement.
Highways/ Access Issues	Neither the highway serving the site or its junction with the A689 are suitable to serve development.
Landscape Impact	Small site on dale floor in area of dispersed built form detached from village core. Mature vegetation on site likely to reduce development potential: its loss could lead to significant local effects. Loss of allotments should be informed by OSNA. Potential to have some significant residual landscape and visual effects.
Biodiversity Impact	No known biodiversity interest but the site has mature trees and allotment gardens.
Heritage Impact	The site is located within the Frosterley Conservation Area. Access to the A689 to the north is likely to involve the removal of a swathe of trees and foliage which would have a detrimental impact on the character and appearance of the conservation area.
Open Space Issues	The eastern half of the site is identified in the OSNA as Allotments, OSNA ID:OSNA656
Pollution Issues	None Identified
Flood Risk	South eastern part of site appears to be in SFRA FZ3A, therefore may be sterilised by flood risk. Also, a small portion of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. si
Topography	The site is relatively flat as such unlikely to be topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Small site in area of dispersed built form detached from settlement core. Loss of allotments and mature vegetation has potential to have significant residual landscape effects. The site

	has potential flood risk issues. Also, there is no suitable highway access.
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3/FT/01	
SITE DETAILS	
Site Name	Land to the West of Priorswood
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock. To the east of the site is an existing housing estate with open farmland surrounding the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on only 1 side (eastern boundary) and its development would represent an extension to the settlement northwards.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Development of this site would require structural perimeter landscaping. Despite this form of mitigation significant adverse landscape and visual impact would accrue if development took place. The is considered to be sufficiently harmful to discount the site for housing.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is in the setting of High Woodfield Farmhouse, Cart Shed, Stables etc at High Woodfield Farm (grade II). Sensitive development will be required to achieve a good quality living environment which respects its setting. Site is also greater in size tha
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part (south eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by f
Topography	The site is relatively flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unsuitable for housing because development would result in a significant adverse visual and landscape impact (despite mitigation). Access to services, shops and job opportunities is poor, and residents of the site would be overly

	<p>reliant upon accessing services and facilities within higher order settlements such as Crook. These trips would most likely be made by the private car as public transport accessibility is poor.</p>
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3/FT/02	
SITE DETAILS	
Site Name	Land at the Tudors and Redmires Farm
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	2.90
Estimated Yield	87
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the west of the site is housing, with open countryside to the south and east. The main road bounds the site to the north. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on only 1 side (eastern boundary) and development would represent a significant extension of the settlement. The scale of development which could be accommodated would be out of kilter with the role and function of the settlement.
Highways/ Access Issues	No suitable access, inadequate sight visibility.
Landscape Impact	Development of this site would require structural perimeter landscaping. Despite this form of mitigation significant adverse landscape and visual impact would accrue if development took place. This impact is considered to be sufficiently harmful to discount the site for housing.
Biodiversity Impact	A site with potential for GCNs is situated within 500m of the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1295
Pollution Issues	None Identified
Flood Risk	The northern portion of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Parts of the site is undulating in nature, which although would not pose any problems to development, would have an influence on the design and layout of any development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This site is unsuitable for housing because development would result in a significant adverse visual and landscape impact (despite mitigation). Access to services, shops and job opportunities is poor, and residents of the site would be overly reliant upon accessing services and facilities within higher order settlements such as Crook. These trips would most likely be made by the private car as public transport accessibility is poor. A suitable access cannot be achieved due to visibility constraints.
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3/FT/03	
SITE DETAILS	
Site Name	Land adjacent to Redmires Farm
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	0.82
Estimated Yield	25
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/00433/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently hard standing/storage area in connection with the farmstead. In view of adjacent land uses amenity issues could be a concern, particularly where livestock is present.
Relationship to Settlement	The site is uncontained and development would extent into the countryside.
Highways/ Access Issues	No suitable access. Sight visibility is inadequate due to vertical alignment of A68 to south of existing access junction. Sight visibility chord in northern direction crosses boundary of farm stead dwelling. Site access does not abut public highway. A68 footway width would need widened to 1.8m into farm stead boundary abutting A68. May be potential for a new A68 access on land to south of existing access, to achieve a satisfactory visibility splay. Existing access would need to be permanently closed.
Landscape Impact	Development of this site would require perimeter landscaping. Despite this form of mitigation significant adverse landscape and visual impact would accrue if development took place. The is considered to be sufficiently harmful to discount the site for housing.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site had planning permission for 9 dwellings however despite this significant adverse landscape and visual impact

	would accrue if development took place. In addition, no suitable access has been identified.
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3/FT/04	
SITE DETAILS	
Site Name	Land adjacent to Hazel Grove Terrace
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	8.24
Estimated Yield	247
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing housing is present to the east of the site, with open countryside to the north, west and south. The site is within 200 metres of STW and A68 so an odour and noise assessment should be undertaken and mitigation implemented as appropriate.
Relationship to Settlement	The site is uncontained and development would constitute a form of development which would be out of kilter to the scale and function of the settlement.
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	Development of this site would require structural and perimeter landscaping. Despite this form of mitigation significant adverse landscape and visual impact would accrue if development took place. The is considered to be sufficiently harmful to discount the site for housing.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A relatively small part of the site is at risk of surface water flooding but this would not prevent the site from coming forward for development. Further investigation required by proposer to determine mitigation measures (e.g. site
Topography	Site slopes NE to SW which would influence the design and layout of development, but would not unduly inhibit the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unsuitable for housing because development would result in a significant adverse visual and landscape impact

	<p>(despite mitigation). Access to services, shops and job opportunities is poor, and residents of the site would be overly reliant upon accessing services and facilities within higher order settlements such as Crook. These trips would most likely be made by the private car as public transport accessibility is poor. Furthermore, may require odour assessment due to proximity to Sewage Treatment Works.</p>
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3/FT/05	
SITE DETAILS	
Site Name	Old Fir Tree Works
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	2.93
Estimated Yield	88
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/FT/06	
SITE DETAILS	
Site Name	Land west of the A68
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	2.17
Estimated Yield	65
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/HA/01	
SITE DETAILS	
Site Name	Former Harperley POW camp
Settlement	Fir Tree
Local Plan Monitoring Area	Mid
Developable Area	24.33
Estimated Yield	730
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/01556/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. Planning permission for the existing buildings on the site, for the change of use to two dwellings, has lapsed.

3/HR/02	
SITE DETAILS	
Site Name	Land East and South of Former Filling Station
Settlement	Helmington Row
Local Plan Monitoring Area	Mid
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture, garage, and limited residential
Relationship to Settlement	The site is located to the south of the A690 and separate from the settlement. Poorly related to settlement form.
Highways/ Access Issues	Access to A690 only acceptable via Petrol Filling Station site or 3/HR/03 site, due to proximity of existing junctions. Only a connecting footway to other settlements via footway on opposite side of A690 road to site. Overall, appears a poor location in sustainability terms.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and development would represent an incursion into open countryside poorly related to settlement form. Prominent site and development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA1147
Pollution Issues	None Identified
Flood Risk	There are no issues identified
Topography	The site is a prominent site that rises up to the west - development would be very visible
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is disconnected from the settlement south of the A690. It is a visible agricultural site and development would have a significant adverse residual landscape and visual impact. Access is only possible through the petrol station or 3/HR/03. It is not near to services and facilities.

3/HR/03	
SITE DETAILS	
Site Name	Helmington Row House
Settlement	Helmington Row
Local Plan Monitoring Area	Mid
Developable Area	1.86
Estimated Yield	56
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is really surrounded by agricultural land. Existing buildings are a short distance away and development on site would out of character with the area
Relationship to Settlement	The site is isolated from the settlement and existing buildings
Highways/ Access Issues	Access to A690 is available. Only a connecting footway to other settlements via footway on opposite side of A690 road to site. Overall, appears a poor location in sustainability terms.
Landscape Impact	The site is recognised as a Landscape Conservation Priority Area (LCPA) due to the presence of rig and furrow. It's a prominent site and development would be an incursion into the open countryside poorly related to the settlement form, resulting in a significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues have been identified at the moment
Heritage Impact	The site is rig and furrow and further investigation would be required
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No issues have been identified
Topography	The site is very prominent and an undulating site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is separate from the settlement on the south of the A690 and poorly related to settlement form. Development would constitute an incursion into the open countryside of a prominent site resulting in a significant adverse residual landscape and visual impact which cannot be mitigated. The site has rig and furrow on it and would need an archaeological survey. It is considered to be a poor site in sustainability terms given that the settlement is a small village offering limited access to services and facilities.

3/HR/04	
SITE DETAILS	
Site Name	Land and Buildings at Verdum Cottage
Settlement	Helmington Row
Local Plan Monitoring Area	Mid
Developable Area	0.96
Estimated Yield	29
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00847/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential, allotments and agriculture
Relationship to Settlement	The site is contained within the settlement (was within the settlement boundary identified in the WVLP).
Highways/ Access Issues	As shown the site does not abut the public highway but access via the garages onto Low Yard would be acceptable
Landscape Impact	Although the site is contained within the settlement from some aspects there would be some adverse residual impact on the landscape. the site is Landscape Improvement Priority Area (LIPA).
Biodiversity Impact	None identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	Allotments, OSNA ID:OSNA2529
Pollution Issues	None Identified
Flood Risk	No flooding issues have been identified
Topography	The site is sloping but nothing that would prevent housing being developed
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	A small part of the site had planning permission for three houses on the eastern edge of the site where some garages had been formerly, which has now lapsed. The gap between the proposed houses may provide access to the site. The actual site feels enclosed by housing and allotments but would lead to a disproportionate increase in the size of the village in relation to its role, function and number of existing dwellings. The site does not have good access to services and facilities. Development would have some adverse residual impact on the landscape.

3/HU/01	
SITE DETAILS	
Site Name	Land East of the Vicarage
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has an existing church to the west, with open countryside to the north and east. Development of the site for housing would be compatible with adjacent uses.
Relationship to Settlement	The site is separated from the settlement by St Paul's Church and its development would extend into the open countryside.
Highways/ Access Issues	UNSUITABLE: Site is remote from highway and land required for access is not included. In addition there is no footway provision beyond the vicarage.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. The assessment assumes retention and adequate stand-off from mature trees.
Biodiversity Impact	Adjacent to woodland and stream not suitable for development.
Heritage Impact	No designated asset on the site. The site is within the setting of a designated heritage asset (Hunwick Conservation Area) and development is likely to have a major negative impact on account there would be a potential loss of definition of historic sett
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1566
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is gently sloping but would no barriers to its development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would not consolidate the settlement form and would extend into the countryside. Development would have a major negative impact on Hunwick Conservation Area. An acceptable vehicular access is not possible as the site is remote from highway and land required for access is not included.

3/HU/02	
SITE DETAILS	
Site Name	Dyson Thermal Technologies
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	8.40
Estimated Yield	252
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/HU/03	
SITE DETAILS	
Site Name	Land to the west of Belle Vue Terrace
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	1.42
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site has existing housing to the north and east, with open countryside to the west and south. Development of the site for housing would be compatible with existing land uses.
Relationship to Settlement	This site is reasonably well related to the existing settlement form as it is contained on two sides by existing housing development and a school playing field and by a natural hedgeline to the west. Development would however be counter to the linear form.
Highways/ Access Issues	Site has no means of access.
Landscape Impact	The site is within a Landscape Conservation Priority Area (LCPA) and some adverse residual landscape and visual impact would occur following development. This assessment assumes adequate stand-off from mature trees on southern perimeter to avoid more significant impacts.
Biodiversity Impact	None Identified
Heritage Impact	The site is close to Hunwick Conservation Area and one of the main entrances into the village - development would impact upon this as well as other views into and from the conservation area.
Open Space Issues	Education, OSNA ID:OSNA2265
Pollution Issues	None Identified
Flood Risk	There are some minor surface water issues on the north east corner of the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is relatively well contained by existing housing development to two sides and by school fields and a hedgerow to the remaining edges. In light of this development would integrate with the existing settlement form, however, an acceptable highway access is not achievable.

3/HU/04	
SITE DETAILS	
Site Name	Cringle Dykes
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	4.54
Estimated Yield	136
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is grassland with housing located to the north, and open countryside surrounding the remainder of the site. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is located on the edge of the settlement and contained on only one side (northern boundary). Development of the site would represent a large and uncontained incursion into the open countryside.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Development on the site would have negative landscape impacts and result in an incursion into attractive open countryside that would be poorly related to existing settlement form. The site is within a landscape conservation priority area and significant adverse residual impacts would occur if developed.
Biodiversity Impact	No known ecological issues.
Heritage Impact	The site is in the setting of a Grade II* listed accommodation bridge to the southeast of the site which would need to be mitigated through topography and screening.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site slopes south to north towards the existing housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Hunwick has a relatively poor range of services that are available in the settlement. The site would be poorly contained by existing development resulting in encroachment of the settlement into the surrounding countryside. A significant adverse residual landscape and visual impact would accrue and potential impact on the setting of a grade II* listed building.

3/HU/06	
SITE DETAILS	
Site Name	Land at Hunwick Primary School
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	1.53
Estimated Yield	46
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by open countryside and no amenity issues are identified.
Relationship to Settlement	The site does not relate well to the settlement or existing built form, and development would comprise isolated development in the countryside without the site to the south (3/HU/13) coming forward for development first in a sequential manner.
Highways/ Access Issues	The site is not considered to be accessible requiring adjacent sites to be developed to facilitate access o this site.
Landscape Impact	This site is located within a Landscape Conservation Priority Area (LCPA). Development of the site would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into attractive open countryside poorly related to existing settlement form.
Biodiversity Impact	None Identified
Heritage Impact	The site is close to Hunwick Conservation Area - development would impact views into and from the conservation area.
Open Space Issues	Education, OSNA ID:OSNA2265
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is gently undulating and slopes west to east, but this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site performs quite poorly overall in sustainability terms. Hunwick is a village which has a relatively poor range of services available in the settlement. The site would be poorly related to the settlement and effectively within the open countryside - it would require adjacent sites to be developed first to facilitate access and to connect the site to the settlement. These adjacent sites are considered to perform poorly in planning terms.

3/HU/08	
SITE DETAILS	
Site Name	Land to the west of Rough Lea Farm
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	1.02
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing to the SW and NE, with open countryside to the north and south. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is poorly related to the existing built form of the settlement, and development would constitute urban sprawl/ribbon development resulting in virtual coalescence of Hunwick with the sporadic group of houses in the countryside at Hepworth Lane.
Highways/ Access Issues	Acceptable subject to off site footway provision.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse landscape and visual impact.
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. The site is in the setting of a designated heritage asset (Helmington Hall) but development is unlikely to have impact, Hall is very well screened by mature trees.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site slopes SW to NE, but this would not preclude development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing built form of the settlement, and development would constitute urban sprawl/ribbon development resulting in virtual coalescence of Hunwick with the sporadic group of houses in the countryside at Hepworth Lane, and would not consolidate the built form of the settlement. Development would result in a significant adverse landscape and visual impact. Site is poorly related to services and facilities.

3/HU/09	
SITE DETAILS	
Site Name	Land adjacent to the B6286
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used as a paddock with housing to the west and open countryside to the east. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is located to the east of the settlement, and development would introduce housing to the east of the B6286. The SHLAA site boundary does not align with any existing field boundary and has no defensible boundary at present.
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Development on the site would have negative landscape impacts and result in an incursion into attractive open countryside that would be poorly related to existing settlement form. The site is within a landscape conservation priority area and a significant adverse residual impacts would occur if developed.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA242
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site performs quite poorly overall in sustainability terms. Hunwick is a village with a relatively poor range of services available in the settlement. The site would be poorly related to the settlement and result in sprawl into the open countryside, and a significant adverse residual landscape and visual impact would accrue.

3/HU/10	
SITE DETAILS	
Site Name	Land opposite Heseldene Terrace
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	1.17
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development of the site would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. The site is in the setting of a designated heritage asset (Hunwick Conservation Area). Development would have a minor negative impact. Development presents an opportunity to screen views of industrial buildings, but view
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1566
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would represent an encroachment in to the countryside which would not consolidate the settlement. This would result in a significant adverse residual landscape and visual impact.

3/HU/11	
SITE DETAILS	
Site Name	Land north of Paul's Way
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	2.69
Estimated Yield	81
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is situated next to existing residential area (east and south) with open countryside to the north and west. In view of adjacent land uses housing would be a compatible use.
Relationship to Settlement	None identified
Highways/ Access Issues	Access is available but minor localised highway improvements likely to be required.
Landscape Impact	Development on the site would represent an incursion into attractive open countryside that would be poorly related to the existing settlement form. The site is within a landscape conservation priority area and a significant adverse residual landscape and visual impact would occur if developed. The site contains a relic medieval rig and furrow.
Biodiversity Impact	None Identified
Heritage Impact	The site is located close to Hunwick Conservation Area and is within its setting. Development is likely to have a minor negative impact due to its elevated position adversely impacting on backdrop views looking northwest from conservation area. Would need
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is not within FZ2 or 3, however, there are overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Hunwick is a village which has a relatively poor range of services available in the settlement. The site would be poorly related to the settlement and result in uncontrolled sprawl into the open countryside which would have a significant adverse residual landscape and visual impact. Potential minor negative impact on setting of the Conservation Area.

3/HU/12	
SITE DETAILS	
Site Name	Land at Quarry Burn Lane
Settlement	Countryside - South
Local Plan Monitoring Area	South
Developable Area	1.85
Estimated Yield	56
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/HU/13	
SITE DETAILS	
Site Name	Land at Hunwick Primary School
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	0.81
Estimated Yield	24
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing residential properties to the south, with open countryside to the north and west. Development of the site for would be compatible.
Relationship to Settlement	The site is contained on two sides (southern and eastern boundaries) with a clear field boundary to the north and west of the site. Development would not extend significantly into the open countryside.
Highways/ Access Issues	Existing access from Quarry Farm Close.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would have a modest impact on attractive but unremarkable countryside - visible largely from private houses and adjacent public footpaths.
Biodiversity Impact	No known issues.
Heritage Impact	There are no designated or non-designated heritage assets contained within the boundary of the site. There are numerous designated heritage assets within 1 kilometre of the site. To the south and east beyond the residential area and primary school is Hunw
Open Space Issues	Education, OSNA ID:OSNA2265
Pollution Issues	None Identified
Flood Risk	The site is not within FZ2 or 3, however, there are significant overland flow issues on the site which cannot be mitigated rendering the site undevelopable.
Topography	The site slopes gently from west to east, however, this would not prevent development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	A small site that is commensurate with the size of village. The site is contained on two sides with clear boundaries. Development would not extend significantly into the open countryside and would consolidate development to the south. Significant surface water flooding issues have been identified which cannot be adequately mitigated and render the site undevelopable.

3/HU/14	
SITE DETAILS	
Site Name	Land at Hunwick allotment
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	1.42
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing is located to the north with open countryside to the south. Development of the site for housing would be a compatible use.
Relationship to Settlement	The northern part of the site is reasonably well related to the settlement. However, given the size of the site the southern parts extend more into the countryside.
Highways/ Access Issues	Unsuitable - Inadequate access to Chapel Street.
Landscape Impact	Site is located within both a Landscape Improvement Priority Area (LIPA) and Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. Would entail loss of what appear to be well-used allotments: significance should be determined by OSNA.
Biodiversity Impact	No known issues - however designated as allotment gardens.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA925
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The northern part of this site is well related to the settlement, however, this is also the part in use as allotment (well used) and their loss would not be supported by the Open Space Needs Assessment (OSNA). Inadequate access to Chapel Street to form an acceptable vehicular access also renders the site unsuitable.

3/HU/15	
SITE DETAILS	
Site Name	Land opposite Quarry Burn Public House
Settlement	Hunwick
Local Plan Monitoring Area	South
Developable Area	0.21
Estimated Yield	6
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located adjacent to other residential properties. No conflict with the surrounding landuses has been identified.
Relationship to Settlement	The site is located within the built up framework of Hunwick. The site was previously occupied by dwellings which were subsequently demolished. There is scope for a scheme to sucessfully integrate into the existing built form of the settlement. However
Highways/ Access Issues	An acceptable access to the site can be acheived via a sole access point from Oxford Street with associated minor radius improvement at Oxford Street/Chapel Street junction.
Landscape Impact	The development of the site would not result any impact upon a landscape designation. This is a previously developed urban clearance site now forming amenity open space. From a landscape perspective there may be some value in redevelopment of this site as part of wider area provided that it makes a positive response to this important corner and retains some attractive public realm green space. The development of the site is unlikely to have significant landscape effects if developed area reduced and designed appropriately, though some adverse residual impacts would remain.
Biodiversity Impact	No specific biodiversity value has been identified. However, any forthcoming scheme will require ecological survey and address any required mitigation and/ or compensation.
Heritage Impact	As the site does not relate to any heritage assets no conservation issues have been identified. From an archaeological perspective a Roman road runs through this site therefore pre-determination evaluation would be required, possibly followed by mitigat
Open Space Issues	Amenity Green Space, OSNA ID: OSNA1170
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site does not relate to a Flood Zone. However surface water flooding issues are apparent in relation to the site which would require mitigation.
Topography	The site slopes south to north however this does not present any topographical issues that would affect its deliverability.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site comprises of part of a larger area of open space identified within the OSNA as amenity open space (OSNA1170) which would be lost as a consequence of the development of the site. This open space is located on a prominent corner and is considered to contribute positively to the streetscene.

3/HW/01	
SITE DETAILS	
Site Name	Land north west of Fox Covert Grove
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	1.90
Estimated Yield	57
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and agricultural land.
Relationship to Settlement	The site extends beyond the edge of Howden-le-Wear into open countryside and does not relate well to the existing settlement form.
Highways/ Access Issues	Unsuitable - No suitable access.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) with development representing an incursion into attractive countryside with old rig and furrow. Site is reasonably contained visually but prominent from attractive village-edge footpath. A significant adverse residual landscape and visual impact would accrue.
Biodiversity Impact	The site is 500 metres from a pond where there may be evidence of great crested newts. The developable area should be drawn back at least 15 metres from the adjoining stream and woodland. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	Fir Tree Grange to northeast is on list of Parks and Gardens of Local Interest but unlikely to be affected by development on this site due to existing screening and highway. Site is greater in size than 1 ha so the presence and identification of archaeology
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is subject to surface water flooding and an overland flood water flow route crosses the site. Further advice should be sought in relation to potential impacts and the need for mitigation.
Topography	The site slopes gently from west to east but this would not prevent the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends beyond the edge of Howden-le-Wear into open countryside and does not relate well to the existing settlement form. A significant adverse residual landscape and

	visual impact would accrue from development. No acceptable highway access can be achieved.
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3/HW/03	
SITE DETAILS	
Site Name	Site adjoining no. 1 & 2 Park Cottage
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.64
Estimated Yield	19
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and agricultural land.
Relationship to Settlement	This sloping site consists of agricultural land and includes a very small area of derelict property. The site extends beyond the edge of the settlement. Development would not clearly consolidate the existing settlement form and the site does not have a clear
Highways/ Access Issues	Highway access can be achieved from the adjoining road (Rumby Hill Bank), although footway extension and verge cutback would be required.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). Development of this agricultural land which lies beyond the edge of the settlement would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is 2.2km from Witton-le-Wear SSSI and 500 metres of a pond where there may be evidence of great crested newts. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	This is a sloping site where design and layout need to be carefully considered.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This sloping site consists of agricultural land and includes a very small area of derelict property. The site extends beyond the edge of the settlement. Development would not clearly consolidate the existing settlement form and the site does not have a clearly defined northern boundary.

3/HW/05	
SITE DETAILS	
Site Name	Land south of Park Avenue
Settlement	Howden-le-Wear - South
Local Plan Monitoring Area	South
Developable Area	1.52
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is largely compatible with adjacent uses, with existing housing on 3 sides. The site is adjacent to the A689 so measures to minimise noise and air pollution will be required (e.g. structure planting and site layout) but this would not prevent dev
Relationship to Settlement	Development of the site would likely be seen as an extension to the existing recent housing development to the north. The traditional pattern of development in the vicinity is linear however several 'estates' have been subsequently added which has dilute
Highways/ Access Issues	Access is available but moderate localised highway improvements likely to be required.
Landscape Impact	The site is situated within a Landscape Improvement Priority Area (LIPA) and whilst development would represent logical consolidation, it would result in the loss of open views from the A689 which keep an open feel to the heart of the village. Depending upon the extend to which the site is developed would influence whether some/significant adverse residual landscape and visual impact would occur.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is not within a Floodzone, however, there are surface water and overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This very flat agricultural field is on the outer edge of the settlement and creates very open views to the heart of the village from the A689, However, development of the site creates an opportunity to improve and consolidate the

	<p>townscape of the village from other viewpoints. The site lies opposite an existing terrace and there is an isolated modern development on the sites inner corner which currently appears incoherent.</p>
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3/HW/08	
SITE DETAILS	
Site Name	Land adjacent to Railway Street
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.56
Estimated Yield	17
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2008/0285
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA2552
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site benefits from permission for housing with the site under construction with only a few plots still to be completed.

3/HW/09	
SITE DETAILS	
Site Name	Land south of Howden Beck
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	2.58
Estimated Yield	77
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Amenity Mitigation Issues: There are some pylons on the site - further investigation would be required to determine the need for relocation/mitigation.
Relationship to Settlement	This is a 'Larger Village' as defined in the County Durham Settlement Study with some access to a range of facilities and services along with a reasonable standard of bus services to other main towns.
Highways/ Access Issues	Unsuitable - No suitable access.
Landscape Impact	Development on the site would result in an incursion into attractive countryside which contains a minor watercourse and valley. Landscape impacts would be negative. The site is within a landscape conservation priority area and significant adverse residual impacts would occur if developed.
Biodiversity Impact	The site is within 500m of Crested Newt pond.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The eastern boundary of the site is adjacent to Floodzone 3A & 3B and there are surface water and overland flow issues on the site - further investigation by the proposer is required to determine the requirement for mitigation.
Topography	A minor valley and watercourse feature bisects the site which would impact upon the design and layout of development on the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would detract significantly from this attractive valley landscape. There is also no suitable access to the site. Other factors including pylons which are likely to make development of the site unviable.

3/HW/10	
SITE DETAILS	
Site Name	South of Allotment Gardens
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.62
Estimated Yield	19
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Undulating semi-natural open space comprising of long grass, shrubs and trees, site also includes allotments to the north. Compatible with adjoining open space and housing.
Relationship to Settlement	Located on the edge of the settlement and contained by development to the east and to a lesser extent to the north. The site would form an uncontained extension without consolidating the existing built up environment.
Highways/ Access Issues	Unsuitable. Site does not abut public highway. Sight visibility to east from Station Road junction substandard. Lack of footway continuity in places on Station Road.
Landscape Impact	Small site on allotment land detached from settlement edge. Potential to have some significant residual landscape and visual effects.
Biodiversity Impact	The site is not a protected habitat but the stream there does have otter records. If this site went forward for housing it would require a significant woodland buffer to be created against the stream in order to retain riparian habitat connectivity and would need comprehensive species survey work. In summary a site which will have some significant constraints should it be developed.
Heritage Impact	No impacts are identified
Open Space Issues	Allotments, OSNA ID:OSNA1894
Pollution Issues	None Identified
Flood Risk	The site is located in close proximity to the functional flood plain. Land at eastern boundary has high probability of flooding.
Topography	Site is undulating with watercourses running to the south and east.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is unsuitable given that in highway terms the site cannot be accessed satisfactorily and its development would lead to significant adverse landscape and visual residual impact. The site boundaries the functional floodplain and areas at high risk of flooding.

3/HW/11	
SITE DETAILS	
Site Name	Land West of Hargill Road
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	4.87
Estimated Yield	146
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing residential properties to the east, with open countryside to the north, south and west. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	Development of the site would represent a poorly defined incursion into attractive countryside beyond the edge of Howden-le-Wear which would not relate well to the existing settlement form.
Highways/ Access Issues	Has been subject of a planning application (14/01651). Access possible.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would represent a poorly defined incursion into attractive countryside beyond the well contained leafy southern edge of the village. A significant adverse residual landscape and visual impact would accrue.
Biodiversity Impact	Adjacent to pond and ditch with no amphibian data, needs amphibian assessment.
Heritage Impact	No designated asset on the site. Site is not within the setting of a designated heritage asset.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not fall within a flood zone, however, there are overland flow routes across the site and a small portion of the NE corner is at risk of surface water flooding, which would need to be mitigated as part of development.
Topography	The site slopes gently from west to east but this would not prevent the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends beyond the edge of Howden-le-Wear into open countryside and does not relate well to the existing settlement form. A significant adverse residual landscape and visual impact would accrue from development.

3/HW/12	
SITE DETAILS	
Site Name	Land at Howden le Wear Allotments North
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.18
Estimated Yield	5
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Land to the west and north are in residential uses. Allotments lies to the south beyond land which was previously used as allotments. Beechburn Beck lies to the east of the site.
Relationship to Settlement	None identified
Highways/ Access Issues	The existing access off Bridge Street is unsuitable and the site would need to be accessed off the adjacent SHLAA site to the south 3/HW/12.
Landscape Impact	None Identified
Biodiversity Impact	Site lies within 500 metres of greater crested newts.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site lies adjacent to the west of Beechburn Beck. EA flood risk zones 2 and 3 lie adjacent to the east of the site. Eastern portion of the site at risk from surface water flooding as identified by SFRA.
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The existing access off Bridge Street is unsuitable and the site would need to be accessed off the adjacent SHLAA site to the south (3/HW/12). If developed for housing the design of the site needs to fully address flood risk issues. The site lies directly adjacent to Beechburn Beck Beck and therefore lies directly adjacent to Environment Agency flood zones 2 and 3. The eastern portion of the site has been also identified as subject to surface water flooding.

3/HW/13	
SITE DETAILS	
Site Name	Land at Howden le Wear Allotments South
Settlement	Howden-le-Wear - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.27
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Area to the north west in residential use. Area to the north in allotment use. Areas to the south, west and east scrubland/open countryside.
Relationship to Settlement	Site lies to the south of the built up framework of the village. An existing allotment site lies between the site and the main road within Howden le-Wear.
Highways/ Access Issues	Access to the site would need to be achieved off Station Road.
Landscape Impact	None Identified
Biodiversity Impact	Site lies within 500 metres of crested newts.
Heritage Impact	No heritage constraints.
Open Space Issues	Allotments, OSNA ID:OSNA1894
Pollution Issues	None Identified
Flood Risk	Site lies adjacent to the west of Beechburn Beck. EA flood risk zones 2 and 3 lie adjacent to the east of the site. Eastern portion of the site at risk from surface water flooding as identified by SFRA.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is designated as an allotment site in the Open Space Needs Assessment. However, until the outcome of the current OSNA review is known a precautionary approach should be taken. If developed for housing the design of the site needs to fully address flood risk issues. The site lies directly adjacent to Beechburn Beck and therefore lies directly adjacent to Environment Agency flood zones 2 and 3.

3/IR/02	
SITE DETAILS	
Site Name	Land adjacent to access to West Blackdene
Settlement	Ireshopeburn
Local Plan Monitoring Area	West
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agriculture, residential and light industrial. The nature of the light industrial may mean some amenity issues.
Relationship to Settlement	The site is poorly contained by existing development and would form a large intrusion into the open countryside.
Highways/ Access Issues	Highways consider the sites suitability to be conditional. The site does not abut the public highway. Subject to this being overcome and highway improvements being made on the connecting highway, this is potentially suitable.
Landscape Impact	Development would have a significant impact on the Area of Outstanding Natural Beauty. There would also be a significant significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified at the moment
Heritage Impact	The site is located within the Ireshopeburn Newhouse West Blackdene Conservation Area. Development would have a major negative impact given that green space contributes positively to appearance of conservation area, and allows open views north across vall
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are overland flow route and surface water issues that would need mitigation. Part of the site is floodzones 2 and 3A
Topography	The site slopes down to the north east edge and is uneven with mature trees and hedging around the boundary. Therefore, there are some some topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would have significant adverse residual landscape and visual impact in the Area of Outstanding Natural Beauty (AONB) and the Conservation Area resulting from the loss of a green wedge on the edge of the settlement in the Conservation Area. The site also acts as a break between the residential to the west and the light industrial to the east. Further, the site is located over a kilometre from services and facilities. There also may be some amenity issues.

3/LH/01	
SITE DETAILS	
Site Name	Land between Pembroke Street and Lincoln Street
Settlement	Leeholme
Local Plan Monitoring Area	Mid
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like housing and allotments.
Relationship to Settlement	This is a cleared housing site which is within the built up area of Littleholme. The site also has good footpath links to nearby Coudon where most services are situated.
Highways/ Access Issues	Long standing allocated site. Location of former terraced streets (long since demolished). The old streets have NOT been stopped up. Acceptable subject to the legal closure of the existing highways.
Landscape Impact	This is a small, cleared housing site within the built up area of Littleholme. Housing development could improve the appearance of the site and the settlement if sensitively designed. It could also form part of a more comprehensive scheme which might include site 3/CO/3 to the east and site 3/LH/02 to the south.
Biodiversity Impact	The site is within 500 metres of a Great Crested Newt Pond. Further advice should be sought from the ecology team about potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2642
Pollution Issues	None Identified
Flood Risk	A small pocket of this site is at risk of surface water flooding. Further advice should be sought in relation to potential impacts and the need for mitigation measures, like SUDS.
Topography	This site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This is a small, cleared housing site within the built up area of Leeholme. The site also has good footpath links to nearby Coudon where most services are situated. Housing development could improve the appearance of the site and the settlement if sensitively designed. It could also form part of a more comprehensive scheme which might include site 3/CO/3 to the east and site 3/LH/02 to the south.

3/LH/02	
SITE DETAILS	
Site Name	Sussex Street
Settlement	Leeholme
Local Plan Monitoring Area	Mid
Developable Area	0.84
Estimated Yield	25
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like housing and allotments.
Relationship to Settlement	This is a cleared housing site which is within the built up area of Littleholme. The site also has good footpath links to nearby Coudon where most services are situated.
Highways/ Access Issues	Long standing allocated site. Location of former terraced streets (long since demolished). The old streets have NOT been stopped up. Acceptable subject to the legal closure of the existing highways.
Landscape Impact	This is a small, cleared housing site within the built up area of Littleholme. Housing development could improve the appearance of the site and the settlement if sensitively designed. It could also form part of a more comprehensive scheme which might include site 3/CO/3 to the east and site 3/LH/01 to the north.
Biodiversity Impact	The site is within 500 metres of a Great Crested Newt Pond. Further advice should be sought from the ecology team about potential impacts and the need for mitigation.
Heritage Impact	No designated assets on the site. The site is not within the setting of a designated heritage asset.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2257
Pollution Issues	None Identified
Flood Risk	A small pocket of this site is at risk of surface water flooding. Further advice should be sought in relation to potential impacts and the need for mitigation measures, like SUDS.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This is a small, cleared housing site within the built up area of Littleholme. The site also has good footpath links to nearby Coudon where most services are situated. Housing development could improve the appearance of the site and the settlement if sensitively designed. It could also form part of a more comprehensive scheme which might include site 3/CO/3 to the east and site 3/LH/01 to the north.

3/MP/01	
SITE DETAILS	
Site Name	Land rear Wilson Street
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	1.99
Estimated Yield	60
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grazing land with some residential properties at the southern boundary, otherwise the site is surrounded by open countryside. In view of adjacent land use no amenity issues are anticipated.
Relationship to Settlement	The site is poorly related to the existing settlement form. It is contained only partly on one side and would represent an incursion into the countryside.
Highways/ Access Issues	Conditional - Poorly related to settlement. Major off site engineering work would be required.
Landscape Impact	Significant adverse residual impact. Incursion into the open countryside poorly related to existing settlement form.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.
Topography	Gently undulating site, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an unacceptable significant incursion into the open countryside that would be poorly related to the existing settlement form.

3/MP/02	
SITE DETAILS	
Site Name	Land opposite Wilson Street
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	0.36
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently forms an area of grassland. To the north and north west of the site are terraced residential areas. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is situated on the edge of the settlement at the eastern entrance to the village. Development would represent a linear form of development which would replicate the built form on the opposite side of the road.
Highways/ Access Issues	Acceptable, footway improvements work required.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA843
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site falls gently westwards and southwards. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site has the potential to replicate the linear form of residential development on the opposite side of the road. This therefore could be compatible within this the location. There are some concerns however over the relative sustainability of the site.

3/NB/02	
SITE DETAILS	
Site Name	Land south of Hillside Court
Settlement	North Bitchburn
Local Plan Monitoring Area	South
Developable Area	0.53
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and open countryside.
Relationship to Settlement	North Bitchburn is a very small hamlet. This site is large relative to the size of the settlement and detracts from its landscape setting.
Highways/ Access Issues	Access could be achieved from the public highway to the northeast of the site but entry into the site would need to be based on a 1 in 25 gradient up to the 10 metres radius tangent point linked by a vertical curve onto maximum internal road gradients of 1 in 15. Maximum carriageway crossfalls within the site would be 1 in 30. This is a steeply sloping site and any development must be in accordance with these maximum gradient standards. An accurate topographical survey of this site would be deemed to be essential to determine its suitability for development.
Landscape Impact	Development of this site would detract significantly from the landscape, affecting broader views to and from North Ditchburn which is set in an attractive rolling landscape. A significant adverse residual landscape and visual impact would accrue.
Biodiversity Impact	None identified.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	This is a sloping site and this needs to be reflected in the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	North Bitchburn is a very small hamlet. This site is large relative to the size of the settlement and the accessibility of facilities. Development of this agricultural field would also detract significantly from the landscape, affecting broader views to and from North Bitchburn which is set in an attractive rolling landscape.

3/NB/03	
SITE DETAILS	
Site Name	Land to the east of North Bitchburn
Settlement	North Bitchburn
Local Plan Monitoring Area	South
Developable Area	1.59
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like agriculture and housing - although there is a narrow strip of land between the site and the hamlet.
Relationship to Settlement	North Bitchburn is a very small hamlet. This site is large relative to the size of the settlement and detracts from its landscape setting.
Highways/ Access Issues	A planning application for 49 dwellings on this site was refused 28 April 2006 with insufficient information to justify access being one of the two reasons for refusal. Access could be created onto the existing public highway, the centre line of which should be no greater than 25 metres from the western boundary of the site. Junction sight visibility onto the public highway is a key consideration. The issue of the narrow public footway to the front of no's 22 & 23, North Bitchburn Terrace would need to be addressed by any developer to ensure adequate pedestrian linkage to the centre of the Village.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). Development of this large field will have a significant adverse residual impact on the landscape and on the setting of this small hamlet.
Biodiversity Impact	The site is within 500 metres of a pond where there is evidence of great crested newts. Further advice should be sought from the Ecology Team to identify potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Small pockets of the site are subject to surface water flooding. Further advice should be sought to identify potential impacts and the need for mitigation.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is poorly related to the settlement pattern and form of North Bitchburn which is a small hamlet with poor access to services and facilities. Development of this large field will have a significant adverse residual landscape and visual impact. It is also unacceptably large relative to the size of the settlement and would represent a disproportionate increase in the size of the hamlet.
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3/NB/04	
SITE DETAILS	
Site Name	Land East of Constantine Road
Settlement	North Bitchburn
Local Plan Monitoring Area	South
Developable Area	7.33
Estimated Yield	220
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/NB/05a	
SITE DETAILS	
Site Name	Site A North Bitchburn
Settlement	Howden-le-Wear - South
Local Plan Monitoring Area	South
Developable Area	6.38
Estimated Yield	191
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use with a row of terraced properties along the western boundary. The adjacent site (to the east 3/NB/05b) is also in agricultural use. Development of the site for housing would be compatible with adjacent uses.
Relationship to Settlement	The site is poorly related to the settlement of Howden-le-Wear, and aside from the row of housing to the west, development would be largely separate from the existing built settlement pattern and form.
Highways/ Access Issues	Suitable. Vehicular access possible to north east.
Landscape Impact	Large incursion into open countryside on prominent sloping site compounding straggling settlement pattern while entailing coalescence of North Bitchburn and Howden. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	No known ecological issues. Land to the south may need buffering.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be assessed further through geophysical survey and subsequent investigation as necessary
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The site does not fall within a Flood Zone, however, overland flow route were identified within the Strategic Flood Risk Assessment, but these would not preclude development.
Topography	The sites slopes steeply from SE to NW which would have an impact on the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent a large incursion into open countryside on prominent sloping site compounding straggling settlement pattern while entailing coalescence of North Bitchburn and Howden-le-Wear. Likely to have some

	significant residual landscape and visual effects. The site has poor access to services and facilities and public transport.
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3/NE/02	
SITE DETAILS	
Site Name	Newfield Works
Settlement	Newfield Bishop Auckland
Local Plan Monitoring Area	Mid
Developable Area	8.14
Estimated Yield	244
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/NE/04	
SITE DETAILS	
Site Name	Primrose Hill
Settlement	Newfield Bishop Auckland
Local Plan Monitoring Area	Mid
Developable Area	0.33
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/02055/OUT
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and cemetery which are considered to be compatible with a housing use.
Relationship to Settlement	The site has a reasonable relationship to the settlement
Highways/ Access Issues	A suitable highways access possible.
Landscape Impact	Development would have some adverse residual landscape and visual impact. The site is prominent, but development would be screened or assimilated in some degree by surrounding buildings and vegetation - assuming the retention of vegetation to the northern perimeter.
Biodiversity Impact	No impact identified.
Heritage Impact	No impact identified.
Open Space Issues	None Identified
Pollution Issues	Landfill gas issues from the landfill to the north should be investigated given the past history
Flood Risk	No flood issues identified.
Topography	Although the site is on a slope it would not preclude development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable.
Outcome of Assessment	Development would have some adverse residual landscape and visual impact given its prominence, but development could be screened or assimilated in some degree by surrounding buildings and vegetation - assuming the retention of vegetation to the northern perimeter. No significant issues have been identified that would render the site unsuitable. However, the site is subject to a lapsed planning consent which poses uncertainty over delivery.

3/NE/05	
SITE DETAILS	
Site Name	Land off Primrose Hill
Settlement	Newfield Bishop Auckland
Local Plan Monitoring Area	Mid
Developable Area	0.27
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2012/0334
SITE ASSESSMENT	
Adjacent Uses	Currently a part of a field. Residential development would be compatible with adjoining uses which comprise of a cemetery fields and housing.
Relationship to Settlement	The site is contained on two sides by existing development.
Highways/ Access Issues	Suitable. has been the subject of a previous application.
Landscape Impact	A small site in an elevated situation but seen in close visual association with existing development. Unlikely to have significant landscape or visual effects
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. Site is within the setting of a designated heritage asset - close to Grade II listed Newfield Farmhouse. Development would potentially have a minor negative dependant on views across. Grade II listed fingerpost unlikely t
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2372
Pollution Issues	None Identified
Flood Risk	None.
Topography	Given that the site has previously had planning approval.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	Although a previous outline planning permission has now lapsed the principle of residential use has been established through the development management process. Whilst the settlement has limited services and facilities the site is partially contained by existing development. Furthermore, it does not present any unacceptable constraints that would preclude residential development.

3/NE/06	
SITE DETAILS	
Site Name	New Park, Newfield
Settlement	Newfield Bishop Auckland
Local Plan Monitoring Area	Mid
Developable Area	0.35
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Principle acceptable for modest number, ie., 5 or less dwellings.
Landscape Impact	Incursion into attractive countryside on prominent elevated site beyond well assimilated settlement edge.
Biodiversity Impact	No known biodiversity issues other than the presence of a pond which may have great crested newts. The pond should not be lost to development.
Heritage Impact	No heritage constraints. Newfield Farm 125m to NE unlikely to be affected
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would comprise an incursion into attractive countryside on prominent elevated site beyond well assimilated settlement edge. Newfield has a limited range of shops and facilities and is a small detached village isolated from major public transport routes. An infrequent service does operate to the village roughly once an hour during core daytime hours, but this is considered to be inadequate.

3/RD/01	
SITE DETAILS	
Site Name	Land at Marshall Green
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	2.01
Estimated Yield	60
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/02	
SITE DETAILS	
Site Name	Land to the rear of Woodbine House
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	1.28
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow with some residential properties to the east. The wider character of the area is agricultural land and open countryside. The Weardale Railway line runs adjacent to the west of the site, this is a heritage/tourist route
Relationship to Settlement	The site is severed from the main settlement of Witton le Wear by the A68. The site is not well related and would be a large and uncontained incursion into attractive countryside, not well related to the existing housing.
Highways/ Access Issues	The site is unsuitable given that there is a high degree of severance to settlement caused by A68. Site does not abut DCC record of adopted highway boundary. Access width too narrow to form radii required for adopted highway junction.
Landscape Impact	Development of the site would have a significant residual designation (AHLV), landscape and visual impact. The site would result in a prominent incursion into attractive countryside poorly related to settlement form. The site is also within a Landscape Conservation and Improvement Priority Area.
Biodiversity Impact	No Known Issues
Heritage Impact	The site is located outside of the Eastgate Conservation Area. However, its development would impact on its setting given that it is disproportionate in scale and character to the settlement as a whole. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no recorded flooding issues with this site.
Topography	The site is relatively flat. No obstacle to housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant residual landscape and visual impact and the site is an Area of High Landscape Value (AHLV). The site would result in a prominent incursion into attractive countryside poorly related to settlement form. The settlement has few services and the site

	<p>is separated from the main built up area by the A68 highway. An acceptable vehicle access cannot be created.</p>
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3/RD/03	
SITE DETAILS	
Site Name	Homelands
Settlement	Helmington Row
Local Plan Monitoring Area	Mid
Developable Area	1.49
Estimated Yield	45
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0043
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for 49 units.

3/RD/04	
SITE DETAILS	
Site Name	Land opposite South Terrace
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.01
Estimated Yield	30
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/RD/05	
SITE DETAILS	
Site Name	Land north of Etherley Road
Settlement	Etherley Grange
Local Plan Monitoring Area	South
Developable Area	1.63
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/08	
SITE DETAILS	
Site Name	Flatts Farm
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	0.58
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/09	
SITE DETAILS	
Site Name	South Church Hill
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.55
Estimated Yield	47
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/10	
SITE DETAILS	
Site Name	Land to rear of South Terrace
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.43
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/11	
SITE DETAILS	
Site Name	Buildings at Low Rough Lea
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.61
Estimated Yield	18
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/19	
SITE DETAILS	
Site Name	Binchester Hall
Settlement	Countryside - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2011/0061
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site has benefitted from planning permission for redevelopment and conversion in the past, however this has expired. Given the sites location in the countryside and its lack of connection to a settlement it is considered unsuitable for SHLAA purposes.

3/RD/20	
SITE DETAILS	
Site Name	Wadsworth Farm
Settlement	High Grange
Local Plan Monitoring Area	South
Developable Area	0.60
Estimated Yield	18
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2007/0115
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/21	
SITE DETAILS	
Site Name	Land at High Grange
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.73
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Agricultural use adjoining countryside except for the dwellings on the north western boundary.
Relationship to Settlement	Located in the countryside outwith the boundary of any settlement does not contain any settlement boundary.
Highways/ Access Issues	Unsuitable Remote from settlement, no footway links.
Landscape Impact	Large visually prominent urban development in open countryside poorly related to settlement pattern / scale. Significant adverse residual landscape and visual impact. There are protected trees on one of the site's boundaries.
Biodiversity Impact	Impact on European Designations unlikely but there could be significant impacts on local designations
Heritage Impact	No impacts identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site has some surface water flooding issues and further investigation is required by the proposer to determine mitigation measures.
Topography	Slopes gently up away from the A689 Highway
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable given poor sustainability credentials. Unacceptable encroachment into open countryside with significant adverse residual landscape and visual impact. Large visually prominent urban development poorly related to settlement pattern / scale. In highway terms the site is unsuitable it is remote from settlement with no footway links.

3/RD/23	
SITE DETAILS	
Site Name	land at Hill House
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	18.50
Estimated Yield	555
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/25	
SITE DETAILS	
Site Name	Stanley Hall Farm
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	0.54
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2007/0241
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission.

3/RD/28	
SITE DETAILS	
Site Name	land rear of South Terrace
Settlement	Crook
Local Plan Monitoring Area	Mid
Developable Area	1.48
Estimated Yield	44
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/RD/29	
SITE DETAILS	
Site Name	Land West of Braeside House and Corner Cottage
Settlement	Eastgate
Local Plan Monitoring Area	West
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agricultural - land and buildings - and residential. Therefore, no compatibility issues.
Relationship to Settlement	The site is on the edge of a small settlement and is of disproportionate size to the settlement in terms of the character of the village. Further, its development would cause a large uncontained extension into the open countryside.
Highways/ Access Issues	Highways consider that the site is conditional for housing. There is no access via A688. Access is potentially possible from C21 Rookhope road subject to sight visibility requirements and footway improvements.
Landscape Impact	Development would have a significant adverse residual landscape and visual impact and a significant adverse impact on the Area of Outstanding Beauty.
Biodiversity Impact	No issues identified at the moment
Heritage Impact	The site is located just outside of the Eastgate Conservation Area and its development would impact on its setting given that it is disproportionate in scale and character to the settlement as a whole. Archaeological potential yet to be determined.
Open Space Issues	Not identified in the OSNA
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are overland flow routes across the site which would need to be considered
Topography	The site slopes up to the north but would not preclude development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would have a significant adverse residual landscape and visual impact in the Area of Outstanding Beauty and the setting of the Conservation Area. It is a large site on the edge of the settlement in the open countryside and its development would be out of character with the rest of the settlement. It is difficult to see how even a smaller development would be appropriate. The site is remote from services and facilities.

3/RD/30	
SITE DETAILS	
Site Name	Land at Eastgate
Settlement	Eastgate
Local Plan Monitoring Area	West
Developable Area	1.64
Estimated Yield	49
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2008/0227
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are woodland, agriculture and cement works
Relationship to Settlement	The site is isolated not connected to nearby dwellings. It would only make sense as part of a wider development
Highways/ Access Issues	Highways consider the suitability for housing is conditional but they have concerns about the sites suitability for housing. Highways improvements would be required.
Landscape Impact	Development would have an impact on the landscape
Biodiversity Impact	No impact identified at the moment
Heritage Impact	No design and conservation impact identified at the moment. Archaeological potential yet to be determined
Open Space Issues	Not Identified in the OSNA
Pollution Issues	None Identified
Flood Risk	There are overland flow routes, surface water and floodzone 3A issues along the southern lower portion of the site
Topography	Given there is a slope on the site which will impact on development within the site, although it should not be a barrier to it.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site has been deemed as acceptable for an eco-village with employment, leisure and tourism uses through the development management process. However, the site is isolated from any other development and services and facilities and its development would only be suitable as part of a wider scheme such as the Eastgate eco-village proposal.

3/RK/01	
SITE DETAILS	
Site Name	Boltsburn Mine
Settlement	Rookhope
Local Plan Monitoring Area	West
Developable Area	0.64
Estimated Yield	19
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/01471/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential, village hall, burn and countryside
Relationship to Settlement	The site would form a poorly contained, large extension to the south of the existing built up form without consolidating the settlement boundary.
Highways/ Access Issues	The access is unsuitable and substandard. The site does not abut the public highway
Landscape Impact	Development would have a significant adverse residual impact. It's a prominent site on the opposite side of the burn to the existing village. The site boundary takes in the burn which is undevelopable. Development would have an impact on the AONB and the site is also LCPA
Biodiversity Impact	Development of the site would impact on important nearby wildlife sites
Heritage Impact	No impact on heritage. Significant expansion of historic settlement more important constraint. Archaeological potential yet to be determined
Open Space Issues	SHLAA site adjoins - OSNA ID:OSNA350 Education
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Part of the site is floodzone 3A and as such an Exception Test is required.
Topography	The site is on a slope and has different levels which would impact on its ability to be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	A part of the site has planning permission for a single dwelling however development of the whole site would cause significant adverse residual landscape and visual impact in the Area of Outstanding Natural Beauty (AONB). It's topography does not lend itself to development. Access would be difficult and the site is isolated from most services and facilities. There are biodiversity (impact on wildlife sites) and flood risk issues that also need to be considered.

3/RK/05	
SITE DETAILS	
Site Name	Land adjacent to Boltsburn Crescent
Settlement	Rookhope
Local Plan Monitoring Area	West
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agriculture and a small amount of residential
Relationship to Settlement	The site is really an isolated site with little connection to the settlement
Highways/ Access Issues	The site can only be accessed from 3/RK/06. Boltsburn Crescent has on-street parking issues and the carriageway width from C21 would need confirmed for adequacy. Rookhope is relatively remote settlement. Topography of site will make it difficult to accommodate highway adoption requirements.
Landscape Impact	The site is a LCPA and is in the AONB. Development would have significant adverse residual impact. It would be an incursion into attractive walled dale floor farmland important to the setting of the village.
Biodiversity Impact	Development would have an impact on local nearby nature sites
Heritage Impact	No heritage impact. Although, significant expansion of historic settlement more important constraint. Archaeological potential yet to be determined.
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	Half of the site is in floodzone 2 & 3A as a result an Exception Test will be required.
Topography	The site is basically flat but subject to severe flooding
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is isolated in the settlement. It is attractive, walled, dale floor farmland in the Area of Outstanding Natural Beauty (AONB). Half of the site is in Floodzone 2/3. Accessibility is poor given most services and facilities are over a kilometre away. There are biodiversity issues which development would have a major impact on. Access is not suitable.

3/RK/06	
SITE DETAILS	
Site Name	Land adjacent to Boltsburn Crescent
Settlement	Rookhope
Local Plan Monitoring Area	West
Developable Area	0.38
Estimated Yield	11
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are compatible being a wooded area, residential and a paddock.
Relationship to Settlement	Although there is housing on two sides the site is well below the road level on its long edge. This gives the impression that the site is isolated.
Highways/ Access Issues	Boltsburn Crescent has on-street parking issues and the carriageway width from C21 would need to be confirmed for adequacy. Rookhope is relatively remote settlement. Topography of site will make it difficult to accommodate highway adoption requirements. Part of site includes an area that appears to be used for parking and turning.
Landscape Impact	The site is in the AONB and its development would have a significant adverse residual impact on the landscape. Development would be an incursion into an attractive, walled, dale floor farmland which is important to the setting of the village.
Biodiversity Impact	There are nearby important landscape sites which would be affected by any development and these issues would require development.
Heritage Impact	Likely to have a minor negative impact on Grade II listed Rookhope Inn and Grade II listed garage adjacent. Although, development site is screened by existing trees and other buildings and unlikely to adversely affect setting of listed building. Signific
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Whilst the site is flat it is well below the level of Boltsburn Crescent and this topographical feature of the site will make it difficult to accommodate highway adoption requirements (see highway comments).
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse residual visual and landscape impact in the AONB.

	<p>Development of the site would be out of scale with the existing settlement. Most services and facilities are not within either walking distance or reach by sustainable transport. Topography will make access difficult.</p>
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3/RM/01	
SITE DETAILS	
Site Name	Land rear of High Terrace
Settlement	Roddymoor
Local Plan Monitoring Area	Mid
Developable Area	1.31
Estimated Yield	39
Land Typology	Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land with an area of amenity open space. To the north east and north west are terraced residential areas. Otherwise the site is site is surrounded by open countryside. In view of adjacent land uses no amenity issues are antic
Relationship to Settlement	The site is located to the south of the main built up area of Roddymoor and is contained on two sides. Development of the site would constitute a significant extension to this small settlement.
Highways/ Access Issues	Suitable subject to new footway and carriageway improvements, drainage and lighting on southeast boundary. Footway improvements required to southwest boundary. Road/footway improvements to adoption standards required on private access track to rear of Dale Terrace to link to High Terrace.
Landscape Impact	Site is located in a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute a significant extension to this small settlement. Limited facilities exist within Roddymoor although it is acknowledged that there are public transport links to Crook.

3/RM/02	
SITE DETAILS	
Site Name	Land opposite Roddymoor CT
Settlement	Roddymoor
Local Plan Monitoring Area	Mid
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03983/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently grassland/agricultural land. This is the character of land to the north and east of the site. To the south of the site is the north eastern boundary of Roddymoor.
Relationship to Settlement	The site is situated on the edge of the settlement, only partly contained to the south and west of the site.
Highways/ Access Issues	Vehicular/pedestrian access could be created staggered to the existing Roddymoor Court road junction. Existing public transport facilities in vicinity of potential access point may require adjustment.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. This assumes avoidance of watercourse and steeper slopes along beck and planting of that area.
Biodiversity Impact	Should housing be suitable, the site boundary should be drawn back 15 metres from the stream.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues at the north of the site. Further investigation required by proposer to determine mitigation measures.
Topography	Site falls away considerably to the north. This may be a potential constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The majority of this site benefits from planning permission for 9 dwellings.

3/SB/01	
SITE DETAILS	
Site Name	land opposite Linden Lea
Settlement	Sunnybrow
Local Plan Monitoring Area	Mid
Developable Area	1.52
Estimated Yield	46
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing residential properties are located to the north and west of the site, with open countryside to the south. Development for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site abuts the settlement on its northern boundary, and development would not encroach significantly into the open countryside.
Highways/ Access Issues	Highways consider the site to be unacceptable. It does not abut the public highway - no access is available.
Landscape Impact	Loss of greenfield land. The site is located within a Landscape Conservation Priority Area (LCPA). It's development would have some adverse residual landscape and visual impact.
Biodiversity Impact	South Dene (CWS/ Ancient Woodland) is 370m and Willington North Dene (CWS/Ancient Woodland) is 1.3km from the site; so further advice from ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA160
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding - may be mitigated by site layout or incorporation of SuDS.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	An acceptable vehicular access to service the site is not achievable. The site is also located on the edge of settlement with poor access to services and facilities.

3/SB/02	
SITE DETAILS	
Site Name	Land to the west of Hunwick Lane
Settlement	Sunnybrow
Local Plan Monitoring Area	Mid
Developable Area	2.23
Estimated Yield	67
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some industrial uses to the north-east and agricultural land nearby. Although there is some housing on the otherside of the B6286 that is set back and so the site feels isolated - separate from the settlement
Relationship to Settlement	The site is isolated from the settlement being situated to the west of the B6286 and does not abut the settlement on any site. Development would represent an incursion into the countryside.
Highways/ Access Issues	Access would be possible but must be at southern end of site. Off site footway improvements would be required.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development would result in some adverse residual landscape and visual impact. The site is also not well related to the existing settlement form.
Biodiversity Impact	Willington South Dene (CWS/ Ancient Woodland) is 400m and Willington North Dene (CWS/Ancient Woodland) is 830m from the site. The B6286 intervenes and it is not connected by PROW, however, it is suggested further advice from ecology team may be required in respect of potentially mitigating for increased recreational impacts
Heritage Impact	None identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2707
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site slopes upwards from the B6286 to the western edge which makes development very visible
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site not well related to the existing settlement form of the village. Development would represent an incursion into the open countryside and development would be unduly visible from some distance.

3/SB/03	
SITE DETAILS	
Site Name	Opposite Hunwick Lane
Settlement	Sunnybrow
Local Plan Monitoring Area	Mid
Developable Area	5.03
Estimated Yield	151
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/SB/04	
SITE DETAILS	
Site Name	Oates Garage Ltd
Settlement	Sunnybrow
Local Plan Monitoring Area	Mid
Developable Area	0.57
Estimated Yield	17
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture and residential
Relationship to Settlement	The site is adjacent to existing housing to the north, and development of the site would represent a continuation of the linear form of development adjacent to the B6286. Development would not extend development into the open countryside.
Highways/ Access Issues	The plan submitted with the outline application shows an access point agreed with highways at the time. Highways consider that amendments may be required to the existing access.
Landscape Impact	Development of the site would result in some adverse residual landscape and visual impact. Development of the whole site would lead to further coalescence of sunnybrow and Willington. Partial development - related to footprint of existing buildings (0.2 ha site) would have low impact.
Biodiversity Impact	No issues have been identified at the moment but the site is currently in use as a garage
Heritage Impact	No impact identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some surface water issues on the fringes of the site that will need to be mitigated
Topography	No issues identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is currently a garage and has previously had outline planning permission for residential development which has now lapsed. Development of the site would not extend development into the open countryside. Partial development of the site related to footprint of existing buildings would have low impact. The SHLAA has rated development on this site as not currently achievable.

3/SC/01	
SITE DETAILS	
Site Name	Land at Rosemount Allotments
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.41
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is contained within the settlement, with residential dwellings located to the east of the site. Industrial units/office blocks are located to the south and west of the site and the recent appeal decision cited proximity of industrial operations a
Relationship to Settlement	Site is wholly contained wholly within the settlement.
Highways/ Access Issues	Access to site is achievable, however, minor localised highway improvements are required with the direct highway access to the site would need improving.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA). Development of the site would have a neutral landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is contained within the settlement, with residential dwellings located to the east of the site. Industrial units/office blocks are located to the south and west of the site. The site is currently designated as allotment gardens although the landowner advises that the tenancies ceased in July 2011 and the land is no longer used for allotment purposes. A recent planning application for 61 houses was refused at committee, and subsequent planning appeal has been dismissed due to proximity of industrial operations and related noise and amenity implications.

3/SC/02a	
SITE DETAILS	
Site Name	Land to the East of Rosemount Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.60
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock, with a cemetery located to the north, existing residential properties to the west and south. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is located on the edge of the settlement, but is reasonably well related to the built up area.
Highways/ Access Issues	Suitable - Access must be offset from Milford Meadows and Dovecot Hill, and development of 02a would be reliant upon access through 02b, or a comprehensive development of both sites.
Landscape Impact	The site is situated within a Landscape Improvement Priority Area (LIPA) and development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Improved grassland. No known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is not located within a Flood Zone, however, parts of the site are identified as being at risk of surface water flooding within the SFRA.
Topography	The site is slightly undulating but this would pose no barriers to development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site has been divided into two at the promoters request, but without a clear boundary between the two sites, there is little merit in this. Landscape impact of developing the site within acceptable parameters, site is reasonably well related to settlement and adjacent South Church Enterprise Park. Suitable for development.

3/SC/02b	
SITE DETAILS	
Site Name	Land to the East of Rosemount Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.39
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock, with a cemetery located to the north, existing residential properties to the west and south. Development of the site for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is located on the edge of the settlement, but is reasonably well related to the built up area.
Highways/ Access Issues	Suitable - Access must be offset from Milford Meadows and Dovecot Hill.
Landscape Impact	The site is situated within a Landscape Improvement Priority Area (LIPA) and development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Improved grassland. No known ecological issues.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is not located within a Flood Zone, however, parts of the site are identified as being at risk of surface water flooding within the SFRA.
Topography	The site is slightly undulating but this would pose no barriers to development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site has been divided into two at the request of the promoter, but without a clear boundary between the two sites, there is little merit in this. Landscape impact within acceptable parameters, site is reasonably well related to settlement and adjacent South Church Enterprise Park. Consolidation of the settlement and suitable for housing.

3/SC/03	
SITE DETAILS	
Site Name	West Deanery Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.54
Estimated Yield	16
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been developed

3/SC/04	
SITE DETAILS	
Site Name	Land east of East Deanery Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.35
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2012/0528
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Much of the site is steeply sloping. Access from Rosemount Road would require 300+m of access road simply to service the site, access from Mill Lane would require 100m of road and new bridge. Difficult and expensive to develop.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	FULL ASSESSMENT NOT YET CARRIED OUT AS HAS CONSENT FOR 1 DWELLING WITHIN IT. LONG PLANNING HISTORY WHERE DEVELOPMENT WAS RESISTED AS WITHIN GREEN WEDGE. IS THERE CONCERN RE LANDSCAPE IMPACT IMPACT UPON ADJACENT LISTED BUILDING FLOOD RISK COULD ACCEPTABLE ACCESS BE ACHIEVED FOR LARGE SCALE HOUSING DEVELOPMENT?

3/SC/05	
SITE DETAILS	
Site Name	Land North of Rosemount Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.32
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The allotment site adjacent has horses and possibly other livestock such as chickens but this shouldn't constitute a bad neighbour use
Relationship to Settlement	The site does not abut the settlement on any side and is considered to be detached from the settlement. Development would represent an isolated incursion into the open countryside unless the site was developed in conjunction with, or sequentially after ad
Highways/ Access Issues	Any access must be offset from Milford Meadows junction by 50m minimum. Preferably share access with 3/SC/02 to provide single site.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into open countryside increasing coalescence of South Church and Eldon Lane. Would only make sense as part of major urban extension involving SC 05 and SC 06.
Biodiversity Impact	There are some trees on the east side of the site which could warrant a tree survey or further from that an ecological survey - see ecology comments in doc.library
Heritage Impact	No structures of heritage interest exist in the vicinity of the site.
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1693
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has significant Surface Water Flooding.
Topography	The site slopes gently from west to east but would not constrain development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is not well related to existing urban areas or services and facilities and development would have significant adverse landscape impacts. The site also has surface water and fluvial flooding issues.

3/SC/06	
SITE DETAILS	
Site Name	Land East of Rosemont Court
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.32
Estimated Yield	70
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins existing residential areas to the north and west. Open countryside exists to the east of the site. Amenity Mitigation Issues: None identified
Relationship to Settlement	Site is currently contained on 2 side and represents an extension to the settlement to the east.
Highways/ Access Issues	Moderate highway improvements required to develop the site. A junction access onto the B6282 (to the western boundary) will be able to be formed. Access from the private street Atherton Terrace may be physically possible however any developer would have to have control of the linking private section in order to be able to effect improvement to it.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. Development would result in the loss of open floodplain pasture. Consolidation of vegetation along Dene Beck would be of benefit in terms of landscape and visual impact. However, overall landscape / visual impact would remain negative following mitigation.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1693
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk. Most of the site lies in flood zone 1 and is developable, however, there are areas of the eastern boundary which border the watercourses
Topography	Features exist which may impact upon layout/design due the fact that the site is sloping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would result in some adverse residual landscape and visual impact. Development would result in the loss of open floodplain pasture. Site has poor access

	to services and facilities located within the town centre and at Tindale Crescent and is severed from the settlement by main roads.
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3/SC/07	
SITE DETAILS	
Site Name	Land at South Church
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	3.29
Estimated Yield	99
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing housing exists to the West of the site. Amenity Mitigation Issues: Further investigation by applicant required to establish what noise mitigation measures may be required in respect of proximity railway line.
Relationship to Settlement	None identified
Highways/ Access Issues	Significant highway improvements required. While a junction access will be able to be formed onto Bone Mill Bank the pedestrian connectivity from the site causes concerns to Highways. Pedestrians going north along Bone Mill Bank will have no choice but to cross to the western side given the tunnel prevents provision of a footway. Going south from the site, towards Gaunless Terrace, there is insufficient width for a linking standard sized footway, with a pinch point outside the site where it passes the overbridge and the Coal Yard. Lastly, the sharply rising ground levels observable from Bone Mill Bank mean an adoptable road layout will be difficult to achieve.
Landscape Impact	Development of the site would require structural landscaping. However, landscape / visual impact would remain very negative following mitigation - Development of the site would result in the loss of valley floor pasture with strong hedgerow network and rig & furrow.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Southern edge adjacent to or within Dene Beck's flood zone 3. Mitigation possible.
Topography	Features exist which may impact upon layout/design. Site is bounded by mature looking hedgerows which may have biodiversity or heritage value.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site has poor access to services and facilities. Site is severed from the settlement by the A688. Site has poor relationship

	with settlement pattern overall. Acceptable Highway solution is difficult to achieve.
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3/SC/08	
SITE DETAILS	
Site Name	Millford Meadows Rosemount Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.21
Estimated Yield	6
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00912/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	No known issues.
Heritage Impact	Possible remains NE Railway Haggerleases-Barnrad Castle line.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA696
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for 7 bungalows.

3/SH/01	
SITE DETAILS	
Site Name	Land South of Romanway Industrial Estate
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.67
Estimated Yield	50
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	An existing industrial estate (Romanway Ind Est) is present to the north of the site. This site is itself identified as a service industrial site within the existing WVLP, however, the ELR recommends that the site be de-allocated due to lack of demand/ta
Relationship to Settlement	The site is situated in an edge of settlement location which is peripheral to the built up form of the settlement. The site is considered to be remote given the severance of the bypass (A688).
Highways/ Access Issues	The site has good highway access, so only minor localised highway improvements required (e.g altering curb line of existing access).
Landscape Impact	The development of the site would have no major landscape or visual impacts (neutral impact) so only peripheral landscaping would be necessary.
Biodiversity Impact	Fylands LWS is situated adjacent to the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Roman Road (known as Dere Street) runs along the eastern edge of the site. Development should avoid if possible; if not, excavation and record would be required.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk. Half of the site lies in flood zone 1 and the rest falls in flood zone 2 and 3. Site is developable provided that development is confi
Topography	The site is flat with few topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is considered to have a poor relationship with the settlement pattern of Bishop Auckland. The site is an edge of settlement location which has poor access to services and facilities on account it is severed from the town by the A688 by-

	<p>pass. The development of the site would be incompatible with other adjacent uses (bad neighbour uses on Romanway Ind Est).</p>
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3/SH/02	
SITE DETAILS	
Site Name	Fieldon Bridge
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	5.39
Estimated Yield	162
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by open countryside to the West and South, and abuts the A688 by-pass at its northern boundary. There are also a few industrial units to the NE of the site. No significant amenity issues are anticipated, however, given the proximity
Relationship to Settlement	The site is an edge of settlement location which is peripheral to the built up form of Bishop Auckland. The site is remote given the severance of the A688 by-pass.
Highways/ Access Issues	The site does have good highway access so only minor localised highway improvements required. This site is allocated industrial land with purpose built industrial access. It is on the opposite side of the West Auckland Bypass to the settlement and is remote from the settlement. If residential then there will be immediate calls for the bypass speed limit to reduced to 30mph. Poor pedestrian links to schools, etc. Not a sustainable site. Major works required if this site were to proceed.
Landscape Impact	If developed, the landscape / visual impact would remain negative following mitigation in the form of structural and perimeter planting.
Biodiversity Impact	Fylands LWS is situated adjacent to the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This could involve the provision of alternate greenspace to reduce potential increased recreational impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Virtually all of the site is entirely within flood zone 1 and therefore developable. However, it should be noted flood zones about the southern boundary of the site, so further investigation may be required by proposer to determine mitigation measures whic
Topography	The site is flat with building materials piled up in places on the site. This would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is an edge of settlement site which is severed from Bishop Auckland by the A688 bypass. Access to shops, services and facilities is impeded by this. The development of the site would have a negative landscape impact.

3/SH/03	
SITE DETAILS	
Site Name	Auckland Cresent
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.91
Estimated Yield	27
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is part of an industrial estate and is in current use as employment land. Adjacent to the site is site 3/SH/14 the old Cemtex factory that has permission for residential. To the north of the site is existing employment uses which remain operational,
Relationship to Settlement	Edge of settlement currently unrelated to existing residential areas. Consensus from local businesses and landowners would be required for whole industrial area to be developed as residential. Redevelopment would not extend the built form into the open co
Highways/ Access Issues	Within industrial area and served via a private road.
Landscape Impact	The site forms part of the industrial estate and is urban/developed within the Landscape Strategy. Development would have a neutral landscape and visual impact.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The majority of the site falls within Flood Zone 2 and is at medium risk of flooding.
Topography	Site is flat and presents no issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would raises issues over amenity with adjoining uses, as well as conflict with a shared access. Majority of the site falls within Flood Zone 2 and is at medium risk of flooding. Loss of current employment land.

3/SH/05	
SITE DETAILS	
Site Name	Former Cash and Carry site off Manor Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.12
Estimated Yield	64
Land Typology	Mostly PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	3/2004/0957
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site completed. (Marketed as Foxglove Gardens)

3/SH/07	
SITE DETAILS	
Site Name	Land to the north of Middlewood Avenue
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.85
Estimated Yield	56
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2010/0144
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has PP for housing and is under construction. Last phase still to be built by ESH.

3/SH/08a	
SITE DETAILS	
Site Name	Land North of Blythe Avenue
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	8.51
Estimated Yield	255
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes and is mainly surrounded by agricultural land to the south. Residential dwellings are present to the south of the site (including dwellings under construction). In view of adjacent land uses no amenity
Relationship to Settlement	Edge of settlement site which is adjacent to the built form on its southern boundary. Although development would represent an expansion of the settlement northwards it would appear relatively logical if it could be tied in with the on-going ESH scheme (3/
Highways/ Access Issues	There is no direct highway that accesses the site. On site visit it looked as though access might have been possible through 3/SH/07, however, Highways have confirmed that the internal road on 3/SH/07 would have needed to have been constructed to 5.5m in width in order to provide additional access to 3/SH/08b and then 3/SH/08a. However, it has only been built at 4.8m in width. This, coupled with the configuration of the road layout of 3/SH/07 precludes development of 3/SH/08b and 3/SH/08a.
Landscape Impact	The development of the site would require structural landscaping. Despite this form of mitigation, the landscape and visual impact would remain negative, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Small parts of the site have some surface water flooding issues. Further investigation required by applicant to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.

Topography	The site slopes gently from west to east, but this would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site which adjoins a new housing development on its southern boundary. New housing would be well related to existing retail facilities at Tindale Crescent and landscape impact can be mitigated. Highway access to the site cannot be achieved via adjacent ESH site (3/SH/07) due to the inadequate road width (4.8m) of that development.

3/SH/08b	
SITE DETAILS	
Site Name	Land North of Blythe Avenue
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	8.51
Estimated Yield	255
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes and is mainly surrounded by agricultural land to the south. Residential dwellings are present to the south of the site (including dwellings under construction). In view of adjacent land uses no amenity
Relationship to Settlement	Edge of settlement site which is adjacent to the built form on its southern boundary. Although development would represent an expansion of the settlement northwards it would appear relatively logical if it could be tied in with the on-going ESH scheme (3/
Highways/ Access Issues	There is no direct highway that accesses the site. On site visit it looked as though access might have been possible through 3/SH/07, however, Highways have confirmed that the internal road on 3/SH/07 would have needed to have been constructed to 5.5m in width in order to provide additional access to 3/SH/08b. However, it has only been built at 4.8m in width. This, coupled with the configuration of the road layout of 3/SH/07 precludes development of 3/SH/08b, and subsequently 3/SH/08a immediately to the north.
Landscape Impact	The development of the site would require structural landscaping. Despite this form of mitigation, the landscape and visual impact would remain negative, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Small parts of the site have some surface water flooding issues. Further investigation required by applicant to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes gently from west to east, but this would not pose any problems to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site which adjoins a new housing development on its southern boundary. New housing would be well related to existing retail facilities at Tindale Crescent and landscape impact can be mitigated. Highway access to the site cannot be achieved via adjacent ESH site (3/SH/07) due to the inadequate road width (4.8m) of that development.

3/SH/09a	
SITE DETAILS	
Site Name	Land rear of Melrose Drive
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	17.56
Estimated Yield	527
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes and is surrounded by open countryside to the North, West and East. Residential areas exist further to the South. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Edge of settlement site which is contained on only 1 side (southern edge) and its development represents a significant extension of the settlement northwards.
Highways/ Access Issues	Significant highway improvements required to access the site. Leazes Lane is a rural highway with a reduction in carriageway width north of Low Farm junction. Leazes Lane carriageway widening would be required to facilitate development, and this could involve the removal of the existing hedgerow (in part or full) which would have a significant impact on the character and appearance of the area, particularly in approaches from the north.
Landscape Impact	The development of this site would result in a significant adverse landscape and visual impact. It comprises valley farmland with relatively strong hedgerow network, and is overlooked from higher ground to the south. Harm would remain negative following mitigation.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design on account it is a sloping site widely overlooked from higher ground to south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Edge of settlement site which has a poor relationship with existing settlement pattern of Bishop Auckland. Development would represent a significant protrusion into the countryside and a significant adverse landscape and visual impact would accrue. Access to services/facilities is only adequate.
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3/SH/09b	
SITE DETAILS	
Site Name	Land rear of Melrose Drive (Land Parcel B)
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0144
SITE ASSESSMENT	
Adjacent Uses	Adjacent to the site is a housing estate (Boyden Close) with further housing located to the south of the site (Melrose Drive). In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Edge of settlement location which adjoins the settlement on its southern boundary and is well related to the built up form of Bishop Auckland.
Highways/ Access Issues	Access must be offset from the existing Boyden Close/Bishops Court access. Carriageway and footway improvements required and a significant length of hedge must be removed to provide visibility. This could alter the character and appearance in approaches from the North on Leazes Lane. This site together with 3/SH/09c, d & e create a smaller and more sustainable site than 3/SH/09a.
Landscape Impact	Development of the site would have a neutral landscape impact in recognition that the existing site is unsightly.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	The site slopes gently from east to west, but this would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Edge of settlement site which is fairly well contained with a clearly defined northern boundary. Current pre-application enquiry for 1 dwelling (OE/3/2013/0013), although a more efficient use of the site would be appropriate. Site is reasonably well related to facilities at West Auckland and Tindale Crescent and development would have a neutral landscape impact.

3/SH/09c	
SITE DETAILS	
Site Name	Land rear of Melrose Drive (Land Parcel C)
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.72
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing housing is located to the south of the site (Melrose Drive), with allotments to the east. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Edge of settlement location which adjoins the settlement on its southern boundary and is well related to the built up form of Bishop Auckland.
Highways/ Access Issues	Possible access via 3/SH/09b, or 3/SH/10, otherwise landlocked.
Landscape Impact	The development of this site would have some adverse residual landscape and visual impact, however, it is not felt sufficient to discount for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	None identified.
Open Space Issues	Allotments, OSNA ID:OSNA2607
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	Site is relatively flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Edge of settlement site which is fairly well contained with a clearly defined northern boundary. Site is reasonably well related to facilities at West Auckland and Tindale Crescent and development would have only an adverse landscape impact. Site could be developed in conjunction with land parcel B.

3/SH/09d	
SITE DETAILS	
Site Name	Land rear of Melrose Drive (Land Parcel D)
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.26
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing allotments are located to the south of the site with open countryside to the north. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Edge of settlement location which would only be considered appropriate if developed in conjunction with, or sequentially after, land parcels B, C & E. If developed in that manner it would be well related to the built up form of Bishop Auckland.
Highways/ Access Issues	Possible access via 3/SH/09e, or 3/SH/10 and 3/SH/09c, otherwise site is landlocked. In respect of 3/SH/09e Access must be offset from the existing Boyden Close/Bishops Court access. Carriageway and footway improvements required and a significant length of hedge must be removed to provide visibility, and this could have a significant impact on the character and appearance of the area in approaches from the north on Leazes lane.
Landscape Impact	The development of this site would represent an incursion into the open countryside, although it would not be particularly prominent. It would result in an adverse landscape and visual impact however, it would not be discounted solely for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Allotments, OSNA ID:OSNA2607
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes gently however it would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site which could be considered appropriate if developed in conjunction with land parcels B, C & E. Site is reasonably well related to facilities at West Auckland and Tindale Crescent and development would have only an adverse landscape impact.

3/SH/09e	
SITE DETAILS	
Site Name	Land rear of Melrose Drive
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.12
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing allotments are located to the south of the site with open countryside to the north. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Edge of settlement location which would only be considered appropriate if developed in conjunction with, or sequentially after, land parcels B & E. If developed in that manner it would be well related to the built up form of Bishop Auckland.
Highways/ Access Issues	Access must be offset from the existing Boyden Close/Bishops Court access. Carriageway and footway improvements required and a significant length of hedge must be removed to provide visibility. This could have a significant impact on the character and appearance on the area in approaches from the Leazes Lane from the North.
Landscape Impact	The development of this site would represent an incursion into the open countryside, although it would not be particularly prominent. It would result in an adverse landscape and visual impact however, it would not be discounted solely for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site slopes gently from north to south, but this would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site which could be considered appropriate if developed in conjunction with land parcels B, C & possibly D. Site is reasonably well related to facilities at West Auckland

	and Tindale Crescent and development would have only an adverse landscape impact.
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3/SH/10	
SITE DETAILS	
Site Name	Fountains Square
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.88
Estimated Yield	56
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by existing residential areas. Its development for housing would be compatible with existing uses. Amenity Mitigation Issues: None identified
Relationship to Settlement	Site is wholly contained wholly within the settlement.
Highways/ Access Issues	Minor localised highway improvements required. Access is possible from existing road network. Highways recommend that new internal road layout is devised as this would dramatically improve the layout.
Landscape Impact	This site is recognised as an urban/developed area within the landscape strategy. Its development would have a neutral landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2607
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by applicant to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes gently from north to south, however, this would not preclude development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is wholly contained within the settlement and previously contained housing (clearance site). Site is surrounded by existing residential areas, has good access to services and facilities and its development for housing would be compatible with existing uses.

3/SH/12	
SITE DETAILS	
Site Name	Land south and west of Boydon Close
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.40
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. Adverse impact on a Scheduled Ancient Monument in this case.

3/SH/13	
SITE DETAILS	
Site Name	Land north of Station Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	3.05
Estimated Yield	92
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1175
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete. No more units to build

3/SH/14	
SITE DETAILS	
Site Name	Former Cemex concrete batching plant
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.40
Estimated Yield	72
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	OUT
App No	DM/15/02045/RM
SITE ASSESSMENT	
Adjacent Uses	The site has industrial/business premises to the East, and residential areas to the West. The layout/design of the site would need to take into consideration the adjacent industrial uses, and noise mitigation measures may be necessary due to proximity of
Relationship to Settlement	Site is wholly contained within the settlement and development would represent the consolidation of the settlement.
Highways/ Access Issues	Access is possible from the existing vehicular access on to existing highway (Maude Terrace), meaning only minor localised highway improvements are required.
Landscape Impact	Given the current visual appearance of the site, development represents an opportunity to enhance the area.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose not problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is wholly contained within the settlement and its development would present physical regeneration opportunities through the development of a previously-developed site. The site is well located to facilities at Tindale Crescent. Site is under construction to Forest Homes.

3/SH/15	
SITE DETAILS	
Site Name	St Helen Auckland Industrial Estate and Extension
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.32
Estimated Yield	40
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is part of an industrial estate and is in current use as employment land. Adjacent uses are also in industrial use, so developing an isolated pocket of housing would generate amenity concerns with regard to noise, as well as conflict from a shared ac
Relationship to Settlement	Edge of settlement currently unrelated to existing residential areas. Consensus from local businesses and landowners would be required for whole industrial area to be developed as residential. Development would not extend into the open countryside.
Highways/ Access Issues	Highways access possible.
Landscape Impact	The site form part of the urban/developed area. Development would have a neutral landscape and visual impact.
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. Site is not within the setting of a designated heritage asset.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The majority of the site falls within Flood Zone 2 and is at medium risk of flooding.
Topography	None site flat and available - cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would raises issues over amenity with adjoining uses, as well as conflict with a shared access. Majority of the site falls within Flood Zone 2 and is at medium risk of flooding. Loss of current employment land.

3/SH/16	
SITE DETAILS	
Site Name	Block H Land at Woodhouses
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	4.52
Estimated Yield	136
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/SH/17	
SITE DETAILS	
Site Name	Block G Land at Woodhouses
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	17.25
Estimated Yield	518
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/SH/18	
SITE DETAILS	
Site Name	Block I Land at Woodhouses
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	12.41
Estimated Yield	372
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a recognised settlement as defined in the Settlement Study.

3/SJ/02	
SITE DETAILS	
Site Name	Land rear of Broken Way
Settlement	St Johns Chapel
Local Plan Monitoring Area	West
Developable Area	0.73
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which are agricultural and residential
Relationship to Settlement	The site forms an uncontained extension beyond the main existing built up area forming an incursion into open countryside poorly related to the existing settlement form.
Highways/ Access Issues	Unacceptable, Broken Way is substandard and cannot serve additional residential dwellings.
Landscape Impact	Significant adverse impact on the AONB. Also, significant adverse residual landscape and visual impact. It is also poorly related to settlement form.
Biodiversity Impact	Within 500m of nationally or locally designated biodiversity / geodiversity site (Bridgend Railway)
Heritage Impact	Development is likely to have a major negative impact given the land forms part of open farmland within the northern part of the Conservation Area, its loss is likely to be harmful to the character and appearance of the village where residential developme
Open Space Issues	Not identified in the OSNA
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some flooding issues that may impact on the western and eastern edges of the site
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would have a significant adverse residual landscape and visual impact. The site is located within an Area of Outstanding Natural Beauty (AONB). The development of the greenfield site likely to have major negative impact on the conservation area. The site poorly relates to the existing settlement form. There is poor access to most services and facilities by sustainable means and highway access is unacceptable.

3/SJ/03a	
SITE DETAILS	
Site Name	Land rear of Hood Street
Settlement	St Johns Chapel
Local Plan Monitoring Area	West
Developable Area	1.13
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00486/FPA
SITE ASSESSMENT	
Adjacent Uses	Site comprises of a field/paddock and development would be compatible with adjoining uses - housing and open space.
Relationship to Settlement	The site is contained by housing on three sides.
Highways/ Access Issues	The site has been given consent previously with access via Longdale Grove.
Landscape Impact	There will be some adverse residual landscape and visual impact
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required as the site contains areas of rigg and furrow and falls within St John's Chapel conservation area. Archaeological potential would need to be determined through the planning application process.
Open Space Issues	Not indentified in the OSNA
Pollution Issues	None Identified
Flood Risk	Overland Flow Route which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical obstacles to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	The acceptability of the site has previously been confirmed through the development management process through planning approval for 4 dwellings with access through Longdale Grove. However, given permission has lapsed there is uncertainty over delivery.

3/SJ/03b	
SITE DETAILS	
Site Name	Land rear of Hood Street
Settlement	St Johns Chapel
Local Plan Monitoring Area	West
Developable Area	1.13
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	DIS
App No	3/2006/0848
SITE ASSESSMENT	
Adjacent Uses	Site comprises of a field/paddock and development would be compatible with adjoining uses - housing and open space.
Relationship to Settlement	The site is contained by 3/SJ/03a and Longdale Grove to the west, Hood St to the south and the primary school to the east..
Highways/ Access Issues	The site has been given consent previously with access via Longdale Grove. Access would also need to be via 3/SJ/04a.
Landscape Impact	Some adverse residual landscape and visual impact if both 3/SJ/03a & 03b developed.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required as the site contains areas of rigg and furrow and falls within St John's Chapel conservation area. Archaeological potential yet to be determined.
Open Space Issues	Not identified in OSNA - adjoins OSNA site to the east.
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No surface water or overland flow issues.
Topography	No topographical obstacles to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The acceptability of the site along with 3/SJ/03a has already been determined through the development management process with the Local Planning Authority being minded to approve subject to S106. Since then 3/SJ/03a has gained approval for 4no dwellings. Should 3/SJ/03b be developed access will be via 3/SJ/03a and Longdale Grove.

3/SJ/04a	
SITE DETAILS	
Site Name	Land at High Chesters
Settlement	St Johns Chapel
Local Plan Monitoring Area	West
Developable Area	0.28
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00313/FPA
SITE ASSESSMENT	
Adjacent Uses	The adjacent uses agriculture and residential are compatible with development.
Relationship to Settlement	Development would comprise of an uncontained incursion into the open countryside beyond the built up form of the settlement.
Highways/ Access Issues	Highways consider the site's suitability to be conditional. It is not an ideal site (western fringe of settlement, no footway link on same side to rest of settlement) but probably capable of accommodating a satisfactory vehicular access at roughly central location across site frontage.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact as well as a significant adverse impact on the AONB. Development would be an incursion into attractive countryside.
Biodiversity Impact	The site is near wildlife sites and development may have an impact on them
Heritage Impact	The land forms part of open farmland on the south side of the road along the main approach into the Conservation Area, the land forms part of the farmland which penetrates into village and is an important part of its setting and character.
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	No flooding issues identified
Topography	The site slopes up the south west but this would not preclude development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	Undefined
Outcome of Assessment	Development of the site would have a significant adverse residual landscape and visual impact as well as a significant adverse impact on the AONB. Development would be an incursion into attractive countryside.

3/SJ/04b	
SITE DETAILS	
Site Name	Land at High Chesters
Settlement	St Johns Chapel
Local Plan Monitoring Area	West
Developable Area	0.28
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjacent uses agriculture and residential are compatible with development.
Relationship to Settlement	Development of 3/SJ/04a & 04b would comprise of an uncontained incursion into the open countryside beyond the built up form of the settlement.
Highways/ Access Issues	Highways consider the site's suitability to be conditional. It is not an ideal site (western fringe of settlement, no footway link on same side to rest of settlement) but probably capable of accommodating a satisfactory vehicular access at roughly central location across site frontage. Access via 3/SJ/04a.
Landscape Impact	Development of 3/SJ/04a & 04b would have significant adverse residual landscape and visual impact as well as a significant adverse impact on the AONB. Development would be an incursion into attractive countryside.
Biodiversity Impact	The site is near wildlife sites and development may have an impact on them
Heritage Impact	The land forms part of open farmland on the south side of the road along the main approach into the Conservation Area, the land forms part of the farmland which penetrates into village and is an important part of its setting and character, however other s
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	No flooding issues identified
Topography	The site slopes up the south west but this would not preclude development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of both 3/SJ/04a & 04b would have a significant adverse landscape and visual impact forming an incursion into attractive Area of Outstanding Natural Beauty (AONB) countryside. The site is not considered to be near most services and facilities in sustainable transport or walking terms.

3/SJ/05	
SITE DETAILS	
Site Name	St Johns Chapel and Extension
Settlement	St Johns Chapel
Local Plan Monitoring Area	West
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agricultural and a small amount of residential
Relationship to Settlement	The site is poorly related to the existing settlement form. The site would comprise of an uncontained incursion into the open countryside beyond the built up form of the settlement at the eastern end of the settlement.
Highways/ Access Issues	The site is unsuitable for development given that there is no unsuitable access.
Landscape Impact	It would have a significant adverse impact on the AONB. Development would have a significant adverse residual landscape and visual impact and be an incursion into attractive countryside which would be poorly related to the settlement form.
Biodiversity Impact	No impact identified at the moment but assessment would be needed including impact on nearby sites
Heritage Impact	Likely to have a minor negative impact on the St Johns Chapel Conservation Area. Development here would impact on views across the conservation area, blocking views of the historic core when entering the conservation area from the east. It is noted however
Open Space Issues	Not identified in the OSNA
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is an overland flow route and the north west corner of the site is in floodzone 2
Topography	No topographical barriers to development identified.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement form. Development would be an incursion into attractive AONB countryside with significant adverse landscape and visual impact . The north west corner is in floodzone 2. No acceptable highway access. Most services and facilities will not be within walking distance or reachable by sustainable transport.

3/SP/01	
SITE DETAILS	
Site Name	Land Opposite Woodcroft Gardens
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	2.78
Estimated Yield	83
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which are residential and agriculture
Relationship to Settlement	Would not consolidate the boundary and would form an uncontained extension into the open countryside beyond the existing built up form.
Highways/ Access Issues	Access is possible but any design must take into account approved development of site to South (3/SP/18)
Landscape Impact	Significant adverse residual landscape and visual impact given that the site lies in an Area of High Landscape Value and it comprises of a large incursion into attractive countryside overlooked by the Area of Outstanding Natural Beauty.
Biodiversity Impact	Mitigation required. 600m from North Pennine Moors SAC and SPA (and Muggleswick SSSI)
Heritage Impact	The site lies approximately 250mtrs to the north of the Stanhope Conservation Area The land provides a function in being a green buffer between the highway and the residential estate to the east, however although its loss would be unfortunate it is un
Open Space Issues	Not identified in the OSNA
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Within flood zone (FZ3A High Prob.) therefore further investigation by proposer required to determine mitigation measures. There is also an overland flow route across the site
Topography	No topographical barriers to development identified.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site will not consolidate the built up form of the settlement boundary on account it would represent an uncontained extension into the open countryside. Also, development would have a significant adverse residual landscape and visual impact.

3/SP/02	
SITE DETAILS	
Site Name	Land west of St.Thomas Close
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which are residential and agriculture.
Relationship to Settlement	The site would be an uncontained incursion into the open countryside beyond poorly related to the settlement form
Highways/ Access Issues	The site is poorly related to the settlement. There is no prospect of connecting footway on same eastern side of Crawleyside Bank toward settlement. Direct vehicular access to the derestricted rural section of Crawleyside Bank is not desirable. Potential sight visibility issues. If this site is to be pursued then vehicular access must be via existing estate roads to the east.
Landscape Impact	The site lies within an AHLV overlooked by the AONB. Development would have a significant adverse residual landscape and visual impact and would be an incursion into attractive countryside on a prominent site.
Biodiversity Impact	No issues identified.
Heritage Impact	The land provides a function in being a green buffer between the highway and the residential estate to the east, however although its loss would be unfortunate it is unlikely to harm the setting of the Conservation Area, furthermore the road seems like a
Open Space Issues	Not identified in the OSNA.
Pollution Issues	None Identified
Flood Risk	No issues identified at the moment
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would be an incursion into attractive countryside on a prominent site with significant adverse impact. Development would be outside the existing built up form. Some services and facilities may not be within walking distance. The site is considered unsuitable from a highways point of view.

3/SP/03	
SITE DETAILS	
Site Name	Land and Allotment Gardens
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	1.09
Estimated Yield	33
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with nearby uses which are residential and agriculture
Relationship to Settlement	Development would not consolidate the built up form of the settlement and would be an uncontained extension increasing sprawl along the dale road
Highways/ Access Issues	Unacceptable unless major improvements made to unclassified road and junction with A689.
Landscape Impact	Development would have significant adverse residual impact given that the site lies in an Area of High Landscape Value and it comprises of a large incursion into attractive countryside overlooked by the Area of Outstanding Natural Beauty. The site itself is poorly related in terms of location to the existing built form and would increase sprawl along the dale road.
Biodiversity Impact	Further investigation required by developer. 800m from Greenfoot Quarry SSSI and Stanhope Dene LWS
Heritage Impact	The site lies within Stanhope's Conservation Area and its development is likely to have a major negative impact given that the land forms part of the surrounding agricultural land which is important to the character and setting of the conservation area an
Open Space Issues	Just under 30% of the site the eastern corner is identified in the OSNA as allotments OSNA ID:OSNA1602
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Topographical features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site, part of which comprises of allotments, would form an uncontained extension and will not consolidate the boundary of the built environment. Significant adverse impact on the landscape and heritage. Highways consider the site to be unsuitable unless major improvements were made.

3/SP/05	
SITE DETAILS	
Site Name	Land Rear Weardale Pool,
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.40
Estimated Yield	12
Land Typology	Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0007
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprising of parkland, residential and leisure are considered compatible.
Relationship to Settlement	Development would form an uncontained incursion into historic parkland beyond the main built up form of the settlement.
Highways/ Access Issues	Visibility requirements would necessitate the demolition of significant lengths of existing wall. (not required for single dwelling as per planning application).
Landscape Impact	Development would have a significant adverse impact on Castle Park which is designated as a Park and Garden of Local Interest. It would also have a significant adverse residual landscape and visual impact being an incursion into attractive historic parkland.
Biodiversity Impact	No known issues. Although there may be possible negative woodland impact.
Heritage Impact	The land forms part of the green recreational space within the heart of the village development would be harmful to the character and appearance of the Conservation Area, mitigation would not assist in reducing harm. Adjacent to medieval manor-house so p
Open Space Issues	The site forms part of a much larger site identified in the OSNA under Parks and Gardens of Local Interest OSNA ID:OSNA2121
Pollution Issues	None Identified
Flood Risk	Site is partly located in flood zones two and three as defined by the environment agency. There are also surface water issues. Advice from the Environment Agency should be sought prior to development.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Planning application 3/2013/007 has been approved for conversion of the existing barn to a dwelling. Together with the land allocated for the dwelling this would mean the site was not available for development. In any event on landscape and heritage grounds it is considered the site should not be developed further. Highways consider that a larger development would necessitate the demolition of significant

	lengths of the existing wall which would affect the character of the area.
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3/SP/08	
SITE DETAILS	
Site Name	Land west of 21 Balmana
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses agriculture and residential are compatible.
Relationship to Settlement	The site is contained on two and a half sides by dwellings and on the other part by countryside.
Highways/ Access Issues	Site does not abut the adopted public highway. Therefore there is an adoption issue. Also, there are are sight visibility issues.
Landscape Impact	Development would have a significant adverse residual landscape and visual impact. In some respects development would make rational consolidation but it would be likely to affect the setting of the conservation area and listed buildings: the built heritage should be a key factor here.
Biodiversity Impact	No issues identified.
Heritage Impact	The site lies on the northern edge of Stanhope Conservation Area and close to the Methodist Chapel (Grade II Listed Building). The loss of the small parcel of land for residential use is unlikely to be harmful to the character or appearance of the conserv
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	No Topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would have a significant adverse residual landscape and visual impact. Given heritage issues development would need to respond to the sites constraints and local character . The site is near some services and facilities. However, in terms of highway access there are adoption and sight visibility issues.

3/SP/09	
SITE DETAILS	
Site Name	Fairfield House
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.43
Estimated Yield	13
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining residential and agricultural land use.
Relationship to Settlement	The site being located on the edge of the settlement is contained on two sides by existing development with planning approval for residential development to the eastern boundary of the site.
Highways/ Access Issues	The site is suitable.
Landscape Impact	The site forms part of the urban/developed area. Development would result in a significant adverse residual landscape and visual impact. Further, the site contains mature trees important to the character of the conservation area and some of which are covered by TPO. Comprehensive development would lead to significant adverse impacts on these.
Biodiversity Impact	Loss of trees, tree protection needed
Heritage Impact	The loss of the small parcel of land for residential use is unlikely to be harmful to the character or appearance of the conservation area or its setting; this would be dependant upon the density, scale, design etc of the development which would need to r
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known flood risk
Topography	No topographical barriers to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site had lapsed permission for 34 apartments and car parking partly involving the conversion of Fairfield House. The house has recently undergone major restoration and is now offering boutique hotel style self catering accommodation. The site is not available for residential development.

3/SP/10	
SITE DETAILS	
Site Name	Land at Fairfield Cottages
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.47
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2014/0008
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and agriculture which are considered compatible with a housing development.
Relationship to Settlement	The site is in the edge of the settlement but contained within the existing settlement lines
Highways/ Access Issues	Highways consider the site's suitability to be conditional. Poor footway links to town incapable of improvement on Union Lane. May be acceptable site if low density.
Landscape Impact	The site is within a LCPA and development would have significant adverse residual impact. It would result in the loss of attractive open garth which is important to the setting of the conservation area on a prominent site.
Biodiversity Impact	No issues identified at the moment
Heritage Impact	Development of the site would result in the loss of attractive open garth which is important to the setting of the conservation area on a prominent site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The slopes up to the north with power lines to the northern edge.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	Undefined
Outcome of Assessment	Development would have significant adverse residual impact. It would result in the loss of attractive open garth which is important to the setting of the conservation area on a prominent site.

3/SP/15	
SITE DETAILS	
Site Name	Land West of East Lane
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.41
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses of residential, allotments and agriculture are compatible.
Relationship to Settlement	The site would for an extension into greenfield land but contained within the built up environment.
Highways/ Access Issues	Unsuitable as there is no access to the adopted highway. Also, the nearest highway on Coronation Avenue is sub-standard in width.
Landscape Impact	Development would have some adverse residual impact. Development could, however, be considered a logical consolidation.
Biodiversity Impact	No issues identified
Heritage Impact	The site lies in close proximity to the Stanhope Conservation Area and development is likely to have a major negative impact given the land forms part of the wider landscape setting of the Conservation Area and its loss would adversely affect it setting,
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst development could be seen as a logical extension it is likely to have a major negative affect on the setting of the Conservation Area. Further, highway access to the site is unachievable.

3/SP/16	
SITE DETAILS	
Site Name	Newfield Quarry
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	5.45
Estimated Yield	164
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is not attached to the town and will not consolidate the boundary of the built environment. Would have a significantly adverse impact on the landscape. Access would not be possible.

3/SP/18	
SITE DETAILS	
Site Name	Shittlehope Burn Farm
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	0.56
Estimated Yield	17
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0060
SITE ASSESSMENT	
Adjacent Uses	There maybe compatibility issues re. adjoining employment uses. Other uses are agriculture which is compatible.
Relationship to Settlement	The site is on the edge of the settlement and development would be prominent and would extend the settlement
Highways/ Access Issues	Any additional site should utilise the same access as consented.
Landscape Impact	Significant adverse residual landscape and visual impact given that the site lies in an Area of High Landscape Value and it comprises of a large incursion into attractive countryside overlooked by the Area of Outstanding Natural Beauty. Some of the land had previously been allocated for employment - in principle housing could have lower impacts than employment uses or partially screen existing large buildings. There will be a lower impact if only part of site developed and there is substantial structural landscaping.
Biodiversity Impact	Mitigation would be required as the site is within 500m of North Pennine Moors SAC and SPA (and Littleburn Woods LWS)
Heritage Impact	Archaeological potential yet to be determined. No design and conservation issues identified.
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	The site is within a flood zone. Mitigation would be required. Part of site is in FZ3A High Prob
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has now been developed out with 23no. affordable units.

3/SP/19	
SITE DETAILS	
Site Name	Shittlehope Burn Farm
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	1.35
Estimated Yield	41
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00373/OUT
SITE ASSESSMENT	
Adjacent Uses	Adjoining use of agriculture and residential is compatible.
Relationship to Settlement	The site is located on the edge of the settlement beyond the main built up form, only partly contained by existing development, while projecting into the open countryside in the direction of the river.
Highways/ Access Issues	The Local Highways Authority raised no objection subject to condition requiring details of highways construction at new access point to Centenary Close.
Landscape Impact	Development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	No known issues
Heritage Impact	In response to the current planning application the general principle of appropriate residential development in this location is considered acceptable and the indicative layout has been the subject of pre application discussions. The critical design issue
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Environment Agency had no objections to development subject to conditions relating to surface water run-off and finished floor levels
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Planning application (outline) to develop the site for 32 dwellings approved by South West planning committee on 22 October 2015.

3/SP/20	
SITE DETAILS	
Site Name	Newton House
Settlement	Stanhope
Local Plan Monitoring Area	West
Developable Area	1.02
Estimated Yield	31
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/SS/01	
SITE DETAILS	
Site Name	Land East of Gladstone Terrace
Settlement	Sunniside
Local Plan Monitoring Area	Mid
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grassland. Residential properties exist to the west of the site, otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is within a peripheral location to the built form of the settlement. It is contained on just one side and its development would represent an incursion into the open countryside.
Highways/ Access Issues	Unsuitable - This site is poorly served by a poor condition public highway network lacking in footways. A public footway would be required to the west towards the junction of the B6299 Front Street in the vicinity of no. 70, Front Street. The existing Byway leading from the site to the south towards junction on the B6299 Front Street abutting The Comedian Public House would need to be brought up to adoption standard and would involve a considerable amount of third party land.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is approx. 220m from GCNs and 530m from Stanley Moss (CWS), both of which are connected by PROW.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site falls gently west to east. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	A highways access is not achievable at this site and its development would result in a significant adverse residual landscape and visual impact. For these reasons it is unsuitable for housing. There are further concerns with regards the sustainability of the site in terms of access to services and facilities.

3/SS/03	
SITE DETAILS	
Site Name	Land adjacent to the Paddock,
Settlement	Sunniside
Local Plan Monitoring Area	Mid
Developable Area	0.40
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03564/FPA
SITE ASSESSMENT	
Adjacent Uses	The land is an area of grassland, a structure exists of the site, partly built. Residential properties exist to the east and west of the site, otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site forms a triangular parcel of land enclosed by the B6299 to the south and a further road to the north. To the east of the site is The Paddock, a small recent housing development. To the west of the site are two dwellings.
Highways/ Access Issues	Access must be from B6299 Front Street in accordance with Outline Planning for a maximum of 9 dwellings. The junction radii must be 10 metres.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is approx. 500m from GCNs and 800m from Stanley Moss (CWS), both of which are connected by PROW. As such development may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, structure exists on the site that would need to be removed. Not considered to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is well related to the settlement and has previously had outline planning permission for residential use. Whilst there are few services and facilities in Sunniside there is good public transport links to Crook. Furthermore, it does not present any unacceptable constraints that would preclude residential development.

3/SS/04	
SITE DETAILS	
Site Name	Land Rear 54-57 Front Street
Settlement	Sunniside
Local Plan Monitoring Area	Mid
Developable Area	2.28
Estimated Yield	68
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently agricultural land with some residential properties to the north. The wider character of the area is open countryside. In view adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained on only one side (northern edge) and its development would represent a significant and illogical extension southwards that would be out of character with the scale and form of the settlement.
Highways/ Access Issues	This site would need to be accessed via a new adoptable road onto the B6299 Front Street running through the adjacent Site Ref. 3/SS/06. Additional pedestrian linkage onto the B6299 Front Street should be created where this site abuts the B6299 Front Street.
Landscape Impact	This site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is approx. 410m from GCNs and 650m from Stanley Moss (CWS), both of which are connected by PROW. As such development may increase levels of local recreational pressure. Site also borders habitat creation for Park Wall North opencast mine restoration. Southern boundary of the site should be withdrawn by 15 metres.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site slopes gently southwards, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent a significant and illogical extension southwards that would be out of character with the scale and form of the settlement, and result in a

	significant adverse residual landscape and visual impact. Whilst there are few services and facilities in Sunnyside there is good public transport links to Crook.
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3/SS/06	
SITE DETAILS	
Site Name	Land rear 54-57 front street
Settlement	Sunniside
Local Plan Monitoring Area	Mid
Developable Area	1.06
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03471/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. To the north of the site and west of the site are residential properties. The wider character of the area is open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located south of the B6299 which is characterised by a linear form of development fronting the road. Part of the site could potentially be developed out to replicate this with frontage development, however, backland development would be out of
Highways/ Access Issues	Access via new adoptable road onto B6299 Front Street. Existing public transport facility may need to be adjusted to accommodate maximum separation from the staggered junction opposite into The Paddock. Only 2 buses per hour.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development of the site would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is approx. 420m from GCNs and 700m from Stanley Moss (CWS), both of which are connected by PROW. As such development may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	A small part of the site has planning permission for three dwellings along the road frontage. There are concerns with regards to the sustainability of the site, the site provides the most logical development site for housing within Sunniside. Frontage infill may be most suitable which is unlikely to

	<p>provide a high yield n terms of the number of dwellings. Backland development would be out of character to the settlement form and raises concerns regarding scale of development, therefore the full extent of the site is unsuitable for housing.</p>
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3/SS/07	
SITE DETAILS	
Site Name	Land to rear of Front Street
Settlement	Sunniside
Local Plan Monitoring Area	Mid
Developable Area	0.70
Estimated Yield	21
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing located to the south and open countryside to the north. The development of the site for housing would be consistent with adjacent land uses.
Relationship to Settlement	The settlement pattern of Sunniside is predominantly linear form with development either side of the main road through the village. Development of this site would comprise backland development which would not relate well to the settlement pattern/form.
Highways/ Access Issues	No suitable access from south. Third party land to east required in order to widen (unclassified 25.12) highway in order to serve development.
Landscape Impact	Small urban edge not prominent in wider landscape.
Biodiversity Impact	The land appears to be rough pasture and is close to several ponds. Full biodiversity surveys will be required before the possible impact of development on biodiversity can be ascertained.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site does not relate well to the existing settlement pattern/form. There are further concerns with regards the sustainability of the site in terms of access to services and facilities.

3/ST/02	
SITE DETAILS	
Site Name	Land to the east and south of 14 &15 High Road
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	1.17
Estimated Yield	35
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA394
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been developed.

3/ST/04	
SITE DETAILS	
Site Name	Land at Low Stanley Farm
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	1.15
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is agricultural land, some isolated housing bound the site alongside agricultural buildings. The wider character of the area is open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is within a peripheral location to the built up form of the settlement. It is only partially contained by agricultural buildings and an isolated terrace of houses.
Highways/ Access Issues	This site is poorly located in terms of encouraging non-car travel modes. While it is likely that an adequate vehicular access junction could be installed, off site footway works would be required on Wolsingham Road. Even if linking a new footway eastward to Arthur Terrace, Arthur Terrace is substandard in width, without footways, subject to parking, and incapable of improvement. Overall, a poor location in sustainability terms.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact on account development would be an incursion into countryside poorly related to main settlement.
Biodiversity Impact	No known issues.
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within a peripheral location to the built up form of the settlement. It's development would be out of character with the existing settlement form, resulting in a significant residual landscape and visual impact.

3/ST/05	
SITE DETAILS	
Site Name	Land to the south of Jobson Terrace
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	0.60
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is substantially surrounded by housing and its development for housing would be compatible with existing uses.
Relationship to Settlement	The site is well located within the settlement with new housing development adjacent to the north and also the south.
Highways/ Access Issues	SUITABLE: Footway, carriageway, and street lighting improvements required.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development would result in some adverse residual landscape and visual impact. Part of the site is open space which would elevate the impact to significant adverse unless open space needs accommodated as part of development of wider area.
Biodiversity Impact	No known issues.
Heritage Impact	No known issues.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA765
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in use as children's play space. It's development would not be supported by the Open Space Needs Assessment (OSNA) and is unsuitable for housing for this reason.

3/ST/07	
SITE DETAILS	
Site Name	Land adjacent to 17 Alma Terrace
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	1.39
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2006/0780 3/2006/0779 3/2007/0739
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA2785
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been developed.

3/ST/08	
SITE DETAILS	
Site Name	Land East of High Road
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	1.69
Estimated Yield	51
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a paddock. Neighbouring land uses are further paddocks and sporadic residential properties. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is predominantly contained within the settlement. Development would provide a logical consolidation.
Highways/ Access Issues	Unsuitable - Surrounding highway network is inadequate and cannot be improved. Remote from settlement.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development would result in some adverse residual landscape and visual impact. Development would represent logical consolidation of the settlement pattern/form.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would potentially consolidate this part of the settlement, and recent residential development has been built out to the south of the site. However, the site is not considered accessible as the surrounding highway network is inadequate and the site is therefore unsuitable.

3/ST/09	
SITE DETAILS	
Site Name	Land east of High Road south of Jobson Terrace
Settlement	Stanley Crook
Local Plan Monitoring Area	Mid
Developable Area	1.26
Estimated Yield	38
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is predominantly vacant, although there is some evidence of allotments on the site. The site lies adjacent to 3/ST/02 which is currently under construction. To the north of the site is accessible open space with new dwellings immediately north of
Relationship to Settlement	The site is predominantly contained within the settlement. Development would provide a logical consolidation.
Highways/ Access Issues	The site does not adjoin the public highway, and intervening land would be required to connect the site to Wooley Terrace. The completed development to the west (3/ST/02) has not been developed in a manner where access would be taken from that site.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and development would have a neutral landscape and visual impact. Loss of openness in views from some properties balanced by removal of derelict structures.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA765
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would provide a logical consolidation of the settlement, however, the site does not adjoin the public highway, and intervening land would be required to connect the site to Wooley Terrace, so it has not been demonstrated how an acceptable vehicle access could be achieved.

3/ST/10	
SITE DETAILS	
Site Name	Land to the north of Jobson Terrace
Settlement	Billy Row
Local Plan Monitoring Area	Mid
Developable Area	0.60
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2007/0552
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The suitability of this site for housing was established through the grant of planning consent. The site is under construction with a number of the units built and occupied.

3/TL/01	
SITE DETAILS	
Site Name	Pennine Road
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	3.78
Estimated Yield	113
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjoining use comprises mainly of open space which is compatible with residential use.
Relationship to Settlement	Development would comprise of a significant intrusion into the open countryside forming an uncontained extension beyond the main existing built up form.
Highways/ Access Issues	Moderate highway improvements required. Road access is available from the north of the site and a small road is present to the south. The presence of the existing farm house suggests utilities are in close proximity. Access onto A 68 existing
Landscape Impact	Significant adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would cause a significant intrusion into the open countryside. The uncontained extension would result in significant adverse impacts in landscape terms.

3/TL/03	
SITE DETAILS	
Site Name	High West House Farm
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	4.12
Estimated Yield	124
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining residential and agricultural uses.
Relationship to Settlement	Would form an uncontained extension beyond the existing built up form.
Highways/ Access Issues	Unsuitable given that the site does not abut the adopted public highway. Also, doubt over whether an access suitable for adoption can be created.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development would constitute a large incursion into open countryside resulting a significant adverse residual landscape and visual impact.
Biodiversity Impact	Improved grassland. No known ecological issues.
Heritage Impact	The site is within the setting of Grade II listed Church of St Philip and St James to the south. There is a potential for a negative impact and mitigation would need to ensure that the potential erosion of rural setting and views towards the church if the
Open Space Issues	Education, OSNA ID:OSNA1486
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained and extends into open countryside. Development would result in significant adverse landscape impacts and has the potential to impact on the setting of Grade II listed buildings.. Highway access issues.

3/TL/04	
SITE DETAILS	
Site Name	Tow Law Auction Mart
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	1.44
Estimated Yield	43
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2005/0069
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses Amenity Mitigation Issues: Opportunity to enhance
Relationship to Settlement	None identified
Highways/ Access Issues	Moderate highway improvements required. The site has good highway access and suggested available utilities in proximity due to the surrounding dwellings.
Landscape Impact	None identified. Opportunity to enhance
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required. A scheduled monument exists on this site (auction market) but there may be plans to re-locate the monument. This may need to be checked with the heritage team.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA151
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has Planning Permission and is almost completed.

3/TL/04a	
SITE DETAILS	
Site Name	Tow Law Auction Mart
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	0.38
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00313/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has now been developed out with 15no. units.

3/TL/05	
SITE DETAILS	
Site Name	Naismith Grove
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	0.89
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which comprise of greenspace, residential and possibly employment (unless it is demonstrated that there are bad neighbour issues).
Relationship to Settlement	The site is contained within the built up form of the settlement.
Highways/ Access Issues	Suitable. No objection to principle of housing. Footway improvements required.
Landscape Impact	Neutral landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is located within the built up extent of the settlement. Highway access is suitable. The site is within a Local Centre with access to some services and facilities.

3/TL/06	
SITE DETAILS	
Site Name	1 to 11 Naismith Mews
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/00240/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is built out.

3/TL/07	
SITE DETAILS	
Site Name	Land at Weardale Crescent
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	0.74
Estimated Yield	22
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses comprising residential and greenspace.
Relationship to Settlement	The site is on the edge of the settlement . However, it is contained by the existing built up development.
Highways/ Access Issues	Unsuitable. Access road and footways do not meet modern standards and are unsuitable to serve additional development.
Landscape Impact	Some adverse residual landscape and visual impact
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA451
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Feature(s) exist which may impact upon layout/design. There are also major level issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is on the edge of the built up extent of the settlement, with reasonable access to services in the village centre. Most of the site is identified in the Open Space Needs Assessment (OSNA) as Amenity Open Space. While there is a good supply of amenity open space in the ward, this site appears well-kept and utilised by the community. Highway access is problematic, and while the smaller portion of land may be suitable for several units it does not offer a significant supply for inclusion as an allocated site, especially given the highway constraints which would impact upon viability and deliverability. Should sites be required from this tier of settlements there are better alternative sites available in Tow Law.

3/TL/08	
SITE DETAILS	
Site Name	Ironworks Road
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	1.59
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with the adjoining uses of residential and open space.
Relationship to Settlement	The site is located on the edge of the settlement, but is contained by existing built up development.
Highways/ Access Issues	Highway access is conditional given that proximity of access to Tow Law FC building to south casts doubt on whether secure safe adoptable access with Ironworks Road is possible. Needs to be demonstrated.
Landscape Impact	Some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is largely on the edge of the settlement. Despite this the site is greenfield agricultural land - development would result in some adverse landscape impacts. There is no suitable highways access.

3/TL/09	
SITE DETAILS	
Site Name	Land south of Valley Close
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses comprising of agricultural use, churchyard, residential and sports ground.
Relationship to Settlement	The site is located within the built up environment of the settlement.
Highways/ Access Issues	Substandard existing access road linking site to Ironworks Road. Requires highway improvements to Valley Close, and its junction with Ironworks Road, both upon third party land. No certainty of these being deliverable.
Landscape Impact	Some adverse residual landscape and visual impact
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined.
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1489
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is greenfield on the edge of the main built up area. Highways access is possible however it would require major engineering works which would impact upon viability and requires third party land. This presents a technical constraint and it is uncertain that this can be overcome. Development would result in some adverse landscape impacts.

3/TL/10	
SITE DETAILS	
Site Name	Inkerman Depot
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	2.93
Estimated Yield	88
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses that comprise of agriculture and residential. However, there may be issues in relation to the scrap / storage usage adjoining a part of the site.
Relationship to Settlement	Site would form an uncontained extension beyond the main built up area of the settlement.
Highways/ Access Issues	Suitable access via new adoptable road onto A68.
Landscape Impact	Some adverse residual landscape and visual impact and the site is poorly related to existing built up form.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required by developer. A post medieval coke oven exists on site so further information may be required in respect of safeguarding or mitigation measures. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No topographical barriers to development identified.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing built form and requires significant remediation to prepare it for development. While the site has benefited from Planning Approval this expired in February 2013. Given the concerns relating to marketability in the Tow Law area generally, and the costs of development it is not considered an unsuitable site for development.

3/TL/11	
SITE DETAILS	
Site Name	Armond Carr Works
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	1.65
Estimated Yield	50
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/TL/12	
SITE DETAILS	
Site Name	Wards End
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/TL/13	
SITE DETAILS	
Site Name	Dans Castle and Extension
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	0.57
Estimated Yield	17
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development would be compatible with adjoining uses of housing and greenspace. However, there may be bad neighbour issues in relation to types of employment use.
Relationship to Settlement	The site would form an uncontained extension into the open countryside beyond the main built up area of the settlement.
Highways/ Access Issues	Unsuitable as the site does not abut the adopted public highway.
Landscape Impact	Development would have a significant adverse residual landscape and visual impact. This would constitute an incursion into open fell landscape. The land is registered as common land so development would presumably not be permitted.
Biodiversity Impact	Possible Biodiversity Action Plan habitat and adjacent to Durham Nature Reserve.
Heritage Impact	Possible remains of Stockton-Darlington railway North East end of site. Preliminary Desktop Evaluation required. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement and adjacent to industrial uses. Access is possible however it would be through a safeguarded industrial estate which would not be acceptable in planning terms. The site contains overhead wires. The location and low quality of the surrounding environment, as well the poor marketability of the area, are likely to impinge upon the viability and feasibility of developing the site.

3/TL/14	
SITE DETAILS	
Site Name	Church Lane Field
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	3.84
Estimated Yield	115
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises a green field adjoining other fields, a listed church and land in residential use. Therefore there should be no compatibility issues.
Relationship to Settlement	Would form an uncontained incursion into the open countryside beyond the existing built up form without consolidating the settlement boundary.
Highways/ Access Issues	<p>An adoptable access junction cannot quite be installed on solely the coloured SHLAA subject land or public highway verge (intrudes into land leading to Church). In practice I consider that the Church access land would need to be under the control of the enquirers, not only to alter the latter's access point given close proximity, but to have a better chance of meeting sight visibility requirements from an adoptable junction theoretically serving a large site.</p> <p>As you observe, land abutting the south east of the SHLAA site is not under the apparent control of the enquirer and would have to be in order to be able to construct an adoptable highway to serve it.</p>
Landscape Impact	Development would result in a large incursion into the open countryside with a significant adverse landscape and visual impact.
Biodiversity Impact	The site has no known ecological issues.
Heritage Impact	Development would have a high heritage impact on the setting of St. Philip and St James Church which is Grade II listed. Similar issues to 3TL03 but with 3TL14 unlikely that mitigation could remove the harm. Archaeological potential yet to be determine
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2716
Pollution Issues	None Identified
Flood Risk	Overland Flow Route which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	There appears to be no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site would form an uncontained incursion into the open countryside with a significant adverse landscape and visual impact. The Listed Church's access land would need to be under the control of the enquirers, in order to be able to construct an adoptable highway to serve the site. Further, the access and the development itself would also have potential for a major negative impact on the listed church.
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3/TL/15	
SITE DETAILS	
Site Name	Land North Of Smith Street
Settlement	Tow Law
Local Plan Monitoring Area	Mid
Developable Area	1.72
Estimated Yield	52
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2003/0267
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Commitment

3/TR/02	
SITE DETAILS	
Site Name	Land to the south of Addison Road.
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	2.99
Estimated Yield	90
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is on the opposite side of Addison Road which is a residential area therefore compatible with the existing uses surrounding.
Relationship to Settlement	Site lies adjacent existing residential development areas of the Toronto settlement.
Highways/ Access Issues	Access may be taken from the apex of the bend on Jubilee Street
Landscape Impact	Development in this location is likely to have a significant adverse visual impact on the landscape.
Biodiversity Impact	Development likely to have a significant adverse impact on local/ national wildlife species/ habitats
Heritage Impact	No impacts on Heritage assets is expected.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding risk indicated.
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not well contained in the landscape and development would therefore create a significant landscape impact. The site lies within a small village which has very limited service provision therefore outward trips are essential to inhabitants for services/facilities and there is a low level of accessibility in terms of linkage with other main centres by bus. The site is not within a catchment of employment/ retail opportunities of regional or national significance and local employment is beyond walking distance.

3/TR/03	
SITE DETAILS	
Site Name	Land at Needless Hall
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	1.43
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/TR/04	
SITE DETAILS	
Site Name	Former Brickworks
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	2.38
Estimated Yield	71
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/TR/05	
SITE DETAILS	
Site Name	Land north of Jubilee Street
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	4.83
Estimated Yield	145
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises rough pasture sloping south down to the river. Housing would be compatible with the adjoining uses of residential, highways and pasture land.
Relationship to Settlement	The site has a poor relationship with the settlement being contained by one boundary. It would not consolidate the settlement boundary protruding into the countryside.
Highways/ Access Issues	DCC Highway Engineers - Acceptable, offsite footway improvements required.
Landscape Impact	Site is located within a Landscape Improvement Priority Area (LIPA) and development would result in a significant adverse residual landscape and visual impact on account it would represent a large visually prominent incursion into open countryside.
Biodiversity Impact	buffering of river corridor / habitat improvements
Heritage Impact	Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site has some limited surface water flooding issues and further investigation by the proposer is suggested to determine if mitigation measures are necessary.
Topography	Site is relatively flat , however it slopes significantly at the southern end down towards the river.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Large visually prominent incursion into open countryside. Poor relationship with settlement. Large compared with existing settlement. Significant adverse residual landscape and visual impact.

3/TR/06	
SITE DETAILS	
Site Name	Land Needless Hall Site 2
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	0.37
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/TR/07	
SITE DETAILS	
Site Name	Land East of Needless Hall
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	0.26
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/TR/08	
SITE DETAILS	
Site Name	Land West of Needless Hall
Settlement	Toronto
Local Plan Monitoring Area	South
Developable Area	2.13
Estimated Yield	64
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/W0/16	
SITE DETAILS	
Site Name	Harelaw Farm
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	1.24
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site is poorly related to the settlement and is effectively detached. There are significant adverse landscape concerns regarding the development of this site.

3/WA/01	
SITE DETAILS	
Site Name	Land adjacent to Oakley Farm
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.07
Estimated Yield	32
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2005/0279
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA1223
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site completed

3/WA/02a	
SITE DETAILS	
Site Name	Land north of Aptec Enterprise Park
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	3.49
Estimated Yield	105
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	An industrial unit is located to the West of the site. The site is allocated industrial land within the Local plan, however, the ELR recommends that the site be de-allocated. Amenity Mitigation Issues: Further investigation by applicant required to es
Relationship to Settlement	Although the site falls within what now could be seen as the settlement boundary - the bypass, the site is hard to access and is bordered by factory and cemetery appears detached from settlement and uncontained.
Highways/ Access Issues	The site has no direct highway access, so achieving a vehicular access would require significant highway improvements.
Landscape Impact	Straggling incursion into open countryside poorly related to settlement form. Includes areas prominent from A688 in the west and wet floodplain in the north. Likely to have some significant residual landscape and visual effects. Loss of attractive floodplain farmland with strong hedgerow network.
Biodiversity Impact	None Identified
Heritage Impact	The site is adjacent to the remains of the Stockton and Darlington Railway which is a scheduled monument. The site is also larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA375
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The southern half of the site is all flood zone 1 and is developable. Approximately the northern third of the site lies in functional floodplain and is not developable. Further investigation required by proposer to determine mitigation measures, or extent
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of this site would result in a significant adverse residual landscape and visual impact on account it would represent an extension into open countryside, poorly related to existing built form. It is also prominent from A688 in the west and wet floodplain in the north. The site has no direct highway access, so significant highway improvements would be required which would have implications for viability. The northern part of the site is functional floodplain and not developable. Site has poor access to services and facilities within the town, as well as public transport.
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3/WA/02b	
SITE DETAILS	
Site Name	Land north of Aptec Enterprise Park
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.50
Estimated Yield	75
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	An industrial unit is located to the West of the site. The site is allocated industrial land within the Local plan, however, the ELR recommends that the site be de-allocated. Amenity Mitigation Issues: Further investigation by applicant required to es
Relationship to Settlement	Although the site falls within what now could be seen as the settlement boundary - the bypass, the site is hard to access and is bordered by factory and cemetery appears detached from settlement and uncontained.
Highways/ Access Issues	The site has no direct highway access, so achieving a vehicular access would require significant highway improvements.
Landscape Impact	Incursion into open countryside of floodplain. Relatively compact form. Visible from settlement edge and PROW but not prominent in wider views.
Biodiversity Impact	None Identified
Heritage Impact	Site is close to the boundary of the West Auckland Conservation Area but seperated by existing development and unlikely to have any impact upon its setting. Adjacent to the remains of the Stockton and Darlington Railway which is a scheduled monument. T
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The southern half of the site is all flood zone 1 and is developable. Approximately the northern third of the site lies in functional floodplain and is not developable. Further investigation required by proposer to determine mitigation measures, or extent
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent an incursion into open countryside of floodplain. Relatively compact form.

	<p>Visible from settlement edge and PROW but not prominent in wider views. The site has no direct highway access, and the northern part of the site is functional floodplain and not developable. Site has poor access to services and facilities within the town.</p>
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3/WA/03	
SITE DETAILS	
Site Name	Land south of Oakley Cross Beck
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.68
Estimated Yield	20
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Yes compatible allotments and residential site borders beck.
Relationship to Settlement	Site is not well related to the town centre, although services are available within West Auckland. Poor access to secondary schools and colleges but bus service is good and would need to be retained.
Highways/ Access Issues	Acceptable visibility, no major issues.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. Loss of amenity open space (OSNA) which appears to be under-used. If it was considered acceptable it should be reduced in the north to leave out the stream corridor.
Biodiversity Impact	Adjacent to stream would require significant reduction in deveopable area away from stream.
Heritage Impact	No designated assets on the site. The site is not within the setting of a designated heritage asset.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA176
Pollution Issues	None Identified
Flood Risk	Land adjacent to low lying Oakley Cross Beck which falls within the flood zone. Northern half of the site is within FZ2
Topography	Site flat trees to western perimeter. Access to site via gate and protected by boulders.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is surrounded by residential dwellings and is well contained within the settlement. However, the site is unsuitable as it is amenity open space providing access to the adjacent allotments. The northern half of the site falls within Flood Zone 2 and is at risk of flooding.

3/WA/04a	
SITE DETAILS	
Site Name	South of West Auckland Football Ground
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	9.87
Estimated Yield	296
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes with West Auckland's football ground located to the north of the site. Residential properties are situated beyond that with an industrial unit adjoining the east boundary of the site. The southern bound
Relationship to Settlement	The site is located on the edge of West Auckland and adjoins the settlement on only one side (uncontained) with open countryside further to the South. Development of the site in its entirety would represent a significant extension to the settlement, howe
Highways/ Access Issues	Significant highway improvements required. Internal roads on adjoining site to north not sufficient to withstand development of this site. Proposed access via land to west of Smurfitt is not suitable. No access from West Auckland Bypass.
Landscape Impact	<p>The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. This assumes robust structural landscaping to southern perimeter.</p> <p>Previously the boundary for 04a was the long rectangular field to the south of West Auckland Football Ground. The southern area of that site boundary extends into open countryside, so if the site was developed in its entirety, a significant adverse landscape and visual impact would accrue.</p> <p>The northern area of the site is better related to the settlement and could be developed with a more compact form to reduce landscape / visual impact and sprawl and in conjunction with 3/WA/04B). This would reduce the landscape and visual impact to 'adverse' which would be considered more acceptable. Peripheral and structural landscaping would be required.</p>
Biodiversity Impact	No known ecological issues.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.

	The site is located within the setti
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2436
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	North eastern corner of the site is in flood zone 2 (medium probability risk). Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and enclosed by hedgrerows. No barriers to development apparent.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site in its entirety would need robust structural landscaping to southern perimeter to ensure the landscape impact would be within acceptable parameters. Without which development would be a protrusion into the countryside. If development was constrained to the northern portion of the site only, it would be better related to the existing form of development and would lessen the landscape impact to a more acceptable level. The northern portion of the site could potentially be developed in conjunction with 3/WA/04B to provide a comprehensive form of development but the entirety of this site could not be served from the site which has been developed to the north, and no access is possible from West Auckland Bypass. Significant expansion of settlement would change nature and character of the settlement and have a negative impact on the Conservation Area.

3/WA/04b	
SITE DETAILS	
Site Name	Land to East of West Auckland Football Ground
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	2.29
Estimated Yield	69
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has industrial/business premises located to the South/East, residential areas to the North and West Auckland FC to the West. The layout/design of the site would need to take into consideration the adjacent industrial uses and noise attenuation me
Relationship to Settlement	Site is currently contained on 3 sides and would represent a relatively well contained extension to the settlement. Site could also be developed in conjunction with the northern part of the adjoining site (3/WA/04B).
Highways/ Access Issues	Recent discussions between landowners consultant (Tim Speed) and the Council Highway Dept (Dave Stewart) has ascertained that an acceptable vehicle access can be achieved from Oakley Grange Farm to the north of the site. The large shed to the south east of the potential access would be removed, which would provide the necessary visibility to the right.
Landscape Impact	The development of this site would require structural landscaping. Despite this form of mitigation some adverse landscape and visual impact will remain, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is mostly in flood zone 2 (medium probability) with some areas in flood zone 1. Further investigation required by proposer (FRA) to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flo
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is contained within the settlement with good access to facilities within West Auckland. An acceptable vehicular access is achievable and development would be sustainable. An Flood Risk Assessment would need to accompany a planning application as the site is within Flood Zone 2 (medium probability).

3/WA/07	
SITE DETAILS	
Site Name	Football Ground
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.90
Estimated Yield	27
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a football pitch. To the north of the site is a new housing estate with open farmland surrounding the site to the east and south. The development of the site for housing would be compatible with adjacent uses, although a no
Relationship to Settlement	The site is contained on two sides (western and northern) and development would not encroach significantly into the countryside.
Highways/ Access Issues	Access from existing housing estate road (Oakley Manor) acceptable but no direct access available on site as shown, because buildings associated with the football ground are not shown within the site. Site could also be developed in conjunction with 3/WA/04B.
Landscape Impact	The development of this site would result in a significant adverse landscape and visual impact, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No issues identified.
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA1223
Pollution Issues	None Identified
Flood Risk	The site is entirely flood zone 2 so developable providing a suitable FRA is submitted.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is substantially surrounded by housing and development would not encroach significantly into the countryside. Development would result in the loss of a playing pitch, with no plans to relocate.

3/WA/08a	
SITE DETAILS	
Site Name	East of Staindrop Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.27
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing residential properties to the north, with agricultural land to the east. The bypass abuts the southern boundary of the site. In view of adjacent uses housing would be compatible with existing uses, although the proximity of the bypass
Relationship to Settlement	The site is located on the edge of West Auckland and adjoins the settlement on only one side (uncontained) with open countryside further to the South. The site represents a clear boundary between the built up area and the bypass to the south, and provi
Highways/ Access Issues	Protected right turn lane required at site entrance (at north western corner of the site).
Landscape Impact	Development would represent an incursion into countryside beyond well defined settlement edge, resulting in some adverse residual landscape and visual impact. Housing would be partially screened behind highway earthwork.
Biodiversity Impact	No issues identified
Heritage Impact	No issues identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Western and eastern edges of site just within flood zone 2
Topography	Flat site, partially screened from bypass by trees.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of West Auckland and represents a clear boundary between the built up area and the bypass to the south, and provides a rural setting to the settlement. Development of the site would cause harm to the

	scale and form of this part of the settlement as the urban area merges with the countryside.
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3/WA/08b	
SITE DETAILS	
Site Name	East of Staindrop Road
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing residential properties to the north, with agricultural land to the east. The bypass abuts the southern boundary of the site. In view of adjacent uses housing would be compatible with existing uses, although the proximity of the bypass
Relationship to Settlement	The site is located on the edge of West Auckland and adjoins the settlement on only one side (uncontained) with open countryside further to the South. The site represents a clear boundary between the built up area and the bypass to the south, and provi
Highways/ Access Issues	Protected right turn lane required at site entrance of adjacent site (3/WA/08a) (at north western corner of the site).
Landscape Impact	Development would represent an incursion into countryside beyond well defined settlement edge, resulting in some adverse residual landscape and visual impact. Housing would be partially screened behind highway earthwork.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is at risk of surface water flooding, which would need to be mitigated as part of development of the site.
Topography	Flat site, partially screened from bypass by trees.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of West Auckland and represents a clear boundary between the built up area and the bypass to the south, and provides a rural setting to the settlement. Development of the site would cause harm to the scale and form of this part of the settlement as the urban area merges with the countryside. Access is reliant on adjacent site (08a) so would need to be developed in conjunction with that site.

3/WA/09	
SITE DETAILS	
Site Name	Former Eden Bus depot at West Auckland
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.20
Estimated Yield	6
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	3/2010/0280
SITE ASSESSMENT	
Adjacent Uses	Compatible housing opposite and to the north, school and garages to the west.
Relationship to Settlement	Edge of settlement, but well contained by existing development.
Highways/ Access Issues	Suitable. Understood to have had previous planning consent.
Landscape Impact	Developed site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	Bat risk assessment
Heritage Impact	The West Auckland Conservation Area is approx 260m to the north of the site with intervening terraced housing - unlikely to have any impact on the setting of the conservation area. Directly opposite the site is a Grade II listed County Council Marker
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	EA Flood Zone 2 and Flood Zone 3. The development permitted by 3/2010/0280 should only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by BDN dated September 2009 (EA ref: NA/2013/109582/01-L01 dated 23 July 2013 re 3/2
Topography	Site is flat - no issue to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site would involve the redevelopment of a redundant bus depot. This site has previously had planning permission for redevelopment for housing, which has now lapsed. The site has good access to services and facilities. Furthermore, subject to development being undertaken in accordance with the approved Flood Risk Assessment and biodiversity assessment it does not present any unacceptable constraints that would preclude residential development.

3/WA/10	
SITE DETAILS	
Site Name	Land east of Aptec Enterprise Park
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.95
Estimated Yield	59
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is both detached and isolated from the settlement, and significant parts of the site are at high risk of flooding.

3/WA/11	
SITE DETAILS	
Site Name	Acrum Lodge
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	1.64
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation and is detached from a recognised settlement as defined in the Settlement Study.

3/WA/12	
SITE DETAILS	
Site Name	East Green House Care Home 3 East Green
Settlement	West Auckland
Local Plan Monitoring Area	South
Developable Area	0.49
Estimated Yield	15
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/04091/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

3/WA/13	
SITE DETAILS	
Site Name	Copeland Road
Settlement	West Auckland
Local Plan Monitoring Area	South
Developable Area	1.79
Estimated Yield	54
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located on the western edge of West Auckland beyond its built up framework, abutting existing residential properties and associated large non agricultural out buildings on its north eastern and western edges. The remainder of the boundaries
Relationship to Settlement	The site is located on the western edge of the settlement beyond the well established built up framework. Whilst this would effectively infill between the existing settlement edge and a residential property with associated large outbuildings to the west o
Highways/ Access Issues	A satisfactory access can be secured from the northern edge of the site.
Landscape Impact	The development of the site would not give rise to any impact upon any landscape designation. The site is located within a landscape Improvement Priority Area. The development of this site would however result in a sprawling incursion into open countryside which would have locally significant landscape effects, as well as some wider adverse residual impacts.
Biodiversity Impact	Whilst no biodiversity interests have been identified, an ecological survey would be required to identify any site specific requirements, mitigation and compensation required.
Heritage Impact	No heritage impacts have been identified in respect to any designated or undesignated heritage assets. There are no scheduled monuments within this site. However as the site comprises of over 1ha of greenfield land a geophysical survey and trial trench
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not associated with any Flood Zone. However surface water flooding issues are associated with the site that would require mitigation.
Topography	This is a relatively flat site. No topographical issues have been identified that would affect the deliverability of this site for housing purposes.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is located on the western edge of the settlement beyond the well established built up framework. Whilst this would effectively infill between the existing settlement edge and a residential property with associated large outbuildings to the west of the site it is considered that given the distance involved this would not be an appropriate infill scenario. Rather the development of the site would represent a significant incursion into the countryside which would have locally significant landscape effects, as well as some wider adverse residual impacts.</p>

3/WA/14	
SITE DETAILS	
Site Name	Land west of Ullswater Avenue
Settlement	West Auckland
Local Plan Monitoring Area	South
Developable Area	8.10
Estimated Yield	243
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Access possible in principle. Possible need for off-site highway improvements dependent on trip generation analysis.
Landscape Impact	The development of the site would contribute to the perceived spread of West Auckland, prominent landscape features of the site are identified including hedgerows and hedgerow trees. The majority of the hedgerows follow the lines shown on the first edition Ordnance Survey map and the size of some of the trees suggests that these may be the trees shown on that map and are of high landscape value. It is likely that the significant amounts of hedgerow removal would be required to achieve satisfactory visibility splays. Overall it is advised that the development of the site would result in a transformative and adverse visual impact.
Biodiversity Impact	None Identified
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would contribute to the perceived spread of West Auckland, prominent landscape features of the site are identified including hedgerows and hedgerow trees. The majority of the hedgerows follow the lines shown on the first edition Ordnance Survey map and the size of some of the trees suggests that these may be the trees shown on that map and are of high landscape value. It is likely that the significant amounts of hedgerow removal would be required to achieve

	satisfactory visibility splays. Overall it is advised that the development of the site would result in a transformative and adverse visual impact.
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3/WA/15	
SITE DETAILS	
Site Name	Old Manor House Parcel 1
Settlement	West Auckland
Local Plan Monitoring Area	South
Developable Area	0.22
Estimated Yield	7
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an existing carpark which is associated with a listed manor house to the west currently used as a hotel. The development of the site would require the displacement of the car parking onto adjacent land which in itself has potential to result
Relationship to Settlement	The site is located within the built up framework of West Auckland, close to the commercial core of the town. As such it has a reasonable relationship to West Auckland within which it is positioned.
Highways/ Access Issues	<p>The site would be required to be served by an adoptable standard highway however there is currently an inadequate access width to achieve this. Furthermore widening of the existing access road may have adverse impacts upon the conservation area within which it is located. Furthermore highway works to enable adoption would require third party (DCC) land to south.</p> <p>The development of the site would result in the displacement of the current parking facilities for the adjacent hotel and it is unclear as to where this would be displaced to.</p>
Landscape Impact	<p>The development of the site would not adversely impact upon a landscape designation.</p> <p>Development of this site would result in the loss of an existing car park adjacent to listed manor house and gardens (which is a candidate site on Local List of Parks, Gardens and Landscapes of Local Interest).</p> <p>Although the direct effect of the redevelopment of this site on the landscape could be low there is potential for secondary significant adverse effects arising from the displacement of car parking to more sensitive riverside north or gardens to the west, resulting in significant adverse residual impact overall.</p>
Biodiversity Impact	No site specific biodiversity assets have been identified though any subsequent development proposal would require ecological survey and any identified mitigation, and/ or compensation.
Heritage Impact	The site is located adjacent to a Grade II* Manor House and Grade II listed outbuildings within West Auckland Conservation Area. There is potential for the redevelopment of this site to

	impact on the setting on these designated heritage assets though this
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The northern section of the site relates to Floodzone 2. No surface water flooding issues have been identified which are associated with the site.
Topography	The site is flat. No topographical issues have been identified which would prejudice the developability of this site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Development of this site would result in the loss of an existing car park adjacent to listed manor house and gardens (which is a candidate site on Local List of Parks, Gardens and Landscapes of Local Interest). It is unclear as to where this would be displaced to.</p> <p>Although the direct effect of the redevelopment of this site on the landscape could be low there is potential for secondary significant adverse effects arising from the of displacement of car parking to more sensitive riverside north or gardens to the west, resulting in significant adverse residual impact overall.</p> <p>The site would be required to be served by an adoptable standard highway however there is currently an inadequate access width to achieve this. Furthermore widening of the existing access road may have adverse impacts upon the conservation area within which it is located. Furthermore highway works to enable adoption would require third party (DCC) land to south.</p>

3/WA/16	
SITE DETAILS	
Site Name	Old Manor House Parcel 2
Settlement	West Auckland
Local Plan Monitoring Area	South
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WA/17	
SITE DETAILS	
Site Name	Old Manor House Parcel 3
Settlement	West Auckland
Local Plan Monitoring Area	South
Developable Area	0.71
Estimated Yield	21
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WE/02	
SITE DETAILS	
Site Name	Allotments Garden
Settlement	Westgate
Local Plan Monitoring Area	West
Developable Area	0.58
Estimated Yield	17
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WE/04	
SITE DETAILS	
Site Name	Weardale Caravan Park site
Settlement	Westgate
Local Plan Monitoring Area	West
Developable Area	0.33
Estimated Yield	10
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WE/05	
SITE DETAILS	
Site Name	Weardale Caravan Park site
Settlement	Westgate
Local Plan Monitoring Area	West
Developable Area	0.49
Estimated Yield	15
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WI/01	
SITE DETAILS	
Site Name	Land Opposite West Road
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	3.43
Estimated Yield	103
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	DIS
App No	DM/14/02575/OUT
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprise of allotments, housing, agriculture and the A690 highway to the north. The proposed use of housing is considered compatible to these existing uses.
Relationship to Settlement	Although there is housing to the east of the site, the site is on the edge of the settlement and is considered to be poorly related to the existing settlement and its development would have an unacceptable landscape impact.
Highways/ Access Issues	Highway improvements would be required with the A690 road being widened to allow for a ghost island. There is no apparent pedestrian permeability opportunities to south and east (ie towards the settlement) which affect its suitability as a housing site.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would cause significant adverse residual landscape and visual impact on account it would represent an incursion into attractive countryside. Structural landscaping would be required to minimise air and noise pollution from the A690. The eastern 1.2ha would have lower visual impacts but would need stand off from wooded dene.
Biodiversity Impact	Willington North Dene County Wildlife Site is located 340m from the site and development may increase recreational pressure at the Dene. A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	There is landscape evidence of rig and furrow plus a Roman Road. development of the site would negatively impact upon these heritage assets.
Open Space Issues	Site adjoins a site identified in the OSNA. Education, OSNA ID:OSNA2020
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Feature(s) exist which may impact upon layout/design. While the site is relatively flat on the whole, there is part of the site at the eastern-end which includes a Dene and a stream to the south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	Willington with access to local facilities to meet daily needs. It is served by a relatively good bus services giving access to the main towns of Crook and Durham. However, development would represent an incursion into attractive countryside causing significant adverse residual landscape and visual impact.

3/WI/02	
SITE DETAILS	
Site Name	Cumberland Terrace
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	1.15
Estimated Yield	35
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WI/03	
SITE DETAILS	
Site Name	Lowfield Farm House
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	6.69
Estimated Yield	201
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are housing and countryside. There is a garage to the north of the site which may have some amenity impact however this is included in the site area.
Relationship to Settlement	The proposed site would lead to an extension to the settlement into countryside. However there is sufficient land to incorporate substantial landscaping to mitigate and create a logical extension. Furthermore the development of this site provides opportunity to create a well planned settlement edge. The site is within easy reach of a range of services and facilities.
Highways/ Access Issues	There is potential for a suitable access to be secured from the existing A690 roundabout. Major engineering works would be required.
Landscape Impact	Significant adverse residual landscape and visual impact would result from the development of this site should the whole site be developed. This impact would be much reduced should the developable area be reduced and substantial landscaping incorporated. The development of this site provides opportunity to create a well planned settlement edge.
Biodiversity Impact	Development may impact on Willington North Dene County Wildlife Site due to increased recreational use. Mitigation may be required. No on site impacts have been identified through this assessment.
Heritage Impact	No heritage impacts have been identified through this assessment.
Open Space Issues	The site does not relate to an OSNA site.
Pollution Issues	This site is potentially contaminated and further investigation would be required as part of any planning application.
Flood Risk	The southern boundary borders the watercourse and is at risk from flooding. There is sufficient land for the layout to accommodate. There is potential for surface water flooding can be mitigated.
Topography	No topographical issues have been identified that would affect the developability of this site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years

Outcome of Assessment	Impacts which have been identified through this assessment have scope to be adequately mitigated, rendering the site suitable for housing development. However this is on the basis that a substantial proportion of the site is reserved for landscaping and SUDs.
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3/WI/04	
SITE DETAILS	
Site Name	Riding Hall Carpets Limited
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	5.39
Estimated Yield	162
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2003/0275
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3267
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission and is being built out. The suitability of the site has previously been confirmed through the Development Management process.

3/WI/06	
SITE DETAILS	
Site Name	Land surrounding Dellside House
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.43
Estimated Yield	13
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2013/0199
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA894
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission (3/2012/0525) for 11 houses on the land behind and to the side of Dellside. The suitability of the site for housing has therefore previously confirmed through the development management process.

3/WI/08	
SITE DETAILS	
Site Name	31-53 Bourne Way
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.58
Estimated Yield	17
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03976/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential and woodland
Relationship to Settlement	The site is within the settlement contained on three sides by housing and was a former housing site
Highways/ Access Issues	Highways consider it to be a suitable centrally located site
Landscape Impact	There would be some adverse residual impact if the site was developed and the loss of amenity land - but also the opportunity would be for some green infrastructure / landscaping
Biodiversity Impact	None identified at the moment but the site is approximately 670m from North Willington Dene and development may increase recreational pressure on the Dene
Heritage Impact	There are no heritage impacts identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA569
Pollution Issues	None Identified
Flood Risk	There are no flood issues identified
Topography	The northern edge of the site rises steeply to the road level but the majority of the site would be developable as it was previously
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This is a previously developed site formerly occupied by housing. No unresolvable physical constraints are evident. It relates well to the built up area and is well related to a range of services. The site is therefore considered suitable for housing development.

3/WI/15	
SITE DETAILS	
Site Name	Land at Dene Estate
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	5.03
Estimated Yield	151
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2005/0119
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA2074
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been built out with no more units to complete

3/WI/19	
SITE DETAILS	
Site Name	Land Rear of West Road
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	4.12
Estimated Yield	124
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprise of housing and agriculture. The proposed use of housing is considered compatible to these existing uses.
Relationship to Settlement	Site is at the western edge of the settlement and would be an incursion into open countryside.
Highways/ Access Issues	Unsuitable - The site needs pedestrian permeability towards Willington. It is a relatively remote location poorly related to settlement.
Landscape Impact	The site is located within a Landscape Improvement Priority Area and development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	Development may increase recreational pressure on Willington North Dene County Wildlife Site which is within 280m.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified - site is sloping to the north west
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site will not consolidate the town's built settlement form. Capacity of nearest road could not accommodate development of site. Development would have significant adverse landscape and visual impact. Even partial development of the site would have an impact due to the location and topography. Highways consider the site to be unsuitable.

3/WI/20	
SITE DETAILS	
Site Name	Land at 1 Brancepeth
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.50
Estimated Yield	15
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture, woodland, residential and paddock
Relationship to Settlement	The site is on the edge of a small settlement separated from the main part of Willington
Highways/ Access Issues	The site does not abut the public highway, No access is available.
Landscape Impact	Development would have a significant adverse residual impact and would be likely to entail the loss of a large number of trees if developed in its entirety
Biodiversity Impact	There is limited scope for development on the site so it is unlikely that there would be recreational pressure on nearby sites such as the Dene but the loss of the woodland involved in development of the site would have an impact on biodiversity
Heritage Impact	No heritage issues have been identified at the moment
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The western edge of the site may have some issues with surface water
Topography	The site is a steeply sloping site sloping up to the north
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a small site on the edge of the settlement. Access is currently through narrow restricted roads or lanes. A lot of the site is covered in mature woodland which would be lost if developed. Development would have significant adverse residual impact. Highways consider the site to be unsuitable as no access is available.

3/WI/22	
SITE DETAILS	
Site Name	Land at Old Hall Farm
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.84
Estimated Yield	25
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are woodland, residential, school which would not present any amenity or bad neighbour issues.
Relationship to Settlement	The site is on the edge of the settlement but connected to the approximate middle of Willington
Highways/ Access Issues	The site is not suitable for housing. It does not abut public highway, No access is available.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). Development would have some adverse residual landscape and visual impact. Development would be visible from the surrounding hills.
Biodiversity Impact	Development of the site may have recreational impact on nearby Cobey's Carr CWS
Heritage Impact	No heritage impacts identified at the moment
Open Space Issues	Education, OSNA ID:OSNA1366
Pollution Issues	None Identified
Flood Risk	No flooding issues identified
Topography	None identified at the moment
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is on the edge of the settlement and would be visible from the surrounding hills. It is near to most services and facilities but is unsuitable as the site does not abut the public highway and no access is available. Development would have some adverse impact on the landscape

3/WI/33	
SITE DETAILS	
Site Name	Adjacent to Pulvertie Plant
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	1.28
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WI/34	
SITE DETAILS	
Site Name	Site at Low Willington
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	7.25
Estimated Yield	218
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of agricultural land / pasture. With the exception of the north eastern part of the site housing would be compatible with the adjoining uses of housing, open space, agriculture, sports field and employment. To the north east of the site th
Relationship to Settlement	In terms of the existing built up environment the site is contained by housing to the west and a sports field to the south. The remaining boundaries comprise of greenspace and some employment use. This proposal would give rise to an extension into exsit
Highways/ Access Issues	Unsuitable - Access theoretically possible but only via Roundhill Way. Close proximity of site to Roundhill Way/Barnfield Way roundabout precludes a new junction to north. Mixing residential and Industrial traffic via Roundhill Way, is poor practice. For access via houses to south it is suspected the highway network would be inadequate. Also, concerns of number of dwellings served from single junction with A689.
Landscape Impact	Some adverse residual landscape and visual impact. There could be a fairly rational consolidation of the settlement to be had here but careful consideration needs to be given to it's relationship with / proximity to the employment land allocation to the east. The site should be reduced in size by at least the eastern extension N or Roundhill Way and probably more along the eastern edge. Assumes robust structural landscaping following the cycleway and eastern perimeter.
Biodiversity Impact	Impacts not envisaged.
Heritage Impact	No impacts identified. Although no known constraints on the site as it is over 1 ha an archaeological survey would be required at application stage.
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA3087
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site has some limited surface water flooding issues and further investigation by the proposer is suggested to determine if mitigation measures are necessary.
Topography	Site is flat
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable in highway terms and proximity to industrial plant to the north raises amenity concerns.

3/WI/35	
SITE DETAILS	
Site Name	Albion House
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is a former aged persons home and was grassed over following clearance. Site now forms part of a wider area recognised as a park and garden within the OSNA. To the south of the site is the town centre, and a site with a resolution to grant planni
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Suitable.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA) and development would result in the loss of amenity open space/park and gardens - significance of which should be informed by the OSNA (OSNA/3/221). Overall some adverse landscape and visual impact would accrue.
Biodiversity Impact	Park. No known ecological issues. Alternate accessible greenspace provision would be required.
Heritage Impact	Grade II listed Roman Catholic Church 250m to North West - recent listing May 2016. Need to check on site whether intervening screening would limit intervisibility, or whether housing on this site could potentially block views across to the church
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA335
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is not within Flood Zone 2 or 3. A small part of the site is at risk of surface water flooding, however, this would not preclude the development of the site.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is wholly contained within the settlement with good access to the town centre and the shops and services available there. The site is identified as an Amenity Open Space in the OSNA and its development would involve an area designated as a Park and Recreation Ground. However, there could be

	scope for rationalisation of the quantum open space to facilitate development.
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3/WI/36	
SITE DETAILS	
Site Name	Site of Former Willington Health Centre
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.19
Estimated Yield	6
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00597/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is located within an area of the town which comprises of a mixture of uses which are compatible to a residential re use. No amenity issues have been identified which would impact adversely upon prospective residents or present a conflict with existing uses.
Relationship to Settlement	The site is centrally located within the built up framework of Willington and as such presents a good relationship to the existing settlement.
Highways/ Access Issues	A satisfactory access can be achieved.
Landscape Impact	The site is previously developed within the built up framework of the town. As such no adverse landscape impact would occur should the site be redeveloped for housing purposes.
Biodiversity Impact	No adverse impact upon biodiversity has been identified.
Heritage Impact	The site is not related to a designated heritage asset and therefore no adverse heritage impacts are anticipated.
Open Space Issues	Site abutting OSNA site. OSNA2074. Minimal intersection.
Pollution Issues	None Identified
Flood Risk	The site does not fall within an area of flood risk. No surface water issues have been identified.
Topography	There are no topographical issues relating to this site which would impact adversely upon its developability for housing purposes.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site has previously benefitted from outline approval residential development. This has lapsed and poses uncertainty over delivery. The site is located within the settlement and would involve the redevelopment a previously developed site. No issues affecting the suitability of the site for residential purposes have been identified.

3/WI/37	
SITE DETAILS	
Site Name	Willington Leisure Centre
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	0.90
Estimated Yield	27
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Redevelopment of the land has the potential to address issues relating to the former Miners Welfare building and ski slope arising from the fact that it has been derelict for over 10 years. The former Miners Welfare is in the ownership of Spectrum Leisure
Relationship to Settlement	The site is located within the existing built up framework of Willington within close proximity to the commercial core. It is a previously developed site which also reates well to existing residential areas of the town.
Highways/ Access Issues	A suitable access can be achieved via the existing access points. Parking provision would remain for the adjacent sports facility.
Landscape Impact	The site is well contained within the existing built up framework. This is a previously developed site comprising of a former Miners Welfare building, Ski Slope and associated hard surface.. Redevelopment of the site for housing purposes presents an opportunity to significantly enhance the site and assimilate it into its residential context. The mature planting belt along Hunwick Lane falls outwith this SHLAA site and would provide an effective landscape context in to any forthcoming scheme.
Biodiversity Impact	None Identified
Heritage Impact	There would be no archaeological objection to this site being developed.
Open Space Issues	No impact on open space.
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site does not extend into flood zone 3b to the south. No surface water issues have been identified.
Topography	The site is currently occupied by a former Miners Welfare Hall which comprised of part of a wider leisure site including a sports centre and ski slope and associated hardsurfaced areas. There are changes in levels between parts of the site as it slopes d
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well contained within the existing built up framework. The site is located within walking distance of the commercial core of the town. Willington has a good range of

	<p>services and facilities capable of meeting the daily needs of prospective residents. This is a previously developed site occupied by a former Miners Welfare building which has been vacant for the past 10 years. Redevelopment of the site for housing purposes presents an opportunity to significantly enhance the site and assimilate it into its residential context. No constraints have been identified which would affect the suitability of the site for housing purposes.</p>
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3/WI/38	
SITE DETAILS	
Site Name	Land at North Lane
Settlement	Willington
Local Plan Monitoring Area	Mid
Developable Area	1.60
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located next to existing residential properties on its southern edge. The remainder of the site is bounded by Willington Burn, a Local Wildlife Site comprising of Ancient Woodland to the east and open countryside to the north and west. A buff
Relationship to Settlement	The site is located on the north western edge of Willington beyond the existing built up form. This represents an incursion into attractive open countryside which is poorly related to existing settlement form and would not consolidate the built up framework
Highways/ Access Issues	An acceptable highway access is possible from the western boundary of the site. Footpath links to rest of the settlement are such that pedestrians would be required to cross the B6299 in each direction or utilising an existing unlit public footpath route at northern side of the allotments to the south.
Landscape Impact	The development of the site would not have an impact upon a landscape designation. The site falls within a Landscape Conservation Priority Area. However this represents an incursion into attractive open countryside which is poorly related to existing settlement form. Development of this site is likely to have locally significant adverse residual landscape effects despite any mitigation.
Biodiversity Impact	Site lies adjacent to ancient woodland and LWS and as such any forthcoming scheme will need to mitigate for recreational impacts. Furthermore a buffer zone required which will reduce the developable area.
Heritage Impact	No heritage impacts have been identified. There are no scheduled monuments within this site however as it relates to over 1ha of greenfield land any forthcoming scheme would require a geophysical survey and trial trenching to accompany any planning application
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA678
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site does not relate to a flood zone. However surface water flooding issues are apparent which would require mitigation.

Topography	The site slopes down east to west towards Willington North Dene. However this would not prejudice developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the development of the site would not have an impact upon a landscape designation it would represent an unacceptable incursion into attractive open countryside which is poorly related to existing settlement form. Development of this site is likely to have locally significant adverse residual landscape effects despite any mitigation.

3/WO/04	
SITE DETAILS	
Site Name	St Annes Convent High School
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.75
Estimated Yield	23
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2003/0973
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	The site adjoins Amenity Green Space, OSNA ID:OSNA2603
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has now been developed out with 44no. units.

3/WO/07	
SITE DETAILS	
Site Name	Brookside Farm
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.62
Estimated Yield	19
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is compatible with the surrounding use of residential and education.
Relationship to Settlement	Site fully contained by existing development.
Highways/ Access Issues	No suitable access to the site. The site is landlocked by existing development.
Landscape Impact	Development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	No known issues.
Heritage Impact	Possible minor negative impact on the Conservation Area to the west. Surrounding sites have been developed in late 20th century, this would seem to be a logical expansion site. Only conservation concern would be the scale of properties in relation to the
Open Space Issues	Identified in the OSNA as Education Land, OSNA ID:OSNA1340
Pollution Issues	None Identified
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The (school playing field) site is landlocked and suitable vehicular access cannot be created without demolition of existing properties.

3/WO/08	
SITE DETAILS	
Site Name	land East of Leadgate Lane
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.69
Estimated Yield	21
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which comprise of residential and agricultural.
Relationship to Settlement	The site is contained on two sides and development would comprise of an extension beyond the main existing built up form of the settlement.
Highways/ Access Issues	No suitable access. Northern section of Lydgate Lane, linking to B6296 Upper Town, is substandard and unsuitable for additional traffic without a highway improvement.
Landscape Impact	Some adverse residual landscape and visual impact assuming that mature trees are retained.
Biodiversity Impact	None Identified
Heritage Impact	Located outside of the Conservation Area - None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is greenfield and is located outside of the built up settlement area. It is poorly contained and taken together with adjacent SHLAA sites it does not help to consolidate the settlement boundary. Access is substandard and unsuitable without highway improvement.

3/WO/09	
SITE DETAILS	
Site Name	Land North of Ferndale
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	1.26
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which are residential, agricultural and employment use.
Relationship to Settlement	The site is contained on one side and development would form a large intrusion into the open countryside beyond the main existing built up form of the settlement.
Highways/ Access Issues	No suitable access. Northern section of Lydgate Lane, linking to B6296 Upper Town, is substandard and unsuitable for additional traffic without a highway improvement on third party land.
Landscape Impact	Some adverse residual landscape and visual impact assuming retention of mature trees
Biodiversity Impact	None Identified
Heritage Impact	None identified. Site lies outside of the Conservation Area
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is greenfield land located outside of the built up settlement area. It is poorly contained and would represent a significant encroachment into open countryside. Access is substandard and unsuitable without highway improvement.

3/WO/10	
SITE DETAILS	
Site Name	Wolsingham Industrial Estate North
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.98
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/00791/OUT
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which are residential, agricultural and employment use.
Relationship to Settlement	The site would form a large intrusion into the open countryside beyond the main existing built up form of the settlement..
Highways/ Access Issues	An access can be formed with A689. However, footway works required external to site.
Landscape Impact	Site is located in a Landscape Conservation Priority Area (LCPA) and development would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	No known issues, but possible impact on mature trees
Heritage Impact	Development of this land is unlikely to impact upon the setting of the Conservation Area provided it is appropriate in terms of layout, density, scale, design etc. The land forms part of the open countryside surrounding the village but residential expans
Open Space Issues	Not identified in the OSNA.
Pollution Issues	None Identified
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual impacts on the landscape which is designated for its quality.

3/WO/10a	
SITE DETAILS	
Site Name	Wolsingham Industrial Estate
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.18
Estimated Yield	5
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03230/FPA
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which are residential, agricultural and employment use.
Relationship to Settlement	The site is contained on three sides.
Highways/ Access Issues	An access can be formed with A689. However, footway works required external to site.
Landscape Impact	Site is located in a Landscape Conservation Priority Area (LCPA) and development would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	No known issues, but possible impact on mature trees
Heritage Impact	Development of this land is unlikely to impact upon the setting of the Conservation Area provided it is appropriate in terms of layout, density, scale, design etc. The land forms part of the open countryside surrounding the village but residential expans
Open Space Issues	Not identified in the OSNA.
Pollution Issues	None Identified
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for 4no dwellings. It is well contained within the settlement framework if developed.

3/WO/11a	
SITE DETAILS	
Site Name	Land rear of Durham Road
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	1.21
Estimated Yield	36
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses comprising of residential and agricultural. There will impacts on the PROW.
Relationship to Settlement	Development would form a large uncontained incursion into the open countryside beyond the main built up area of the settlement
Highways/ Access Issues	No suitable access. An access can be formed with A689 via 3/wo/11b however pedestrian footway links west to settlement are poor on the same (northern) side of A689 and incapable of improvement in front of terraced dwellings, immediately to west. Potential impact upon layout/design by Public Right Of Way/ Bridleway.
Landscape Impact	Potentially straggling incursion into attractive countryside prominent from Durham Road and PROWs on eastern approaches to Wolsingham village. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	None Identified
Heritage Impact	None identified, the site is outside of the Conservation Area. The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is greenfield land located outside of the built up settlement area. It is uncontained and would represent a significant straggling incursion into attractive countryside, on a prominent edge to the settlement. Development would result in significant adverse residual impacts on the landscape. There is no suitable access to the highway although an access can be

	<p>formed with A689 via 3/WO/11b. However, pedestrian footway links west to the settlement are poor on the same (northern) side of A689 and incapable of improvement in front of terraced dwellings, immediately to west.</p>
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3/WO/11b	
SITE DETAILS	
Site Name	Land rear of Durham Road
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses comprising of residential and agricultural. There will impacts on the PROW.
Relationship to Settlement	Whilst development would form an uncontained incursion into the open countryside beyond the main built up area of the settlement, it could also, in light of development proposals to the south and the adjoining row of dwellings to the west, be considered
Highways/ Access Issues	An access can be formed with A689 however pedestrian footway links west to settlement are poor on the same (northern) side of A689 and incapable of improvement in front of terraced dwellings, immediately to west. Potential impact upon layout/design by Public Right Of Way/ Bridleway.
Landscape Impact	This site is located at the edge of Wolsingham which is poorly defined in this area with a series of isolated terraces, tracts of previously developed land and employment land with gaps between them. Development of the site would compound that problem. It would not be a consolidation or a rounding off but would involve an incursion into open countryside east of the settlement. It would not form a compact urban extension. However, in the longer term if other sites were built out (WO10a, WO13 and WO14) it might start looking like a relatively compact extension consistent with the settlement form. That seems to be a long way off given the scale of the other sites relative to the scale of the village and its growth potential. Until that time the development of WO11b in isolation would be straggling and harmful.
Biodiversity Impact	None Identified
Heritage Impact	None identified, the site is outside of the Conservation Area. Archaeological potential yet to be determined
Open Space Issues	Not identified in the OSNA
Pollution Issues	None Identified
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is poorly contained by existing development. It would not be a consolidation or a rounding off but would involve an incursion into open countryside east of the settlement. It would not form a compact urban extension. Although in the longer term if other sites were built out (WO10a, WO13 and WO14) it might starting looking like a relatively compact extension consistent with the settlement form. Until that time the development of WO11b in isolation would be straggling and harmful. A vehicular access can be formed with A689. However, pedestrian footway links west to the settlement are poor on the same (northern) side of A689 and incapable of improvement in front of terraced dwellings, immediately to west.

3/WO/13	
SITE DETAILS	
Site Name	Former Wolsingham Sawmills
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	4.13
Estimated Yield	124
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/15/00243/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. However, the local planning authority has been minded to approve a proposal - see planning tab.

3/WO/14	
SITE DETAILS	
Site Name	Wolsingham Steelworks
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	3.56
Estimated Yield	107
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	DIS
App No	3/2006/0817
SITE ASSESSMENT	
Adjacent Uses	The proposed usage is compatible to the existing adjoining uses. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is a previously developed site which is well contained by the river to the south and built up framework of Wolsingham.
Highways/ Access Issues	Moderate highway improvements required. There is only one access route at the top of the site hence highway improvements would have to be made. The existing presence of buildings indicates availability of utilities.
Landscape Impact	Significant opportunity to enhance.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required by the developer to establish the existence of any steel heritage. However, it is anticipated that this could be mitigated.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Within flood zone. further investigation by applicant required to determine mitigation measures. Within Floodzone 3A High Probability Map Layer but see current application
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The previously developed site has a good sustainability credentials and it offers physical regeneration benefits. The suitability of the site for housing has previously been confirmed through the development management process with the approval subject to a s106 (see 3/2006/0817) and the site has therefore been regarded as a housing commitment for the purposes of the Plan.

3/WO/17	
SITE DETAILS	
Site Name	West of Toll Bar garage
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.63
Estimated Yield	19
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site is isolated from the settlement of Wolsingham and does not relate well to the settlement. Development of this site would result in a significant adverse residual landscape impact. Highway access would present highway safety issues.

3/WO/18	
SITE DETAILS	
Site Name	Land at Lydgate Lane
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining use which comprises of residential and agricultural.
Relationship to Settlement	The site is outwith the existing built up form and would form an uncontained extension into the countryside (Note: the former builder's yard adjoining to the west has permission for nine dwellings 3/2012/0308).
Highways/ Access Issues	Unsuitable. Lydgate Lane northern section is substandard in terms of carriageway width and footway provision. Junction with B6296 and Lydgate Lane is also substandard.
Landscape Impact	Some adverse impact on the AHLV. Also, some residual adverse visual and landscape impact. Whilst the site is small it would involve an incursion into attractive countryside beyond long established built up edge.
Biodiversity Impact	No known issues.
Heritage Impact	No designated asset on the site. Site is within the setting of the Conservation Area no major or minor adverse impact expected. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	No topographical barriers to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is outwith the existing built up area of the settlement forming an uncontained extension. There are also issues relating to highway access. However, the site adjoining to the west has approval for nine dwellings.

3/WO/19	
SITE DETAILS	
Site Name	Former Builders Merchants Lydgate Lane
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.32
Estimated Yield	10
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2012/0532
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No designated asset on the site. The site is within the setting of a designated heritage asset (Wolsingham Conservation Area) - development would need to preserve and enhance the character and appearance of the CA. Archaeological potential yet to be de
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The suitability of the site for housing has previously been confirmed through the development management process with the approval of nine dwellings

3/WO/20	
SITE DETAILS	
Site Name	Wolsingham School Upper Site
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	2.40
Estimated Yield	72
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development would be compatible with the adjoining uses comprising residential, agriculture / grazing land.
Relationship to Settlement	This site falls on the northern edge of the town however as a brownfield site its development would consolidate the existing built up framework. The town's range of services and facilities are accessible from the site.
Highways/ Access Issues	Satisfactory access can be achieved.
Landscape Impact	Some adverse residual landscape and visual impact would result however this is not considered sufficient to preclude redevelopment of the site for housing. This is assuming the retention and enhancement of structural landscaping which would affect potential quantum of development.
Biodiversity Impact	The site comprises of existing school buildings and mature trees. Existing hedgerow and mature trees should be retained. Also, conclusive ecological assessments and any necessary mitigation will be required to be undertaken.
Heritage Impact	The site is within the setting of the Wolsingham Conservation Area, which includes several listed buildings. However, it is considered tha any potential harm could be mitigated through suitable landscaping and design approaches, especially with respect to the roofscape and layout as land rises all around the site. Archaeological potential of the site will need to be determined at planning application stage.
Open Space Issues	62% of the site is identified in the OSNA as Educational Land OSNA ID:OSNA2406. The school's requirements have been calculated as part of confirming the boundaries of this disposal site. Therefore this is not a barrier to development.
Pollution Issues	This site is potentially contaminated and further investigation will required at planning application stage.
Flood Risk	Some surface water flooding is recorded which would require further investigation to determine the need for mitigation.
Topography	No topographical barriers to development have been identified through this assessment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years

Outcome of Assessment	The redevelopment of this surplus brown field educational site is acceptable in terms of heritage and landscape impact. The site presents good access to a range of services and facilities and no unresolvable adverse impacts have been identified through this assessment.
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3/WO/21	
SITE DETAILS	
Site Name	Wolsingham Highways Depot
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.17
Estimated Yield	5
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins a depot and dwellings; and, is adjacent to a farm stabling. There are amenity issues in relation to the depot which makes the site unsuitable due to noise etc.
Relationship to Settlement	The site is contained by the existing built up form.
Highways/ Access Issues	Acceptable in principle. Access to be via DCC site that lies immediately west or via an independent access at extreme north west of site. Preferably, all the former depot land would be sold together.
Landscape Impact	Urban redevelopment site. Neutral /beneficial impact assumes sensitive redevelopment in keeping with character of Conservation Area.
Biodiversity Impact	None Identified
Heritage Impact	This site lies wholly within the Wolsingham Conservation area and within the immediate setting of the grade II listed Holywell Farmhouse. Some of the site is degraded and is not a positive contributor to the setting of each and may therefore, subject to
Open Space Issues	Not adjacent to an OSNA site
Pollution Issues	None Identified
Flood Risk	SFRA indicates an overland flow route across the site which may require some mitigation through a sustainable urban drainage scheme.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Urban redevelopment site contained by existing built up form. Its development is likely to have a neutral / beneficial impact assuming that its redevelopment is sensitive to the character of Conservation Area and setting of the Grade II Listed farmhouse nearby. Vehicle access is acceptable in principle, although preferably all the former depot land would be sold together. Proximity of the depot and possible noise/amenity issues renders the site unsuitable.

3/WP/01	
SITE DETAILS	
Site Name	Land south of the Baltic
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	0.85
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is mainly surrounded by open countryside. A few dwellings are present to the North of the site and there is also a church. There is a school to the North East.
Relationship to Settlement	The site is mainly surrounded by open countryside and its development would result in encroachment. The site is poorly related to existing settlement form.
Highways/ Access Issues	The site has no acceptable means of access. There are visibility issues, a lack of a footway and no potential for footway improvement. There is insufficient land to create an acceptable access.
Landscape Impact	The site is within a Landscape Conservation Priority Area and development would result in significant adverse residual impact. The proposal is an incursion into open countryside which would be poorly related to the existing settlement form.
Biodiversity Impact	The site is within 800m of Witton Park Wetland (CWS) which has GCNs. This is connected by a PROW. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	The SHLAA site adjoins land identified in the OSNA (Education, OSNA ID:OSNA32)
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site is a flat site with mature hedgerows on the boundaries and is currently a farm field.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has no acceptable means of access and constitutes encroachment into the countryside not well related to the settlement and is therefore unsuitable. Visibility issues, lack of footway and no potential for footway improvement. There is insufficient land to create an acceptable access.

3/WP/02	
SITE DETAILS	
Site Name	Land to the west of St Paul's Gardens
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	1.50
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by residential to the East and by open countryside to the North West and the South.
Relationship to Settlement	The site is partly contained but there is an unusual settlement pattern. The development would result in incursion into the open countryside poorly related to existing settlement form.
Highways/ Access Issues	Access from St Paul's Gardens would be acceptable. Possible off site highway improvements are required.
Landscape Impact	The site is within an attractive landscape and development will incur a significant adverse residual impact upon it. The site is also within a Landscape Conservation Priority Area and would be an incursion into the open countryside poorly related to the existing settlement form.
Biodiversity Impact	The site is within 600m of Witton Park Wetland (CWS)/ GCNs, which is connected by PROW. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site slopes to the North, but there are no serious issues. The site is bordered by mature trees and is currently a paddock.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within an attractive landscape and development will result in a significant adverse impact upon it. Development of the site would also represent an incursion into the open countryside poorly related to the existing settlement form.

3/WP/03	
SITE DETAILS	
Site Name	Land north of Abbybeck House
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	1.23
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land, an area of the site is related to the neighbouring equine facility. Residential properties are situated to the south, otherwise the site is surrounded by open countryside. In view of adjacent uses no amenity issues are
Relationship to Settlement	The site is located at the eastern entrance to the village where only sporadic development exists. The site is currently only contained on one side (southern edge).
Highways/ Access Issues	Access must be at eastern end of site in order to achieve visibility, Footway improvements required.
Landscape Impact	Significant adverse residual impact. Incursion into open countryside poorly related to existing settlement form.
Biodiversity Impact	The site is approx. 520m from Escomb Pastures (CWS)/ GCNs, which is connected by PROW. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	No heritage issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	The site falls gently to the north, not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an incursion into open countryside poorly related to existing settlement form. A significant adverse residual landscape and visual impact would accrue.

3/WP/06	
SITE DETAILS	
Site Name	Land adjacent to Low Queen Street
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	0.99
Estimated Yield	30
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently amenity open space in the form of a village green. Residential properties exist to the east and west. Open countryside lies to the north with further amenity open space to the south. The Weardale railway is to the north of the site w
Relationship to Settlement	The site is situated at the north of Witton Park and is contained on two sides by predominately new residential properties. Development of the site would represent a minor extension northwards.
Highways/ Access Issues	The majority of this site is now village green. There is no means of access and no chance of improvement at the extremely substandard New Road, Low Queen Street junction.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would have some adverse residual landscape and visual impact. Parts of the site may have value as informal natural greenspace.
Biodiversity Impact	The site is within 300m of Witton Park Wetland (CWS)/ GCNs, which is connected by PROW. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	No heritage issues.
Open Space Issues	The majority (86%) of this site is identified in the OSNA as Amenity Green Space, OSNA ID:OSNA2753
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site falls away slightly to the north of the site. Some semi mature trees on the site may reduce the yield.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in the loss of amenity open space. The site is not considered accessible from the existing road network. It is therefore unsuitable for housing.

3/WP/07	
SITE DETAILS	
Site Name	Land to the north of New Road
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	0.99
Estimated Yield	30
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/01130/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential use would be compatible with adjoining, rail track, open space and land in residential use.
Relationship to Settlement	Yes if regard rail track as a suitable boundary. The triangular site is contained by residential to the south east, a rail track to the north east and undeveloped land to the west
Highways/ Access Issues	In that the site has had outline planning approval for residential development.
Landscape Impact	Site adjacent to 'Paradise' located in an AHLV area to the north across the rail track.
Biodiversity Impact	None Identified
Heritage Impact	Site does not adjoin conservation area and or listed buildings
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No significant flood risk issues identified
Topography	Given that the site has been approved it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Previously minded to allow outline approval for 25 dwellings. However, part of the site now has a new outline approval for three self build dwellings. Whilst the settlement has limited services the site is well contained by existing development and the heritage train line. Furthermore, it does not present any unacceptable constraints that would preclude residential development.

3/WP/09	
SITE DETAILS	
Site Name	Land at Park Road
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	1.01
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03438/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission so the principle of developing housing on the site has been established..

3/WP/10	
SITE DETAILS	
Site Name	Land North of Park Road
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	1.52
Estimated Yield	46
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is occupied by some informal commercial uses and scrubland. Some residential properties exist to the south east of the site, the wider character of the area is however open countryside. The Weardale railway is within proximity (north east of the
Relationship to Settlement	The development is only partly contained on one side. Its development would represent an incursion into the open countryside.
Highways/ Access Issues	Unsuitable. Despite dwellings opposite, this is a rural section of road without any adjacent development.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA). Development would result in a significant adverse residual landscape and visual impact on account it would constitute an incursion into open countryside poorly related to existing settlement form.
Biodiversity Impact	The site is within 300m of Witton Park Wetland (CWS)/ GCNs, which is connected by PROW. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	No heritage issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No flood risk issues.
Topography	The site rise to the west from the road side where informal commercial uses are located. Some mature trees on the site. Potential constraints to the development of the whole site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would also have a significant adverse residual landscape and visual impact. The site is not considered accessible from a highway perspective and is unsuitable for these reasons.

3/WP/11	
SITE DETAILS	
Site Name	Land west of Witton Park
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	0.44
Estimated Yield	13
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is unused land. Residential properties are situated to the east of the site. The wider character of the area is open countryside. There is however some informal commercial activity to the north of the site which would need to be understood in ord
Relationship to Settlement	The site is contained on only 1 side (east). Development would represent a small incursion into the open countryside, out of character with the existing settlement form.
Highways/ Access Issues	Backland site, land required for access not included. Unsuitable as site does not abut the public highway.
Landscape Impact	The site is recognised as urban/developed in the landscape strategy and its development would have a neutral landscape and visual impact.
Biodiversity Impact	The site is within 500m of Witton Park Wetland (CWS)/ GCNs, which is connected by PROW. As such there may be an in increase in levels of local recreational pressure.
Heritage Impact	No heritage issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a backland site and not currently accessible as it does not abut the public highway. It is therefore unsuitable for housing development.

3/WP/12	
SITE DETAILS	
Site Name	Land East of Park Road
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	1.97
Estimated Yield	59
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is predominantly paddock land. A small part of the site is small engineering work shop with what appear to be a residential dwelling directly linked. Residential properties are situated to the west with further dwellings to the south along with a
Relationship to Settlement	The site is contained to the west and partly to the south. Development of the site would not relate well to the settlement form and would appear out of character.
Highways/ Access Issues	Access onto Park Road or road to south would be acceptable. Footway improvements required. Possible off site highway improvements required.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into open countryside poorly related to existing settlement form.
Biodiversity Impact	The site is within 800m of Witton Park Wetland (CWS)/ GCNs, which is connected by PROW. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	No heritage issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site incorporating a 'live work' unit. Electricity pylons cross the site which could impact on the level of development on the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would create an incongruous form of development that would not relate well to the settlement form and character.

3/WP/13	
SITE DETAILS	
Site Name	California
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	4.59
Estimated Yield	138
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00428/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

3/WP/14	
SITE DETAILS	
Site Name	Old Vicarage
Settlement	Witton Park
Local Plan Monitoring Area	South
Developable Area	2.15
Estimated Yield	65
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by fields and paddocks, with residential development to the West, across road. There is residential development further North. The site also abuts 3/WP/02 to North East; 3/WP/12 to South West and 3/WP/09 to North.
Relationship to Settlement	Although the site is part contained, it is an unusual linear settlement form and the site is an incursion into open countryside poorly related to the existing settlement form.
Highways/ Access Issues	The site is suitable. Access onto Park Road would be acceptable. Footway improvements would be required. Possible off site highway improvements would also required.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact on account it would constitute an incursion into the open countryside poorly related to the existing settlement form.
Biodiversity Impact	The site is within 700m of Witton Park Wetland (CWS) which contains GCNs, which is connected by Public Right of Way. As such there may be an increase in levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The SFRA has identified the area as prone to surface water flooding.
Topography	Pylons run through the site. The site falls to the North. It is currently a field with ponies in and has traditional stone walls which are part of the settlement character.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in significant adverse residual landscape and visual impact, and would be an incursion into the open countryside poorly related to the existing settlement form.

3/WS/16a	
SITE DETAILS	
Site Name	Land North West of St Anne's Drive
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which comprise of Churchyard and Cemetery, residential and grazing land.
Relationship to Settlement	Extension contained on two sides by existing development.
Highways/ Access Issues	No suitable access. Site does not abut adopted highway. Not clear how vehicular access could be achieved therefore unsuitable. Potential impact upon layout/design by Public Right Of Way/ Bridleway.
Landscape Impact	Some adverse residual impact assuming retention of mature trees. Could be urban rational extension. Frontage onto cemetery would need careful consideration. Rig and furrow and other earthworks present which may be of local historical interest.
Biodiversity Impact	None Identified
Heritage Impact	The site is located on the northern edge of Wolsingham Conservation Area. A number of listed buildings lie close to its boundary; the Church of St Mary and St Stephen Grade II, Demesne Hall Grade II and its Coach House, Grade II. Development likely to hav
Open Space Issues	The site adjoins land identified in the OSNA as Churchyards and Cemeteries (OSNA ID:OSNA3063)
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a green field with distinctive rig and furrow plough markings and sub-divided by a public right of way (PROW). Development of the site would incur some adverse impacts on the landscape. In addition, the site does not abut the adopted highway and an acceptable vehicular access could not be identified.

3/WS/16b	
SITE DETAILS	
Site Name	Land North West of St Anne's Drive
Settlement	Wolsingham
Local Plan Monitoring Area	West
Developable Area	1.42
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses which comprise of Amenity Open Space, a churchyard and cemetery, a Demesne forming part of Wolsingham School and Community College, PROW and grazing land.
Relationship to Settlement	The site would form an uncontained extension into the open countryside.
Highways/ Access Issues	No suitable access. Site does not abut adopted highway. Not clear how vehicular access could be achieved therefore unsuitable
Landscape Impact	Some adverse residual impact assuming retention of mature trees. Could be urban rational extension combined with 16a. Frontage onto cemetery would need careful consideration. Rig and furrow and other earthworks present which may be of local historical interest.
Biodiversity Impact	None Identified
Heritage Impact	The site is located approximately 150mtrs to the north of Wolsingham Conservation Area. A number of listed building are nearby including the Church of St Mary and St Stephen Grade II, Demesne Hall Grade II and its Coach House, Grade II. Development is lik
Open Space Issues	The SHLAA site adjoins two OSNA sites: OSNA2406 and OSNA3063
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would form an uncontained incursion into the open countryside. Whilst development would incur some adverse impact on the landscape it would have a major negative impact on the setting of heritage assets. Further, the site does not abut the public highway and appears inaccessible for vehicles.

3/WW/01	
SITE DETAILS	
Site Name	Land at the Paddock
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	0.74
Estimated Yield	22
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	3/2005/1006
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	No known issues
Heritage Impact	None Identified
Open Space Issues	Adjoins OSNA site (Education, OSNA ID:OSNA862)
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is now fully developed.

3/WW/02	
SITE DETAILS	
Site Name	Land East of Cemetery Road
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	1.00
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently meadow and allotments with some residential properties to the south and west. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Located on the edge of the settlement. Development of this site would result in an incursion into open countryside. Site is on the wrong side of Cemetery Road.
Highways/ Access Issues	Unsuitable as there is no suitable vehicular access.
Landscape Impact	Development of the site would result in some adverse impact on Area of High Landscape Value. It would also result in some adverse landscape and visual impacts. Loss of allotments should be informed by the OSNA.
Biodiversity Impact	None Identified
Heritage Impact	The site lies on the eastern edge of Witton le Wear Conservation Area. Development is likely to have a major negative impact given that the loss of the land for residential use should be resisted to prevent urban sprawl out into the realms of the surroun
Open Space Issues	Half of the site (52%) comprises of allotments as identified in the OSNA as (ID:OSNA3004).
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site drops in level down to the road which is likely to affect the layout and design of the site but would not prevent development. The site itself however is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable on highways grounds. Development would have a major negative impact on heritage assets along with some adverse designation, landscape and visual impacts. Development of the site would result in the loss of well used allotments, of which there is a shortage in the wider ward.

3/WW/03	
SITE DETAILS	
Site Name	Land at Witton le Wear
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	0.74
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00104/OUT
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow and a detached dwelling. There are some residential properties to the south west. The wider character of the area is residential, agricultural land, allotments and open countryside. In view of adjacent land uses no ame
Relationship to Settlement	The site is edge of settlement, not well related to the form of the existing settlement.
Highways/ Access Issues	No suitable access unless it might be possible directly on to Cemetery Road if land between the site and the adopted highway, north west of no. 11, can be secured.
Landscape Impact	Development of the site would have a some residual designation (AHLV), landscape and visual impacts. Development of the site would result in the loss of rig & furrow. If the site were to be developed it is assumed mature vegetation would be retained. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	None Identified
Heritage Impact	The site lies on the eastern edge of Witton le Wear Conservation Area. Development is likely to have a minor but positive impact given that the site is presently occupied by Penny Well a 1970s building of little merit; development of this part of the sit
Open Space Issues	The site adjoins allotments on its north west boundary - Allotments, OSNA ID:OSNA3004
Pollution Issues	None Identified
Flood Risk	There are no recorded issues with flooding on this site.
Topography	Site slopes slightly to south east therefore no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	A small part of the site has planning permission for 2 houses however there is no suitable highway access to accommodate development on the entire site. The site is edge of settlement, not well related to the form of the existing built-up area and its development would have some residual landscape and visual impacts. Site is an Area of High Landscape Value (AHLV) designation. However, development is likely to have a minor

	but positive impact given that the site is presently occupied by Penny Well a 1970s building of little merit.
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3/WW/04	
SITE DETAILS	
Site Name	Land at Witton-le-Wear
Settlement	Witton-le-Wear
Local Plan Monitoring Area	West
Developable Area	3.71
Estimated Yield	111
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BE/01	
SITE DETAILS	
Site Name	Land North of Cook Avenue, Bearpark
Settlement	Bearpark
Local Plan Monitoring Area	Central
Developable Area	4.22
Estimated Yield	127
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing to the south and west. The east side of the site adjoins open space adjacent to a school, Bearpark Industrial Estate, a former chapel, and the Bearpark Colliery reclamation site to the North.
Relationship to Settlement	Housing to South and West of site, light industrial and converted chapel to east.
Highways/ Access Issues	Conditional - Colliery Road must be widened to a minimum of 6.75 metres to complete a loop road connection through the site to Hilltop Road. Hilltop Road must be regarded as the secondary vehicular access point to this site with the primary access via the Colliery Road/C17 Auton Stile road junction. Highway improvements would be required on Colliery Road, requiring the acquisition of the derelict Church site near the School/Industrial Units and potentially land associated with Aldin Grange House. Vehicular access to the Industrial Units would need to be adjusted. A protected right turn lane would be required at the junction of Colliery Road with the C17 Auton Stile. Junction improvements would be required to improve visibility. It is likely that traffic generation would create significant additional queues and delay at the junction of Toll Bridge Road with the A167. The proposed Western Relief Road would alleviate this problem but development would rely on this being brought forward.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain. However Landscape have suggested that development of this site would be a logical consolidation.
Biodiversity Impact	The Lower Browney Valley (CWS) is 550m from the site and connected by PROW. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1980

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Edge of settlement site which is surrounded by housing on two sides and represents a logical expansion of the settlement northwards. The landscape impact can be mitigated through structural planting. STW upgrade scheduled for 2020 which could impact phasing. There are highways improvements which would be required as part of any proposals.

4/BE/02	
SITE DETAILS	
Site Name	Land at Waterworks, Bearpark
Settlement	Bearpark
Local Plan Monitoring Area	Central
Developable Area	1.68
Estimated Yield	50
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to an underground reservoir with residential properties to the north and east. There is also a significant tree belt to the east of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is well related to the settlement on account it is bounded by trees to the south and main road with terraced row of houses to the north.
Highways/ Access Issues	Vehicular and pedestrian access via C17 Auton Stile. New footway required along full site frontage. Vegetation to be removed to accommodate junction sight visibility splays.
Landscape Impact	Elevated but visually contained site. Lies in green belt and would entail a loss of openness. Unlikely to have significant landscape effects. Development would have no impact on any landscape designations.
Biodiversity Impact	Standard survey requirements would be required in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	Grade II listed Church of St Edmund and gate piers, walls and gates south of the church to the east of the site. No impact due to curve in the road and screening from existing development. There is no archaeological objection to this site.
Open Space Issues	Education, OSNA ID: OSNA2962 and Outdoor Sport (Private), OSNA ID: OSNA879
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is relatively flat and contained.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located within the Green Belt. The site is Previously Developed Land as it was the works adjacent to an underground resevoir. The western part of the site is identified in the Open Space Needs Assessment. The site is well related to

	<p>the settlement with good access to facilities within Bearpark. Its development would have a neutral landscape impact. However this site is to be deemed unsuitable to reflect its current Green Belt status.</p>
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4/BE/04	
SITE DETAILS	
Site Name	Bearpark Colliery Reclamation Site, (BP003)
Settlement	Bearpark
Local Plan Monitoring Area	Central
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	APR
App No	10/00035/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete.

4/BE/05	
SITE DETAILS	
Site Name	Land at Cook Avenue
Settlement	Bearpark
Local Plan Monitoring Area	Central
Developable Area	1.41
Estimated Yield	42
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing housing (comprising of pre-and post-war semi-detached houses) and therefore no amenity issues would be anticipated.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Access is possible from Cook Avenue but improvements are required to junction of Cook Avenue with Woodland Road and provision of footpath along west side of Cook Avenue.
Landscape Impact	Despite mitigation the development of this site would have significant adverse visual and landscape impact. This would be due to the loss of urban greenspace/mature trees within the settlement which offer amenity value within a predominantly residential environment.
Biodiversity Impact	The Lower Browney Valley (CWS) is located 820m from the site and connected by PROW. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse affect to the CWS as a result of increased recreational impact.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. Whitehouse Wood is shown on the 1860 OS Map however there are only a scattering of trees on site now. There is currently no documented evidence available to rule out any archaeological
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2307
Pollution Issues	None Identified
Flood Risk	No flood risk issues identified.
Topography	The site is relatively flat which would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in the loss of amenity open space within a residential area. The site contains some established mature trees (some with TPOs), which if lost, would have a harmful visual impacts on the local area. STW upgrade scheduled for 2020 which could impact phasing.

4/BE/06	
SITE DETAILS	
Site Name	Bearpark Colliery Reclamation site
Settlement	Bearpark
Local Plan Monitoring Area	Central
Developable Area	1.62
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing and employment uses to the south, scrub and woodland to the north, allotments and school to the east and sports pitches to the west. All uses compatible with housing development.
Relationship to Settlement	Not in isolation but acceptable if developed in conjunction with 4/BE/01.
Highways/ Access Issues	<p>Conditional - This site should be developed in conjunction with Site Ref. 4/BE/01 and will need to benefit from the highway improvements associated with that site. Colliery Road must be widened to a minimum of 6.75 metres to complete a loop road connection through the site to Hilltop Road. Hilltop Road must be regarded as the secondary vehicular access point to this site with the primary access via the Colliery Road/C17 Auton Stile road junction. Highway improvements would be required on Colliery Road, requiring the acquisition of the derelict Church site near the School/Industrial Units and potentially land associated with Aldin Grange House. Vehicular access to the Industrial Units would need to be adjusted. A protected right turn lane would be required at the junction of Colliery Road with the C17 Auton Stile. Junction improvements would be required to improve visibility.</p> <p>It is likely that traffic generation would create significant additional queues and delay at the junction of Toll Bridge Road with the A167. The proposed Western Relief Road would alleviate this problem but development would rely on this being brought forward.</p>
Landscape Impact	Structural landscaping required. 1. Western half of site lies within Area of High Landscape Value although there seems little justification for the boundary there. Development would have no significant impact on the AHLV. 2. Identified as Landscape Character Priority Area in error, should be Landscape Improvement Priority Area. 3. Opportunity to enhance the area if developed in conjunction with adjacent green SHLAA site to fully resolve settlement edge.

Biodiversity Impact	Further investigation by applicant required. The Lower Browney Valley (CWS) is 420m from the site and connected by PROW. Potential mitigation required for increased recreational impacts.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site is flat. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Development of this site would need to be phased and occur in conjunction with neighbouring site 4/BE/01 as it would form a better relationship with the settlement. This site will also require highway improvements which are more likely to be delivered as part of a larger scheme. STW upgrade scheduled for 2020 which could impact phasing.

4/BE/07	
SITE DETAILS	
Site Name	Bearpark Industrial Estate
Settlement	Bearpark
Local Plan Monitoring Area	Central
Developable Area	0.83
Estimated Yield	25
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by housing and open space which would be compatible with residential development of this site.
Relationship to Settlement	If this site was developed in isolation it would not form a natural extension to the existing housing. If however the site came forward as part of a larger scheme with 4/BE/01 it would form logical infil.
Highways/ Access Issues	Conditional - Highway improvements would be required on Colliery Road, requiring the acquisition of the derelict Church site near the School/Industrial Units and potentially land associated with Aldin Grange House. Vehicular access to the Industrial Units would need to be adjusted. A protected right turn lane would be required at the junction of Colliery Road with the C17 Auton Stile. Junction improvements would be required to improve visibility.
Landscape Impact	Small urban site of industrial character. Unlikely to have significant landscape and visual effects.
Biodiversity Impact	No known biodiversity issues may need bird and bat surveys.
Heritage Impact	Within a park/garden of local interest. No other heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is a small amount of surface water flooding identified on site which would need to be addressed through site design and SuDS.
Topography	Site is flat and therefore no issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is an existing employment site which is partially occupied. This site will also require significant highway improvements which are more likely to be delivered as part of a larger scheme. STW upgrade scheduled for 2020 which could impact phasing, however given the existing use on the site it is anticipated that this would not be a significant constraint.

4/BH/01a	
SITE DETAILS	
Site Name	Land South of Station House
Settlement	Brancepeth
Local Plan Monitoring Area	Central
Developable Area	2.69
Estimated Yield	81
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site currently in agricultural / semi natural greenspace. Bounded by housing to three sides, with pasture and rural landscape to the north east. In terms of amenity, housing would be compatible to adjacent uses.
Relationship to Settlement	Located to the north east corner of the settlement contained on two sides with the old station to the north. May represent a large extension in terms of scale in relation to the size of the settlement.
Highways/ Access Issues	Housing could be accessed from Wolsingham Road. This amount of development is unlikely to require much additional work to the highway but the junction with A690 might require some improvement.
Landscape Impact	Large incursion into attractive open countryside (AHLV) forming the immediate setting of Brancepeth village and poorly related to its existing form. Likely to have significant landscape effects. The site is situated within a Landscape Conservation Priority Area (Landscape Strategy).
Biodiversity Impact	Close to ancient woodland may need to mitigate / compensate for impacts.
Heritage Impact	Potential adverse impact on the setting of the Conservation Area / listed buildings / character of the village. As it is over 1 ha an archaeological survey would be required at application stage. Site is within the boundary of the Brancepeth Conservat
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA1169
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site has some limited surface water flooding issues and further investigation by the proposer is required to determine if mitigation measures are necessary.
Topography	The site is flat, therefore there would be no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of this site would lead to significant adverse landscape, visual and heritage impacts. Brancepeth has very limited services and facilities with implications for the sustainability. However, there are regular bus services on the A 690 which could mitigate this in part. The site has some limited surface water flooding issues which would need to be addressed through SuDS design. Road improvements may be required in order to provide access to the site. Given there constraints that would need to be overcome the site has been deemed unsuitable.
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4/BH/01b	
SITE DETAILS	
Site Name	Land South of Station House
Settlement	Brancepeth
Local Plan Monitoring Area	Central
Developable Area	1.08
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site currently in agricultural / semi natural greenspace. Bounded by housing to three sides, with pasture and rural landscape to the north east. In terms of amenity, housing would be compatible to adjacent uses.
Relationship to Settlement	Located to the north east corner of the settlement contained on two sides with the old station to the north. May represent an incursion into attractive open countryside (AHLV).
Highways/ Access Issues	Housing could be accessed from Wolsingham Road. This amount of development is unlikely to require much additional work to the highway but the junction with A690 might require some improvement.
Landscape Impact	Incursion into attractive open countryside (AHLV) forming the immediate setting of Brancepeth village. Likely to have significant landscape effects. The site is situated within a Landscape Conservation Priority Area (Landscape Strategy).
Biodiversity Impact	Close to ancient woodland may need to mitigate / compensate for impacts.
Heritage Impact	Potential adverse impact on the setting of the Conservation Area / listed buildings / character of the village. As it is over 1 ha an archaeological survey would be required at application stage. Site is within the boundary of the Brancepeth Conservat
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site has some limited surface water flooding issues and further investigation by the proposer is required to determine if mitigation measures are necessary.
Topography	The site is flat, therefore there would be no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would lead to some significant adverse landscape, visual and heritage impacts. Brancepeth

	<p>Sewage Treatment Works is very small STW therefore further investigation required to determine whether there would be adequate capacity. Brancepeth has very limited services and facilities with implications for the sustainability. However, there are regular bus services on the A 690 which could mitigate this in part. The site has some limited surface water flooding issues which would need to be addressed through SuDS design. Road improvements may be required in order to provide access to the site. Given there constraints that would need to be overcome the site has been deemed unsuitable.</p>
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4/BH/02	
SITE DETAILS	
Site Name	Site at Brancepeth
Settlement	Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.89
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BH/03	
SITE DETAILS	
Site Name	Site 2 at Brancepeth
Settlement	Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.14
Estimated Yield	4
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BH/04	
SITE DETAILS	
Site Name	Site 3 at Brancepeth
Settlement	Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BH/05	
SITE DETAILS	
Site Name	Land north of Brancepeth Castle Golf Course
Settlement	Brancepeth
Local Plan Monitoring Area	Central
Developable Area	17.70
Estimated Yield	531
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BO/01	
SITE DETAILS	
Site Name	Land at Whitwell Farm Site 3
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	4.56
Estimated Yield	137
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use. Development of the site would be compatible with the residential areas to the south of the site. No amenity mitigation issues. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site would provide an incongruous residential development at the north east of the settlement creating an intrusion into the open countryside.
Highways/ Access Issues	Access acceptable from Tail upon End Lane.
Landscape Impact	Some adverse residual impact. Incursion into open countryside beyond well defined settlement edge. Relatively flat - could be visually contained by robust structure planting.
Biodiversity Impact	Further investigation by applicant required . Cassop Vale (SSSI) is 1.4km (although the A1 intervenes) and Shincliffe Wood (CWS) is 1.5km from the site. and both connected by PROW. Unlikely to be a constraint to development.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues on the site.
Topography	Flat site. Network of over head telephone wires runs across the site, this could impact on the sites viability.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in an incursion into open countryside beyond well defined settlement edge. This would have some residual landscape and visual impacts, although robust structural landscaping may provide some mitigation.

4/BO/04	
SITE DETAILS	
Site Name	Land at Surtees Avenue (BO004)
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	0.39
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03061/FPA
SITE ASSESSMENT	
Adjacent Uses	Predominately a greenfield site which amenity open space. Some hard standing and informal garages. Site is situated within a residential area, a depot is situated to the south, however planting exists at the southern boundary of the site which provides a
Relationship to Settlement	Site is contained within an existing housing estate within the settlement.
Highways/ Access Issues	Access can be obtained from Surtees Avenue.
Landscape Impact	Loss of open space of some amenity value, should be informed primarily by OSNA. Could be room for partial development.
Biodiversity Impact	Cassop Vale (SSSI) (although the A1 intervenes) and Shincliffe Wood (CWS) are both in close proximity to the site, and both connected by PROW. Unlikely to be a constraint to development.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1200
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues on the site.
Topography	Sites slope slightly north to south, not considered to be a constraint to development. Informal garages at the south west of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site would provide an obvious infill site within the built up area of the settlement and is accessible to a range of services and facilities. However the site includes a number of informal private garages and around 50% of the site is identified as amenity open space in the Open Space Needs Assessment.

4/BO/05	
SITE DETAILS	
Site Name	Land at Tail Upon End Lane (B001)
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	2.17
Estimated Yield	65
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/07/00311/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1758
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete.

4/BO/06	
SITE DETAILS	
Site Name	The Grange, Durham Road
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	6.33
Estimated Yield	190
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	13/00522/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning consent is being implemented.

4/BO/07	
SITE DETAILS	
Site Name	South of Crow Trees Lane
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	1.26
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02309/FPA
SITE ASSESSMENT	
Adjacent Uses	Greenfield site, currently used as pasture land. Generally compatible with high density housing situated to the north of the site. School within proximity which may impact on accessing the site.
Relationship to Settlement	Site is located south of the settlement, however housing and a school are situated directly to the north.
Highways/ Access Issues	Access agreed through planning permission.
Landscape Impact	Site is located to the south of settlement. Some adverse residual impact identified.
Biodiversity Impact	Cassop Vale (SSSI) (although the A1 intervenes) and Shincliffe Wood (CWS) are just over 1km from the site, and both connected by PROW. Unlikely to be a constraint to development.
Heritage Impact	No heritage issues surround the site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues on the site.
Topography	Site slopes south to north. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Live planning application on the site which is minded to approve subject to S106.

4/BO/08	
SITE DETAILS	
Site Name	Land to the east of Tail-upon-End Lane
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	13.41
Estimated Yield	402
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield site in agricultural use. Development of the site would be compatible with the residential areas to the south and west. No amenity mitigation issues. Amenity Mitigation Issues: None identified
Relationship to Settlement	Development of the site would provide an incongruous residential development to the north of the settlement, creating an intrusion into the open countryside.
Highways/ Access Issues	Access from Tail-upon-End Lane at centre of site frontage. Some improvements to road and footpaths in vicinity of the site will be required.
Landscape Impact	Some adverse residual impact. Incursion into open countryside beyond well defined settlement edge. Relatively flat - could be visually contained by robust structure planting.
Biodiversity Impact	Cassop Vale (SSSI) is 1.2km (although the A1 intervenes) and Shincliffe Wood (CWS) is 1.6km from the site. Unlikely to be a constraint to development.
Heritage Impact	Site contains no designated assets, agricultural building to northern boundary is shown on the 1898 OS Map. Grade II listed building to northwest across the A177 unlikely to be adversely affected by development on this site, but landscape impact likely to
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues on the site
Topography	Flat site, network of overhead telephone wires runs across the site, this could impact on the sites viability.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in some adverse residual landscape and visual impact as it would be an incursion into open countryside beyond the well defined settlement edge. Some improvements to road and footpaths in vicinity of the site would be required.

4/BO/09	
SITE DETAILS	
Site Name	Land at Whitwell Acres - Parcel 2
Settlement	High Shincliffe
Local Plan Monitoring Area	Central
Developable Area	2.72
Estimated Yield	82
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield site in agricultural use. Development of the site would be compatible with the residential area to the south of the site.
Relationship to Settlement	Development of the site would provide a large residential development which would extend the settlement north, this would be out of character with the existing form.
Highways/ Access Issues	Whilst access would be possible to these two sites from Whitwell Acres/Heathways, the road to the west is very narrow and turns a sharp corner. I do not recommend these sites as they would create a heavier traffic flow at this difficult location which also suffers from school traffic. Unsuitable site, would require road widening and footways (none exist).
Landscape Impact	Significant adverse residual impact. Incursion into the open countryside beyond well defined settlement edge. Relatively flat but prominent site - could be visually contained in some degree by developing structure planting - if this was augmented to the east. Site lies in the Green Belt.
Biodiversity Impact	Requires substantial buffer to woodland and habitat creation, badgers present in woodland.
Heritage Impact	Within 400 metres of Shincliffe Colliery Bank Top, The old Railway Station and a Finds Spot. Site is also over 1ha so an archaeological assessment and evaluation will be required.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Within an area defined that experiences surface water flooding, although this is defined as least likely.
Topography	Undulating site that slopes west to east. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Breen Belt and would have an adverse effect on the open countryside. Development would be out of character with the size and form of the settlement. Highways have expressed concerns with regards to establishing a safe

	<p>highway access onto the site, deeming the site unsuitable as it would require road widening and the provision of new footways. Ecology have also identified that there would need to be a substantial buffer to the woodland and habitat creation as there are badgers present in woodland.</p>
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4/BO/10	
SITE DETAILS	
Site Name	Land at Whitwell Acres, Parcel 2b
Settlement	High Shincliffe
Local Plan Monitoring Area	Central
Developable Area	2.72
Estimated Yield	82
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield site in agricultural use. Development of the site would be compatible with the residential area to the south of the site. No amenity mitigation issues.
Relationship to Settlement	Development of the site would provide a large residential development that would extend the settlement north, this would be out of character with the existing form.
Highways/ Access Issues	Whilst access would be possible to these two sites from Whitwell Acres/Heathways, the road to the west is very narrow and turns a sharp corner. I do not recommend these sites as they would create a heavier traffic flow at this difficult location which also suffers from school traffic. Unsuitable site, would require road widening and footways (none exist).
Landscape Impact	Significant adverse residual impact. Incursion into open countryside beyond well defined settlement edge. Relatively flat but prominent site - could be visually contained in some degree by developing structure planting, if this was augmented to the north. Visible in backdrop to WHS from Wharton Park. Site lies in the Green Belt.
Biodiversity Impact	Adjacent to Shincliffe Pit Heap LWS.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. However development of the site would possibly have a minor negative impact on the Shincliffe Conservation Area. There is currently no documented evidence available to rule out any
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Within an area defined that experiences surface water flooding, although this is defined as least likely.
Topography	Predominantly flat site. No obvious constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located in the green belt and development would have an adverse effect on the open countryside. Development would be out of character with the size and form of the settlement. Highways have expressed concerns with regards to

	<p>establishing a safe highway access onto the site, deeming the site unsuitable. Development of the site would result in negative ecology and heritage impacts as the site is adjacent to a local wildlife site and is visible in the backdrop to the World Heritage Site from Wharton Park.</p>
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4/BO/14	
SITE DETAILS	
Site Name	Land at Prince Charles Avenue and Horton Crescent
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	1.35
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/08/00056/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete.

4/BO/15	
SITE DETAILS	
Site Name	Site at Tursdale
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	8.63
Estimated Yield	259
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03912/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is intended to be developed for employment use.
Relationship to Settlement	The site is on the edge of the settlement, located between existing employment uses to the north west and highway infrastructure and services to the south. There are houses located to the eastern boundary of the site however the connection between the pro
Highways/ Access Issues	Access appears achievable however likely to require mitigation.
Landscape Impact	Assessed against the baseline of the existing character of the site this would have a significant impact as a large urban incursion into attractive open countryside. If the baseline is taken to be the site developed as employment land the effect would be neutral.
Biodiversity Impact	None Identified
Heritage Impact	No designated asset on the site however there is potential for development to have a minor negative impact on the setting of the Bowburn Conservation Area dependent on the screening of the site. There is currently no documented evidence available to rule
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding observed on the site.
Topography	None
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has outline planning permission (subject to the signing of the S106 agreement) for a maximum of 270 dwellings, a 70 bed hotel, a 60 bed residential care home, a 3.96ha solar farm, 170,859m² of general industrial, storage and distribution, 1,858m² of restricted goods retail (class A1), 409m² restaurant/café/takeaway.

4/BO/16	
SITE DETAILS	
Site Name	Former Mabey Hire Ltd
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	0.62
Estimated Yield	19
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	4/12/00258/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by housing, allotments and green space.
Relationship to Settlement	The site is well contained within the built environment.
Highways/ Access Issues	Achievable access demonstrated through planning application. No highways objections were raised.
Landscape Impact	Impact would be neutral.
Biodiversity Impact	None Identified
Heritage Impact	Bowburn Conservation Area lies 150m to the south of the site but separated by intervening development. The redevelopment of this site would have no impact on the setting of the conservation area. Archaeological remains are known on the site and so a f
Open Space Issues	The site adjoins Allotments, OSNA ID:OSNA3231
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There is no indication of flood risk or surface water flooding on the site. Surface water run off from any new development would need to be dealt with on site.
Topography	No restriction to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	Site had outline planning permission for 36 dwellings, which recently lapsed. It is wholly enclosed by existing development and has access to the services and facilities at Bowburn. This site does not present any unacceptable constraints that would preclude residential development. The employment use on site would appear to have ceased. The site adjoins allotments, as identified in the County Durham Open Space Needs Assessment, however this is not a constraint.

4/BO/17	
SITE DETAILS	
Site Name	Land South of Oakfield Crescent
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	0.99
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02105/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This is a greenfield site within the built up area of Bowburn. The site makes a logical infill site. Permission for 40 dwellings was approved 22 April 2015 and nearing completion.

4/BO/18	
SITE DETAILS	
Site Name	Land At The Western Part Of The Former Cape Site
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	1.44
Estimated Yield	43
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03834/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Access may be possible from the adjacent residential site.
Landscape Impact	No impact on landscape designation. Identified as urban/developed landscape. Neutral impact for landscape and visual impact.
Biodiversity Impact	Ecology have identified that the site is brownfield habitat - needs ecological assessment and mitigation as necessary.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for a mixed use development including 63 dwellings. Subject to the signing of the S106 Agreement.

4/BO/19	
SITE DETAILS	
Site Name	Cornforth Moor Farm
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	19.00
Estimated Yield	570
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information. However it should be noted that the adjacent Integra 61 site now benefits from planning permission.

4/BO/20	
SITE DETAILS	
Site Name	Park Hill Farm
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	1.50
Estimated Yield	45
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	<p>The site is within 200 metres of the A1 and a such a noise assessment should be undertaken and appropriate mitigation implemented as a result e.g. incorporation of noise barriers.</p> <p>However other land uses (housing and agriculture) would be compatible.</p>
Relationship to Settlement	Site is edge of settlement and the majority of services and facilities are not within walking distance.
Highways/ Access Issues	The highway of Southlands serving Parkhill farm and the adjacent 5 properties is not adopted highway. This would have to be brought to an adoptable standard to serve access to residential development from Parkhill Farm. The development would be enclosed on three sides with a single access from Southlands. It would be remote from local services .
Landscape Impact	Small urban edge site. Relatively compact consolidation of urban form. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	Ecology have confirmed that there are no known issues for this site.
Heritage Impact	<p>Park Hill Farm is shown on the 1860 OS Map and may be considered a non-designated heritage asset. It is unclear how much if any of the historic complex still exists, and would be worthy of retention.</p> <p>The site is larger than 1 ha and so the presence and</p>
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is a small amount of surface water flooding identified on the site however this could be managed through SuDs within the design of any development.
Topography	Not a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	<p>The site has been assessed as being unsuitable for housing as the highway of Southlands serving Parkhill farm and the adjacent 5 properties is not adopted highway. The site is within 200 metres of the A1 and in the absence of a noise assessment a precautionary approach has been taken. Development of the site is unlikely to have significant residual landscape and visual effects, however Park Hill Farm may be considered a non-designated heritage asset so further assessment is required. For these reasons the site has been deemed unsuitable.</p>
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4/BO/21	
SITE DETAILS	
Site Name	Land at Tail-upon-end Lane
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	3.87
Estimated Yield	116
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Noise and air pollution from the A1 will also be a significant issue as it borders the eastern side of the site.
Relationship to Settlement	The site would provide an incongruous residential development at the north east of the settlement creating an intrusion into the open countryside.
Highways/ Access Issues	Access could be engineered from the north side of the carriageway at Tail Upon End Lane between the opposite accesses to Cavell Drive.
Landscape Impact	Identified as Landscape Improvement Priority Area. Development would result in significant adverse residual landscape and visual impact as the site would be a prominent incursion into open countryside. Smaller area in south and west would have lower impacts if robustly screened from A1(M). No impact on specific landscape designation.
Biodiversity Impact	Ecology have confirmed that there are no known issues for this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are some areas of surface water flood risk on site which would need to be dealt with at the design stage.
Topography	The site is predominantly flat. No issues for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impact as the site would be a prominent incursion into open countryside. The site would require significant buffering from the A1. There are some areas of surface water flood risk on site which would need to be dealt with at the design stage. Access to services and facilities is average to poor.

4/BO/22	
SITE DETAILS	
Site Name	Cornforth Moor Farm West
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	8.16
Estimated Yield	245
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	The site is in an unsustainable location being remote from local services and facilities No suitable access is available to the site from the public highway network
Landscape Impact	Large incursion into open countryside poorly related to settlement form. Prominent from A1(M) , A688 and PROW and overlooked from higher ground. Likely to have some significant residual landscape and visual effects.
Biodiversity Impact	Full ecological assessment will be required before determining whether there will be impacts upon biodiversity of developing this site. There are ponds nearby which will need great crested newt surveys.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological features will need to assessed through geophysical survey and evaluation.
Open Space Issues	Site adjoins Park and Recreation Ground, OSNA ID:OSNA147
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in a large incursion into open countryside poorly related to settlement form. Prominent from A1(M) , A688 and PROW and overlooked from higher ground. Likely to have some significant residual landscape and visual effects. No suitable access is available to the site from the public highway network. The site is not accessible to sustainable modes of transport. The site adjoins park and recreation space, as identified in the County Durham Open Space Needs Assessment, however this is not a constraint. Full ecological assessment will be required before determining whether there will be impacts upon biodiversity in developing this site. There are ponds nearby which will need great crested newt surveys. For these reasons the site has been deemed unsuitable.

4/BO/23	
SITE DETAILS	
Site Name	Land South West of Durham Road West
Settlement	Bowburn
Local Plan Monitoring Area	Central
Developable Area	0.45
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Although there are industrial uses in close proximity to the site, the site is between existing residential properties and the residential areas of the recently approved mixed use Integra 61 development, therefore no issues with adjacent uses.
Relationship to Settlement	The site is located on the outer edge of the settlement, however could integrate with the recently approved Integra 61 development.
Highways/ Access Issues	Conditional: The highway /lane adjacent to the gable of 21 Durham Road West would need to be widened to provide a 4.8m carriageway with 6m radii and a 1.8m wide footway. This would necessitate acquiring land from the adjacent premises. The site is in a good accessible location for local facilities and public transport.
Landscape Impact	Small site not prominent in wider landscape but visible from adjacent PROW. Would be an infill site on development of INTEGRA61. Would need to be integrated in its layout and design with adjacent development with planning permission. Unlikely to have significant landscape effects. Development would have no impact on any landscape designations and the site is situated within a Landscape Conservation Priority Area (Landscape Strategy).
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	There are no conservation issues in relation to this site, would be an infill site on development of INTEGRA61. Should be mindful of and relate well to the layout and design of the adjacent approved development. There is no archaeological objection to t
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known flood risk on the site.
Topography	Site slopes to the west.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Small site not prominent in wider landscape but visible from adjacent PROW. Would be an infill site on development of INTEGRA61. Would need to be integrated in its layout and design with adjacent development with planning permission. Unlikely to have significant landscape effects. Development would have no impact on any landscape designations and the site is situated within a Landscape Conservation Priority Area (Landscape Strategy). To achieve a suitable highways access, third party land would be required, this is a technical constraint and the site is therefore deemed unsuitable.

4/BP/01a	
SITE DETAILS	
Site Name	Land South of Broompark
Settlement	Broompark
Local Plan Monitoring Area	Central
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to an existing housing estate to the north and a woodland to the south. The development of the site for housing would be compatible with existing uses and no amenity issues are anticipated.
Relationship to Settlement	Site is contained on northern edge and its development represents an extension to the settlement southwards, only contained by the Deerness Valley Walk. The development of the site would appear as a 'bolt on' to the existing housing development to the nor
Highways/ Access Issues	There is no highway access to this site unless it is obtained via adjacent 4/BP/03. The combined sites might be too large for a single access route, so further investigations would be required to determine.
Landscape Impact	Small urban edge site. Incursion into open countryside but not prominent in wider views. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	Site is situated within 500m of a pond with potential for great crested newts. Further investigation required by proposer to establish what mitigation may be necessary if GCN's are found to be present. Site also directly adjacent to Deerness Valley LWS, linkages through site to LWS by PRoW, mitigation would therefore be required.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation. Deerness Valley Railway path to south has local heritage significance
Open Space Issues	Allotments, OSNA ID:OSNA1126
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes gently from north to south, but this would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is within the green belt and development would result in an incursion into open countryside. Highways have identified that there is no acceptable access. There are some surface water issues on site which would need to be addressed through SuDS. The size of development is not in scale in relation to the size of the village and the lack of services and facilities. For these reasons it has been deemed unsuitable.

4/BP/01b	
SITE DETAILS	
Site Name	Land South of Broompark
Settlement	Broompark
Local Plan Monitoring Area	Central
Developable Area	2.04
Estimated Yield	61
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to an existing housing estate to the north and a woodland to the south. The development of the site for housing would be compatible with existing uses and no amenity issues are anticipated.
Relationship to Settlement	Site is contained on northern edge and its development represents an extension to the settlement southwards, only contained by the Deerness Valley Walk. The development of the site would appear as a 'bolt on' to the existing housing development to the nor
Highways/ Access Issues	There is no highway access to this site unless it is obtained via adjacent 4/BP/03. The combined sites might be too large for a single access route, so further investigations would be required to determine.
Landscape Impact	Small urban edge site. Incursion into open countryside but not prominent in wider views. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	Site is situated within 500m of a pond with potential for great crested newts. Further investigation required by proposer to establish what mitigation may be necessary if GCN's are found to be present. Proximity to designated LWS (directly adjacent) would require appropriate mitigation.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation. Deerness Valley Railway path to south has local heritage significance
Open Space Issues	Allotments, OSNA ID:OSNA1126
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site slopes gently from north to south, but this would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is within the green belt. Development of the site would result in an incursion into open countryside but not prominent in wider views. Highways have identified that there is no acceptable access. The site has some surface water flooding issues which would need to be mitigated through SuDS. The size of development is not in scale in relation to the size of the village and the lack of services and facilities. For these reasons it has been deemed unsuitable.

4/BP/03	
SITE DETAILS	
Site Name	Land south of Broom Lane
Settlement	Broompark
Local Plan Monitoring Area	Central
Developable Area	2.27
Estimated Yield	68
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential to the west of site separated by vehicular accessible track. Road (B6302) to the north. Agricultural/grazing land to the east and the site is bounded to the south by the Deerness Valley Walk.
Relationship to Settlement	Uncontained housing adjoins settlement on one side. however Broompark is classed as a tier 5 settlement and this extension would be inappropriate in size.
Highways/ Access Issues	Access could be made from Broom Lane but there would need to be alterations to B6302
Landscape Impact	Visible extension to edges of settlement would be too excessive based on settlement size. Site in Green Belt.
Biodiversity Impact	Site is situated within 500m of a pond with potential for great crested newts. Further investigation required by proposer to establish what mitigation may be necessary if GCN's are found to be present
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Site adjoins Accessible Natural Green Space, OSNA ID:OSNA1730
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Relatively flat site, no visible barrier to housing development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located in the green belt and would have an adverse effect on the open countryside. The site is remote from services and enlarging the settlement would detract greatly from the village character and appearance especially when approaching from east as it is a prominent location. The site adjoins Accessible Natural Green Space as identified in the County Durham Open Space Needs Assessment, however this is not a constraint. Highways have identified that although access could be made from Broom Lane there would need to be alterations to the B6302.

4/BP/04	
SITE DETAILS	
Site Name	Land at Cooks East Wood
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BP/05	
SITE DETAILS	
Site Name	South of Broom Lane
Settlement	Broompark
Local Plan Monitoring Area	Central
Developable Area	0.94
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/BR/01	
SITE DETAILS	
Site Name	Brandon Sawmills (BR004)
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	0.90
Estimated Yield	27
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjoining land uses include a shop, residential properties and a nursing care home. The existing uses are those normally found within residential areas and it is unlikely that any amenity issues would arise from the development of this site for residential
Relationship to Settlement	This site is well contained within the residential built up area of Brandon it therefore has an excellent relationship to the settlement.
Highways/ Access Issues	Access is available via access road built for extra care home. Sufficient capacity was built in at the time for this housing site.
Landscape Impact	Site is next to 3 storey building that dominates above current residential.
Biodiversity Impact	Buffer of native tree planting required to woodland at northern tip, which may reduce developable area.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. However there is likely to be a minor negative impact on the setting of the Brandon and Brancepeth Conservation Areas. There is currently no documented evidence available to rule out
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1738
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	Level site no issue for development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is well contained within the settlement of Brandon. This site provides an informal recreational use and was protected by the Local Plan, it is identified by the Open Space Needs Assessment as amenity open space and is therefore unsuitable. The highways access to the site is achievable and additional room was included when the access for the neighbouring care home was implemented. A buffer of native tree planting would be required to woodland at northern tip, which may reduce developable area.

4/BR/02	
SITE DETAILS	
Site Name	Land at Commercial Street Brandon (BR001)
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	1.12
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/09/00628/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete.

4/BR/03	
SITE DETAILS	
Site Name	Land East of Brandon Football Club (BR002)
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	1.50
Estimated Yield	45
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is scrubland and is well contained within the settlement footprint. The site is bound to the south and east by residential properties and to the west by a football ground. No amenity issues are foreseen.
Relationship to Settlement	The site is well contained within the settlement footprint. The site is bound to the south and east by residential properties and to the west by a football ground.
Highways/ Access Issues	Access via St. Agathas Close via cul de sac which abuts the site.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	Ecology have confirmed that there are no ecology issues to impede this site being developed. Deerness Valley (CWS) is 780m from the site so potential mitigating may be required for increased recreational impacts.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	The site adjoins Park and Recreation Ground to the west of the site and Allotments to the north and south.
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	No issues of topography that would impede on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The site is an area of scrubland well contained within the settlement with housing to the south and east and Brandon football ground to the west. Housing development would consolidate the settlement. Landscape have identified the opportunity to enhance the landscape and visual impact of this site and there are no significant ecology or heritage constraints.

4/BR/04	
SITE DETAILS	
Site Name	Land to the west of Scription Gill Road, Brandon
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	4.05
Estimated Yield	122
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site lies on the western boundary of Brancepeth which is bound by residential development on the east. The site is bound by Scription Gill to the west and beyond this there is agricultural land.
Relationship to Settlement	This is a narrow piece of land which runs alongside Scription Gill road which currently forms the settlement edge. Development of the site would be bound by Scription Gill itself and would be linear in fashion.
Highways/ Access Issues	Off site infrastructure required in order to provide better pedestrian links to the existing residential area.
Landscape Impact	Structural landscaping required. Despite mitigation significant adverse visual impact on the landscape will remain- the existing settlement edge stands off from Gill allowing it to read as an attractive landscape feature.
Biodiversity Impact	All sites will have some biodiversity issues and there should be an in principle support for habitat creation/ retention at all locations. As Redburn Tributaries (CWS) is 2.2km from the site there are unlikely to be any adverse effect of development relating to recreational impact on biodiversity
Heritage Impact	Development of the site is likely to have a major negative impact on the setting of Brandon conservation area to the north and Brancepeth conservation area to the west. Development proposals will need to be designed in a manner which enhances the setting
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified although the site is identified as being potentially subject to surface water flooding and therefore sustainable drainage techniques will be required.
Topography	There are no topography issues identified which could impact on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in a significant adverse visual impact on the landscape and adverse effect on Scription Gill. It would obstruct attractive views of the Gill from the edge

	<p>of the village and be obtrusive in views from the footpath following the gill. The road currently forms a clear and coherent settlement boundary which should be maintained. Development of the site is likely to have a major negative impact on the setting of Brandon conservation area to the north and Brancepeth conservation area to the west. Highways have noted that off site infrastructure will be required in order to provide better pedestrian links to the existing residential area. On this basis the site has been deemed as unsuitable for housing.</p>
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4/BR/05	
SITE DETAILS	
Site Name	Land at Brandon Lane
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	2.00
Estimated Yield	60
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is elevated and is an attractive greenfield. Comments to the Preferred Options have suggested that development could impact on amenity but these comments were made in reference to the construction phase only. The site is bound to the east by a
Relationship to Settlement	Although this site would first appear to be a logical infill development within Brandon, this site's development would impact on the individuality of Brandon village with particular regard to the conservation area's setting.
Highways/ Access Issues	Could take access direct onto Brandon Lane, alternatively, existing access on the western site boundary could be improved and upgraded.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain- development towards southern edge would compromise open leafy separation of Brandon / High Brandon in some degree but could be mitigated by design/planting. The site does fall within the zone of visual influence for the World Heritage Site however an additional area of distant roofscape in Brandon wouldn't be expected to have a significant impact on views of the World Heritage Site from within the City. It would figure in some views across the valley in the cathedral from properties on the edge of Brandon village and might obscure the cathedral in views from some footpaths in that area though that would partly depend on design
Biodiversity Impact	The site is 1.2km from Deerness Valley (CWS). Increased recreational use may require mitigation.
Heritage Impact	Heritage have confirmed that the site is within the Brandon Conservation Area. Development of the site is likely to have a major negative impact. Loss of separation between historic settlement and later development to east is major issue, some buffer zo
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified although comments to the Preferred Options stage suggest that the site does suffer from drainage issues and there is an underground stream. Any development would be required to incorporate sustainable drainage techniques.

Topography	The site is 1.2km from Deerness Valley (CWS). Further advice should be sought from the Ecology Team in relation to potential impacts and the need for mitigation.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site is likely to have a major negative impact on the Brandon Conservation area and its setting. The site falls within the visual influence zone of the World Heritage site although the impacts are not thought to be significant. Planning permission was refused on this site in March 2014 on the grounds of adverse impacts on the conservation area, highway safety and level of traffic generated.

4/BR/06	
SITE DETAILS	
Site Name	Land north of Scripton Gill Road
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	22.15
Estimated Yield	665
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential (to the east and south east) and agriculture to the remaining sides.
Relationship to Settlement	The site is separated from the settlement by Scripton Gill Road and because of the size of the site development would be disproportionate to the original settlement.
Highways/ Access Issues	The site could be accessed from Scripton Gill Road . Note the recorded adopted highway boundary does not coincide with the field boundry although presence of street lighting would suggest the wide verge is highway.
Landscape Impact	Development would have an adverse impact. It is a large site sloping steeply to the north above the level of the existing settlement. The site is very visible from some distance.
Biodiversity Impact	Ecology state there is no reason to object on ecological grounds at this stage.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are overland flow routes which will need mitigation.
Topography	The steeply sloping nature of the site means that development would be highly visible. Design would be dictated by topography but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in adverse landscape impacts. The site slopes up to the north and its already prominent position means that any development would be intrusive and highly visible from some distance away. The site as proposed is very large and development would be out of scale with the existing settlement. There are no significant highways, ecology or heritage constraints.

4/BR/07	
SITE DETAILS	
Site Name	Land at Red Barn
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	36.51
Estimated Yield	1095
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture and residential
Relationship to Settlement	The site is separated from the main part of Brandon by the A690
Highways/ Access Issues	Highways have raised some issues and consider the site's category for housing to be conditional. The large site is close to the B6300 /A690 traffic signal junction. Recent approval of signals to accommodate the site 4MF04 are unlikely to be able to accommodate additional traffic generation from an adjacent large site. Generation from a site in this location will also impact on Nevilles Cross junction. A transport assessment would be required to determine acceptability.
Landscape Impact	The site is a large site in a prominent location. Development would have a significant adverse impact and be an incursion into open countryside
Biodiversity Impact	There would need to be an assessment of water courses for water voles of which there has been a nearby record
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	the site adjoins Amenity Green Space, OSNA ID:OSNA2904
Pollution Issues	None Identified
Flood Risk	There are some overland flow routes and surface water issues over parts of the site which will need to be mitigated.
Topography	The site is sloping and undulating but it wouldn't preclude development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in a significant adverse impact and be an incursion into open countryside as the site is a large site in a prominent location. The site is separated from the main part of Brandon by the A690 and access to services and facilities is a. Highways access has been described as conditional and a full transport assessment would be required to determine acceptability. There are surface water

	flood risks on site which would need to be mitigated as part of the design.
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4/BR/08	
SITE DETAILS	
Site Name	Land off North View Road
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	6.27
Estimated Yield	188
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture and residential although the site adjoins the A690 and there will noise issues that will need mitigated
Relationship to Settlement	Although the site is on the edge of the settlement it is severed from the settlement by a bridlepath which is higher than the level of the site
Highways/ Access Issues	Highways consider that the site is conditionally accessible. This large site is close to the B6300 /A690 traffic signal junction. Recent approval of signals to accommodate the site 4MF04 are unlikely to be able to accommodate traffic generation from an adjacent large site. Generation from a site in this location will also impact on Nevilles Cross junction. A transport assessment would be required to determine acceptability.
Landscape Impact	The site is separated from the settlement surrounded by mature trees. Development would have an adverse impact.
Biodiversity Impact	Ecology have identified that the site is adjacent to the Brandon/Bishop Auckland Walkway. However there are no known ecological issues.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1169
Pollution Issues	None Identified
Flood Risk	There are surface water and overland flow routes that will need mitigation
Topography	The land slopes down to the south and is lower than the nearby bridleway and it's closeness to the A690 would be likely to require visual and noise buffering.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is severed from the settlement by the Brandon -Bishop Auckland Railway Path and sits lower than the bridle path. The site slopes to the south towards the A690. There are mature trees edging the site and development is likely to result in

	<p>adverse landscape impacts. Surface water and overland flow routes have been identified on the site. Highways consider that the site is conditionally accessible however a full transport assessment would be required to determine acceptability. There are no significant ecology or heritage constraints. The site has been deemed unsuitable on the grounds that the site is isolated from settlement due to the severance by the railway path and there are technical constraints that would need to be overcome.</p>
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4/BR/09	
SITE DETAILS	
Site Name	Land North of St Andrews Square
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	0.30
Estimated Yield	9
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/00728/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is located in the centre of Brandon.
Relationship to Settlement	Centre of settlement. Site is bounded by established housing further to North and on North West and by newer housing bounded by newer housing of St Andrews Square to South. More established housing also lies to the South.
Highways/ Access Issues	Vehicular access could be taken from two locations abutting the site.
Landscape Impact	The site is previously developed land contained within the settlement and therefore would not incur any landscape impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage confirm that there are no issues identified on this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3178
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	The site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	Undefined
Outcome of Assessment	The site has previously had planning permission for 3 dwellings which has lapsed. The site is identified as open space in the OSNA and therefore in accordance with the SHLAA methodology the site is deemed unsuitable as a consequence.

4/BR/10	
SITE DETAILS	
Site Name	Land North of Brandon House
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	0.43
Estimated Yield	13
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/12/00556/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission.

4/BR/11	
SITE DETAILS	
Site Name	Winters Garth
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to the road and cemetery to the north, housing to the east with the remainder adjoining agricultural land.
Relationship to Settlement	The site is edge of settlement and would result in a significant incursion into open countryside. The historic settlement has a strong north south alignment which would be eroded by further development spread to the west, the site is previously undeveloped
Highways/ Access Issues	Access possible from Pit Lane . Speed limit is derestricted and the 30mph would need to be extended or a 40mph buffer introduced. Footways and Street lighting would be required on Pit Lane.
Landscape Impact	Site is within a Landscape Conservation Priority Area. Development would result in significant adverse residual landscape and visual impact as it would be an Incursion into attractive countryside forming part of setting of small green village poorly related to historic village form. No impact on specific landscape designation.
Biodiversity Impact	Ecology have confirmed that there are no known ecological issues.
Heritage Impact	Heritage have confirmed that the site is within the Brandon Conservation Area. Development of this site is likely to have a major negative impact on the Conservation Area. Mitigation unlikely to overcome harm. The historic settlement has a strong north
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is no known flood risk associated with this site.
Topography	No significant issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impact as it would be an incursion into attractive countryside forming part of setting of small green village, poorly related to historic village form. Development is likely to have a major negative impact on the Conservation

	Area and mitigation is unlikely to overcome harm. Highways and pedestrian improvements would also be required. It has been assessed as unsuitable on this basis.
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4/BR/12	
SITE DETAILS	
Site Name	Land adjacent to Lime Park
Settlement	Brandon
Local Plan Monitoring Area	Central
Developable Area	1.54
Estimated Yield	46
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has residential uses to three sides with retail to the south of the site.
Relationship to Settlement	The site is well contained within the built form of the settlement.
Highways/ Access Issues	Suitable : access can be taken to the site from the adjacent public highway
Landscape Impact	Small urban site. Unlikely to have significant residual landscape and visual effects.
Biodiversity Impact	No known biodiversity issues
Heritage Impact	No heritage constraints
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1062
Pollution Issues	None Identified
Flood Risk	There are no flood risks identified on this site.
Topography	The site is undulating and falls away steeply on the southern edge however this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well contained within the built form of the settlement and has good access to services, facilities and public transport. There are no landscape, ecology, heritage or flooding constraints. However the site is identified as outdoor sports space within the Open Space Needs Assessment. For this reason the site has been deemed unsuitable for development.

4/BS/01	
SITE DETAILS	
Site Name	Land at Brasside
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.44
Estimated Yield	103
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently informal woodland/scrubland and neighbours residential properties to the west and south. To the north and east is open countryside. Site is generally compatible with no amenity issues anticipated. Low Newton Prison may impact on the
Relationship to Settlement	The site is situated adjacent to the defined village of Brasside, contained on one side. Development would significantly increase the size of the settlement.
Highways/ Access Issues	Site is accessed from Finchale Avenue which currently suffers from congestion and parking problems associated with the prison. Substantial improvements would be needed to Finchale Road. Northern Relief Road should be in place to accommodate additional traffic.
Landscape Impact	Significant adverse residual impact. This site is also within the Green Belt and its development would have an adverse impact on its openness.
Biodiversity Impact	Ecology have commented that this area is species rich grassland with developing scrub and should be discounted.
Heritage Impact	As the site is over 1ha an archaeological assessment would be required. No known heritage assets on site or nearby
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.
Topography	The site is informal woodland/mature scrubland. Significant constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site falls within the Green Belt. Development of the site would provide a significant extension to the small settlement of Brasside. This would be out of character with the existing form and character of the settlement. The site is currently informal woodland/scrubland and is not an obvious

	<p>development site. Ecology have also commented that this area has species rich grassland with developing scrub that should be retained. The site is also remote from the main built up area of Durham City and the services and facilities within the City. Further study would be required to establish capacity of Brasside Sewage Treatment Works. For these reasons the site is deemed unsuitable.</p>
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4/BS/02	
SITE DETAILS	
Site Name	North of Arnison
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	11.03
Estimated Yield	331
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield site, predominately in agricultural use lies adjacent to residential uses to the south and west. To the north of the site is a training centre building. The East Coast Main Line runs along the western boundary therefore there may a need to cons
Relationship to Settlement	The site is located on the northern edge of the Durham City, north of Newton Hall. The site is relatively well contained by the East Coast Mainline to the east and the Finchale Abbey Training Centre to the north.
Highways/ Access Issues	Proposed Northern Relief Road would cross through this site. Site would effectively be split into two parts with access potentially from Finchale Avenue and C12.
Landscape Impact	Some adverse residual impact. Development should retain mature features and structural landscaping along railway line.
Biodiversity Impact	This is on the proposed route of the Northern bypass. There will need to be some assessment of hedgerows and habitats. Also there is currently a serious erosion problem in Redhouse Gill caused by the drainage from the existing houses which is having an adverse effect on the biology of the river Wear. The Environment Agency are investigating. Any new housing here would have to include methods of water attenuation to combat the run off and erosion problem. This may include the loss of land to holding structures or SUDs. Conflict between housing allocation, road route and drainage problems. 500m of GCN, Redhouse Farm, Framwellgate Carrs, Brasside Ponds.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some surface flooding issues on areas of the site.
Topography	Slightly undulating landform with a minor valley running through the site. Not considered to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status.
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4/BS/03	
SITE DETAILS	
Site Name	Newton Grange
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	15.19
Estimated Yield	456
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	To the north and west of the site is open countryside, to the south and east are small residential areas. On the western boundary is the East Coast Mainline. No major compatibility issues. As the site is adjacent to the ECML measures to minimise noise wi
Relationship to Settlement	The site is somewhat detached from the main built up form of Durham City by the East Coast Mainline. The site is however situated adjacent to the defined village of Brasside, contained on one side, although development would significantly increase the siz
Highways/ Access Issues	Northern Relief Road would cross this site. Access to the site may be possible from a roundabout formed on the relief road which may be required to change direction and to access Brasside.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	500m of pond with the potential for Great Crested Newts. This is on the proposed route of the Northern bypass. There will need to be some assessment of hedgerows and habitats. Also there is currently a serious erosion problem in Redhouse Gill caused by the drainage from the existing houses which is having an adverse effect on the biology of the river Wear.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some minor surface water flooding issues. There is currently a serious erosion problem in Redhouse Gill caused by the drainage from the existing houses which is having an adverse effect on the biology of the river Wear. The Environment Agency ar
Topography	Gently undulating landform, mature trees and hedges on the site that may need retaining. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	This site is deemed unsuitable to reflect its green belt status. Development of the site would create a large extension to the small settlement of Brasside that would be out of character with the existing character and form of Brasside. Development of the site would also form a large extension into the open countryside. The site is detached from Durham City by the East Coast Mainline and does not relate well as an extension to Durham City.

4/BS/04	
SITE DETAILS	
Site Name	North of Arnison
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	4.97
Estimated Yield	149
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by open countryside to the north, bounded by Rotary Way to the south and the road network to the east with the ECML beyond that. Given the proximity to these main roads measures to minimise noise / air pollution and careful site design
Relationship to Settlement	The site is greenfield land (currently green belt) within a peripheral location to the built form of Durham City. It is adjacent to the settlement but severed from it by Rotary Way. It's development would represent a significant but logical urban extensio
Highways/ Access Issues	Northern Relief Road would need to be complete. Access may be possible from C12 to east part of site but substantial improvement would be needed to this route. This site would be better served by access from roundabout on Rotary Way and through 4/BS/05.
Landscape Impact	Large incursion into attractive open countryside on sloping site visible from Finchale Road, ECML and PROW. Impacts in northern end of site likely to be greater than in south. Likely to have some significant residual landscape and visual effects unless built form avoided in some areas and others screened with substantial structural landscaping. Impacts in northern end of site likely to be greater than in south. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	The site is located within 500m of a pond with potential for Great-Crested Newts, and there is history of newts on the site. Redhouse Wood (CWS), Brasside Pond (SSSI) & Brasside Pond (SSSI) are within 700m, 990m and 1.9km respectively of the site. Further ecological investigation required to establish what mitigation may be necessary as a result of increased recreational impacts/habitat disturbance.
Heritage Impact	The site itself does not contain any extant heritage assets of greater than local significance. Extant features are limited to the buildings of Hagg House Farm; historic enclosure hedgerows in the east of the site and on its northern and eastern boundare
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation

	measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is sloping in places and parts of the site are undulating which would have an influence on the design and layout of development, but is not considered to pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status.

4/BS/05a	
SITE DETAILS	
Site Name	North of Arnison
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	35.36
Estimated Yield	1061
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by open countryside to the north, bounded by Rotary Way to the south and the A167 to the west. Given the proximity to these main roads measures to minimise noise / air pollution and careful site design will be necessary.
Relationship to Settlement	The site is greenfield land (currently green belt) within a peripheral location to the built form of Durham City. It is adjacent to the settlement but severed from it by Rotary Way. It's development would represent a significant but logical urban extensio
Highways/ Access Issues	Access to the site can only be obtained from Rotary Way roundabout. The Northern Relief Road would need to be in place to accommodate the additional traffic.
Landscape Impact	Large incursion into open countryside visible from A167 , PROW and Kimblesworth and overlooked from higher ground. Impacts of development in western edge of site likely to be greater than elsewhere. Likely to have some significant residual landscape and visual effects unless built form avoided in some areas (western valley feature) and other areas screened with substantial structural landscaping. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	There are Great-Crested Newts on-site so further investigations will be required to quantify the population size. Redhouse Wood (CWS), Framwellgate Carrs (CWS) & Brasside Pond (SSSI) are located 700m, 990m and 1.9km respectively from the site. Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased impact/habitat disturbance.
Heritage Impact	The site itself does not contain any extant heritage assets of greater than local significance. Extant features are limited to the buildings of Hagg House Farm; historic enclosure hedgerows in the east of the site and on its northern and eastern boundarei
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is defined by steep slopes on its western boundary rising from the A167 corridor, and an area of gently undulating plateau which falls to the Wear Valley and reflects the underlying topography of the existing northern extents of the City. Whilst
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status.

4/BS/05b	
SITE DETAILS	
Site Name	Newton Grange
Settlement	Pity Me
Local Plan Monitoring Area	Durham City
Developable Area	2.42
Estimated Yield	73
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield to the North, mix of residential and greenfield to the East, greenfield to West and Residential to the South over Rotary Way. No issues with adjacent uses.
Relationship to Settlement	The site is greenfield land (currently green belt) within a peripheral location to the built form of Durham City. It is adjacent to the settlement but severed from it by Rotary Way.
Highways/ Access Issues	Northern Relief Road would need to be complete. Access can only be obtained from Rotary Way roundabout. The Northern Relief Road would need to be in place to accommodate the additional traffic.
Landscape Impact	Incursion into countryside beyond well-defined settlement edge. Site lies in green belt and would entail a loss of openness. Likely to have some locally significant landscape effects if developed in isolation. Development would have no impact on any landscape designations and the site is situated within a Landscape Improvement Priority Area (Landscape Strategy).
Biodiversity Impact	GCN pond within 400m. Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased impact/habitat disturbance.
Heritage Impact	Non-designated heritage asset Red House Farm on the first edition OS circa 1860. Asset should be assessed to establish significance. Should significance be established, potential impact on the asset should be a primary consideration of any application.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is uneven with steep incline to the West.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status.

4/BS/06	
SITE DETAILS	
Site Name	Newton Grange
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	14.68
Estimated Yield	440
Land Typology	Mostly Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	APR
App No	10/00481/FPA
SITE ASSESSMENT	
Adjacent Uses	<p>Development in the area is moderate-density semi-detached C20th social housing. plus Frankland prison and Low Newton Remand Centre.</p> <p>Amenity Mitigation Issues: Parts of the site are adjacent to the ECML (4/BS/03) and a sewage treatment works (4/BS/06)-</p>
Relationship to Settlement	Greenfield site. currently in green belt. Adjacent to developed area on one side- other sides abut woodland and farmland. and the East Coast Main Line. Arguably adjacent to Brasside rather than Durham- would lead to a relatively sprawling rather than comp
Highways/ Access Issues	Access is conditional on the Northern Relief Road being complete. The site is accessed from Finchale Avenue which currently suffers from congestion and parking problems associated with the prison. Substantial improvements would be needed to Finchale Road. Northern Relief Road should be in place to accommodate additional traffic.
Landscape Impact	Structural landscaping required. Despite mitigation measures significant adverse visual impact on the landscape and its designations will remain. This recommendation has made in line with-4/BS/03- southernmost field is LIPA. Impacts would be lower for substantially reduced site related to proposed northern bypass route.4/BS/06- LIPA. Visual impact - some potential to improve route to Finchale Priory and prison frontage which could result in more neutral impact.
Biodiversity Impact	Designated sites within 1km and BAP habitats/ species on/ adjacent to site (e.g. white-clawed crayfish. great-crested newts. and water vole)- Redhouse Wood (CWS) & North Brasside Claypit (CWS) adjacent and Brasside Pond (SSSI) - 730m. Further advice from ecology team will be required in respect of potentially mitigating for increased recreational impacts as well as habitat/ species disturbance/ loss. Landscaping would be needed in development of site which may bring opportunities for increasing biodiversity
Heritage Impact	Further investigation by applicant required - State what. The line of the Roman road known as CadeÆs Road crosses the site. with some historic environment features of unidentified form and

	date recognisable from aerial photographs- advice from archaeology
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Mitigation required. Some surface water flooding issues- may be mitigated by site layout or by incorporation of SuDS.
Topography	The site is basically flat with no topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is deemed unsuitable to reflect its current green belt status. Development of ths site would have an unacceptable transport impact, might also affect adjacent wildlife sites and would support a sprawling settlement pattern. Residents here could be affected by odour from the adjacent sewage works and would be relatively distanced from the city.

4/BS/07	
SITE DETAILS	
Site Name	Land at Brasside Stores
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	20.65
Estimated Yield	620
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/BS/08	
SITE DETAILS	
Site Name	Land near Pity Me
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.96
Estimated Yield	119
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/BS/09	
SITE DETAILS	
Site Name	Finchale College
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.17
Estimated Yield	95
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03998/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Conditional. The site is remote from public transport links and footway upgrades would be required alongside the existing highway. The existing site access is sub standrad with restricted visibility from the site to the north east. If the existing access was to be retained sight line improvements would be required through removal of the tree belt on the site / highway boundary.
Landscape Impact	Largely developed site. Unlikely to have significant landscape and visual effects.Effects on Green Belt need to be assessed separately.
Biodiversity Impact	No known biodiversity issues, will require bat and bird surveys.
Heritage Impact	As part of pre-application advice, it was recommended that heritage statement relating to the oldest building on the site should be submitted as part of a full planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	This site has planning permission for 100 units.

4/BS/10	
SITE DETAILS	
Site Name	Newton Grange
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	12.31
Estimated Yield	369
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/CA/01	
SITE DETAILS	
Site Name	Land at Dene View, Cassop CA001
Settlement	Cassop
Local Plan Monitoring Area	Central
Developable Area	1.76
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Open countryside to 3 sides with residential adjacent to the west of the site.
Relationship to Settlement	The site would extend the existing settlement out to the east. It would adjoin the settlement along one boundary, however linkages would be relatively poor.
Highways/ Access Issues	Highways access achievable.
Landscape Impact	Development would result in significant adverse residual impacts in landscape terms.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse landscape impacts. This is a small village located in open countryside, with poor links to main settlements where wider range of services can be accessed. Development of the site would result in a large extension into open countryside.

4/CM/01	
SITE DETAILS	
Site Name	Land to the West of the A167, Crossgate Moor
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.64
Estimated Yield	79
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is surrounded by farmland and forms part of the wider area known as Whitesmocks. More distant adjacent housing where it exists is of moderate density. There is the potential for amenity Issues as Sniperley to Nevilles Cross is an identified Cou
Relationship to Settlement	This is a Greenfield site within open countryside. The site is within the Green Belt and its development would have an adverse impact on the openness of the Green Belt. If this parcel was to be developed on its own, then this would result in an isolated d
Highways/ Access Issues	Unsuitable. Remote from the adopted highway with access potential only from sites 4/DU/99 and 4/DU/72. A167 could not accommodate yield from 4/DU/99.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape and its designations will remain- this recommendation is made on the basis of a much reduced development area (to avoid landscape sensitivities), which in turn would reduce the housing yield. The development would have a detrimental effect on the townscape of the Crossgate Moor area where the absence of built development on the western side of the road gives the area an open and semi-rural aspect. Significant mitigation measures to screen development (e.g. structure planting) would be essential. Site is within visual envelope of the World Heritage Site. Much of the area is on elevated ground which is widely visible from the northern and southern flanks of the Browney Valley in views where the existing settlement edge is reasonably well assimilated by vegetation. It is prominent from stretches of the A691 and from Bearpark.
Biodiversity Impact	Each individual site contains or is close to a suite of ponds which will need to be surveyed. The sites lie between a couple of badger setts and therefore will be used for foraging and as commuting routes by badgers, there will be a need to maintain foraging and connectivity, which may take much of the land out of the housing allocation. More importantly the sites are located along the route of the proposed western bypass for Durham City and may form part of the mitigation proposals for the loss of land to the bypass. Need to consider the site as a whole and include the possible impacts of the bypass.

Heritage Impact	Further investigation by applicant required. The site forms an important part of the context of the Nevilles Cross historic battlefield to the immediate south. Development could result in the loss of significant HE assets (archaeology). A number of field
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified. The site is adjacent to flood zone 3 but no parts are within it. A Flood Risk Assessment was carried out in 2008 with regard to development at Fernhill which found that it was unlikely to be affected by current or future flooding or cause
Topography	Feature(s) exist which may impact upon layout/design. Variable topography-undulating site unlikely this is unlikely to impact on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable for development as there is no acceptable means of access. Site is in the Green Belt and landlocked as it is in open countryside surrounded by fields. The site lies within the visual envelope of the World Heritage Site. Development here would have a particularly significant adverse impact upon heritage, biodiversity and landscape and significant areas would be required for mitigation works.

4/CM/02	
SITE DETAILS	
Site Name	Land to the West of A167, Crossgate Moor
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.94
Estimated Yield	58
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is surrounded by farmland and forms part of the wider area known as Whitesmocks. More distant adjacent housing where it exists is of moderate density. There is the potential for amenity Issues as Sniperley to Nevilles Cross is an identified Cou
Relationship to Settlement	This is a Greenfield site in open countryside. The site is within the Green Belt and its development would have an adverse impact on the openness of this site. If this parcel was to be developed on its own, then this would result in an isolated developmen
Highways/ Access Issues	Unsuitable. Remote from the adopted highway with access potential only from sites 4/DU/99 and 4/DU/72. A167 could not accommodate yield from 4/DU/99.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape and its designations will remain- this recommendation is made on the basis of a much reduced development area (to avoid landscape sensitivities), which in turn would reduce the housing yield. The development would have a detrimental effect on the townscape of the Crossgate Moor area where the absence of built development on the western side of the road gives the area an open and semi-rural aspect. Significant mitigation measures to screen development (e.g. structure planting) would be essential. Site is within visual envelope of the World Heritage Site. Much of the area is on elevated ground which is widely visible from the northern and southern flanks of the Browney Valley in views where the existing settlement edge is reasonably well assimilated by vegetation. It is prominent from stretches of the A691 and Bearpark.
Biodiversity Impact	Each individual site contains or is close to a suite of ponds which will need to be surveyed. The sites lie between a couple of badger setts and therefore will be used for foraging and as commuting routes by badgers, there will be a need to maintain foraging and connectivity, which may take much of the land out of the housing allocation. More importantly the sites are located along the route of the proposed western bypass for Durham City and may form part of the mitigation proposals for the loss of land to the bypass. Need to consider the site as a whole and include the possible impacts of the bypass.

Heritage Impact	Further investigation by applicant required. The site forms an important part of the context of the Nevilles Cross historic battlefield to the immediate south. Development could result in the loss of significant HE assets (archaeology). A number of field
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified. The site is adjacent to flood zone 3 but no parts are within it. A Flood Risk Assessment was carried out in 2008 with regard to development at Fernhill which found that it was unlikely to be affected by current or future flooding or cause
Topography	Feature(s) exist which may impact upon layout/design. Variable topography- undulating site although this in itself is not expecting to be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable for development as there is no acceptable means of access. Site is in the Green Belt and landlocked as it is in open countryside surrounded by fields. The site lies within the visual envelope of the World Heritage Site. Development here would have a particularly significant adverse impact upon heritage, biodiversity and landscape and significant areas would be required for mitigation works.

4/CM/04	
SITE DETAILS	
Site Name	Land West of the A167, Crossgate Moor
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.93
Estimated Yield	88
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is surrounded by farmland and forms part of the wider area known as Whitesmocks. More distant adjacent housing where it exists is of moderate density. There is the potential for amenity Issues as Sniperley to Nevilles Cross is an identified Cou
Relationship to Settlement	This is a Greenfield site within open countryside. The site is within the Green Belt and its development would have an adverse impact on the openness of this site. If this parcel was to be developed on its own, then this would result in an isolated develo
Highways/ Access Issues	Unsuitable. Remote from the adopted highway with access potential only from sites 4/DU/99 and 4/DU/72. A167 could not accommodate yield from 4/DU/99.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape and its designations will remain- this recommendation is made on the basis of a much reduced development area (to avoid landscape sensitivities), which in turn would reduce the housing yield. The development would have a detrimental effect on the townscape of the Crossgate Moor area where the absence of built development on the western side of the road gives the area an open and semi-rural aspect. Significant mitigation measures to screen development (e.g. structure planting) would be essential. Site is within visual envelope of the World Heritage Site. Much of the area is on elevated ground which is widely visible from the northern and southern flanks of the Browney Valley in views where the existing settlement edge is reasonably well assimilated by vegetation. It is prominent from stretches of the A691 and Bearpark.
Biodiversity Impact	Each individual site contains or is close to a suite of ponds which will need to be surveyed. The sites lie between a couple of badger setts and therefore will be used for foraging and as commuting routes by badgers, there will be a need to maintain foraging and connectivity, which may take much of the land out of the housing allocation. More importantly the sites are located along the route of the proposed western bypass for Durham City and may form part of the mitigation proposals for the loss of land to the bypass. Need to consider the site as a whole and include the possible impacts of the bypass.

Heritage Impact	Further investigation by applicant required. The site forms an important part of the context of the Nevilles Cross historic battlefield to the immediate south. Development could result in the loss of significant HE assets (archaeology). A number of field
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified. The site is adjacent to flood zone 3 but no parts are within it. A Flood Risk Assessment was carried out in 2008 with regard to development at Fernhill which found that it was unlikely to be affected by current or future flooding or cause
Topography	Feature(s) exist which may impact upon layout/design. Variable topography- undulating site although this is not expected to impact on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable for development as there is no acceptable means of access. Site is in the Green Belt and landlocked as it is in open countryside surrounded by fields. The site lies within the visual envelope of the World Heritage Site. Development here would have a particularly significant adverse impact upon heritage, biodiversity and landscape and significant areas would be required for mitigation works.

4/CO/03	
SITE DETAILS	
Site Name	The Limes - Phase 1
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	1.81
Estimated Yield	54
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA100
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site had planning permission and is now complete.

4/CO/03b	
SITE DETAILS	
Site Name	The Limes - Phase 2
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	1.10
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	11/00166/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA100
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission in tandem with 4/CO/03. Site forms phase 2 of the development.

4/CO/03c	
SITE DETAILS	
Site Name	Land at Coxhoe Industrial Estate (CO007)
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	2.22
Estimated Yield	67
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/03d	
SITE DETAILS	
Site Name	Land at Coxhoe Industrial Estate (CO007)
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	1.35
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00793/OUT
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing although proximity to Local Wildlife site requires careful mitigation.
Relationship to Settlement	Edge of settlement, contained from further incroachment into countryside by Local Wildlife site.
Highways/ Access Issues	Access could be gained by extending the existing adopted cul de sac road. The site is within acceptable distance of public transport stops.
Landscape Impact	Small but stragling incursion into countryside not strongly related to the existing settlement form but on low ground and with a degree of visual containment from vegetation to the east. Visible in shallow views from the vicinity and overlooked from higher ground.
Biodiversity Impact	Ecology have confirmed that part of site is Coxhoe Ponds Local Wildlife Site therefore no development on this part. BAP Priority Habitat with European Protected Species.
Heritage Impact	No heritage constraints
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA100. This is the northern half of the site which acts as a buffer for the Local Nature Reserve to the north.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is no flood risk associated with this site.
Topography	Gently sloping. No constraint to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is subject to an outline planning approval for 55 dwellings, subject to reserved matters and a S106 Agreement being signed.

4/CO/05	
SITE DETAILS	
Site Name	Land West of Lowfield Bungalow
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is in use as amenity open space. It is situated within a mixed use area with commercial uses to the north and south of the site. Residential areas are situated to the east and west of the site.
Relationship to Settlement	The site is contained within the settlement, located just north of the local village centre.
Highways/ Access Issues	Subject to vehicular access being taken from the A177 and dealing with impact on existing parallel car parking.
Landscape Impact	Some adverse residual impact. Development of the site would result in the loss of an attractive but not particularly functional area of open space with semi mature trees.
Biodiversity Impact	The site is within 500m of Coxhoe Ponds and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2290
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site with a belt of semi mature trees running through the centre of the site. Removal of trees would be necessary to develop the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in the loss of amenity open space within the settlement where there is an under provision. This would also have a detrimental impact on the character of this area of Coxhoe. Development of the site

	would result in some adverse landscape impacts with some ecology and surface water constraints which would require mitigation.
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4/CO/06	
SITE DETAILS	
Site Name	Land at Bogma Hall Farm
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	5.87
Estimated Yield	176
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02041/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently farm land with farm buildings located at the west of the site. Residential areas are situated to the north and east of the site. To the south of the site is the A177 with open countryside beyond that. The site is considered to be com
Relationship to Settlement	This is an edge of settlement site situated at the south of Coxhoe. The site is however contained on two sides and the A177 at the south of the site forms a natural barrier that will protect the site sprawling into the open countryside.
Highways/ Access Issues	A new roundabout being constructed at the junction of the A177/B6291 allowing a fourth arm access into the site. A secondary access into Asbourne Drive would be seen as beneficial to this site and the existing 280 dwellings that currently access onto the A177. Access to be agreed through planning application process.
Landscape Impact	Some adverse residual impact. Substantial structure planting along the southern edge will be required should the site be developed.
Biodiversity Impact	The site is within 1km of Coxhoe Ponds etc and may increase levels of local recreational pressure. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. There is the potential for coastal European sites to be affect from increased recreational pressure form development of this site (within 16km).
Heritage Impact	DCC Archaeology: The only archaeological/historic environment features of which we are currently aware are the remains of ridge and furrow cultivation across some of the area. Of local historical interest but probably not of a quality, rarity or signfica
Open Space Issues	Education, OSNA ID:OSNA2261
Pollution Issues	None Identified
Flood Risk	Some surface water flooding issues at the south of the site. Further investigation required by proposer to determine mitigation measures.
Topography	Slightly undulating site with hedgerows and some mature trees on the site. Not considered to be a barrier to developing the wider site.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site would appear to provide a logical extension at the south of Coxhoe. While the site is situated on the edge of settlement, it is well contained by the A177 at the southern boundary which minimises the impact. The majority of the site is in the control of a volume housebuilder therefore there is certainty over its deliverability. The site is subject to a current planning approval for 155 dwellings DM/14/02041/FPA.

4/CO/07	
SITE DETAILS	
Site Name	Land at Fairview and Coxhoe Pottery (CO014)
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.71
Estimated Yield	21
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02852/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission for 30 dwellings.

4/CO/08	
SITE DETAILS	
Site Name	Land adjacent to St Josephs RC Church (CO008)
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is in use as amenity open space. It is situated within a mixed use area with commercial uses to the north and west, residential to the east and St Joseph's Church to the south.
Relationship to Settlement	The site is contained within the settlement, located adjacent to the local village centre.
Highways/ Access Issues	Access is possible from Petterson Dale provided that it can be shared with Browns Close or possible separate access similar to Church View, Chilton type development.
Landscape Impact	Development of the site would result in the loss of an attractive but not particularly functional open space with semi mature trees.
Biodiversity Impact	The site is within 500m of Coxhoe Ponds etc and may increase levels of local recreational pressure. Site also within 500m of GCNs. Further advice should be sought from the Ecology team in respect of any mitigation measures required.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2852
Pollution Issues	None Identified
Flood Risk	Areas adjacent to the site suffer from some surface water flooding.
Topography	Flat, with a belt of semi mature trees through the centre of the site. Removal of the trees would be necessary to develop the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in the loss of amenity open space within the settlement. This would have a detrimental impact on the character of this area of Coxhoe. Ecology and surface water flood risk constraints would require mitigation.

4/CO/10	
SITE DETAILS	
Site Name	Land between Grange Crescent and Avenue Farm(CO004
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.88
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by an existing farm complex with residential properties on the north of the site. The wider character of the area is agricultural on the edge of the built up area. No amenity issues are anticipated.
Relationship to Settlement	The site is poorly related to the existing built form of the settlement, and although small would constitute an incongruous incursion into the countryside beyond the built up area at the east Coxhoe.
Highways/ Access Issues	Access onto B6291 The Avenue possible, existing pinch point may require relocation.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	The site is within 800m of Coxhoe Ponds etc and may increase levels of local recreational pressure. . As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. However development of the site is likely to result in major negative impact to the setting of the Coxhoe Historic Park and Garden. Site visit and survey required. The east part of
Open Space Issues	The site adjoins Accessible Natural Green Space, OSNA ID:OSNA93
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.
Topography	The site falls away gently south westerly. Approximately 40% of the site is currently built up with an existing farm complex and residential properties. It is assumed that the majority of this will be cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this prominent site, poorly related to the settlement, would represent an incursion into the countryside. The site adjoins Accessible Natural Green Space as identified in

	the County Durham Open Space Needs Assessment, however this is not a constraint.
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4/CO/12	
SITE DETAILS	
Site Name	Land adjacent to Lowfield Bungalow, (CO005)
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.37
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	10/00625/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is in use as informal grazing land. It is situated within a mixed use area with commercial to the north a south of the site. Residential areas are situated to the east and west site.
Relationship to Settlement	The site is contained within the settlement, located just north of the local village centre.
Highways/ Access Issues	Highways access agreed as per planning approval for application 10/00625/OUT.
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is within 500m of Coxhoe Ponds and may increase levels of local recreational pressure. Site also within 500m of GCNs. Further advice should be sought from the Ecology team in respect of any mitigation measures required.
Heritage Impact	None identified.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2290
Pollution Issues	None Identified
Flood Risk	The site has some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site has previously benefitted from planning approval for 9 dwellings, which has lapsed. The site is wholly contained by existing development with good access to service and facilities. No significant constraints to development of this site subject to surface water and ecology assessments.

4/CO/13	
SITE DETAILS	
Site Name	Land south of Avenue Farm
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	9.04
Estimated Yield	271
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use with farm buildings situated north. The site is contained on 1 side by residential areas. The rest of the site is surrounded by open countryside. No amenity issues are anticipated.
Relationship to Settlement	Site is contained on just 1 side (western edge) and its development represents an extension of the settlement westwards.
Highways/ Access Issues	Partly - For only the northern half of this site via a junction on B6291 The Avenue through Site Ref. 4/CO/10. The whole site could not be accessed via this route. Possibly 150-200 houses could be served by this route.
Landscape Impact	Significant adverse residual impact. Sloping site prominent from the A177.
Biodiversity Impact	The site is within 300m of GCNs & 700m of Coxhoe Ponds etc and may increase levels of local recreational pressure. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. There is the potential for coastal European sites to be affect from increased recreational pressure form development of this site (within 16km).
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. However there is likely to be a major negative impact on the setting of the Coxhoe historic Park and Garden to the east. Site visit and survey required. The east part of the site ma
Open Space Issues	Site adjoins Accessible Natural Green Space, OSNA ID:OSNA93
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Small areas of the site have some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes away slightly southwards, this is not considered a constraint to development. A small area of the site is covered by trees which could be retained should the site be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute a large extension at the south east of the settlement. Potential significant adverse landscape and visual impacts have been identified with any residential development. There are also uncertainties in accessing the whole of the site. The site adjoins Accessible Natural Green Space as identified in the County Durham Open Space Needs Assessment, however this is not a constraint.

4/CO/14	
SITE DETAILS	
Site Name	Land north of Raisby Quarry site 1
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	7.05
Estimated Yield	212
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/16	
SITE DETAILS	
Site Name	Land at Garmondsway East
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	5.00
Estimated Yield	150
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/17	
SITE DETAILS	
Site Name	West Garmondsway Site 1
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.68
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/18	
SITE DETAILS	
Site Name	West Garmondsway Site 2
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	12.17
Estimated Yield	365
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/19	
SITE DETAILS	
Site Name	West Garmondsway Site 3
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	3.41
Estimated Yield	102
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/20	
SITE DETAILS	
Site Name	West Garmondsway Site 4
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/CO/21	
SITE DETAILS	
Site Name	Low House Farm
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	2.03
Estimated Yield	61
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, to the south of the site are farm buildings and to the east of the site are residential dwellings. To the north and west is open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is situated to the north west of the main built up area of Coxhoe. Sporadic development exists to the south and east of the site however this part of Coxhoe is not characterised by large residential areas. There are concerns that development of t
Highways/ Access Issues	A link from the main site to the adopted highway is available between existing premises on the B6291. However the location does not present adequate visibility for egress. No direct link to the adopted highway is available to the south of the site.
Landscape Impact	Significant adverse residual impact. Development would lead to a coalescence of Coxhoe and Parkhill.
Biodiversity Impact	The site is within 230m of Coxhoe Ponds (recordings of GCNs) and may increase levels of local recreational pressure. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Areas at the north of the site fall within floodzone 3, further advice from the EA will be required to determine the developability of the site. The site also has some surface water flooding issues. Further investigation required by the proposer to determ
Topography	Flat site, no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Highways have identified that there is no achievable access identified for the site. Development of the site would also

	<p>result in significant adverse residual impact and would lead to a coalescence of Coxhoe and Parkhill. Areas at the north of the site fall within floodzone 3, there are surface water flooding and proximity to Coxhoe Ponds are all likely to require mitigation. The site was deemed unsuitable on these grounds.</p>
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4/CO/22	
SITE DETAILS	
Site Name	Land to the West of Grange Farm
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	2.72
Estimated Yield	82
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, a PROW currently runs through the site. The majority of the site is contained by built up areas, residential properties are situated to the east and south with farm buildings and fair ground storage to the north.
Relationship to Settlement	The site is well related to the existing built form of the settlement. The majority of the site is contained on 3 sides.
Highways/ Access Issues	This site can be accessed from B6291 frontage where a suitable junction will have to be constructed. Easily accessible to public transport and via footpaths to the village facilities.
Landscape Impact	Some adverse residual impact. Loss of rig and furrow in western field.
Biodiversity Impact	The site is within 230m of Coxhoe Ponds and may increase levels of local recreational pressure. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2948
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.
Topography	Predominately flat site, PROW runs through the site. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is well related to the settlement. Development will sit well within the character and form of the settlement as it would act as a natural infill. Site is also well related to the existing facilities within Coxhoe. The site has some surface water flooding issues, there will be some residual landscape impacts and there is a PROW running through the site which will need

	<p>to be taken into account in the design for the development. Delivery of the site is questionable as the site is not being actively promoted and is in active use as a farm.</p>
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4/CO/23	
SITE DETAILS	
Site Name	Land at Coxhoe
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.58
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is greenfield and appears to be pasture land. Allotment gardens are situated directly adjacent to the site with sporadic development to the south and north. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is somewhat detached from the main built up area of Coxhoe by the allotment gardens situated to the west of the site. Sporadic development exists to the south with a storage area of fair ground equipment located. To the north and west the uses are
Highways/ Access Issues	Unsuitable - The site cannot be accessed from an adopted highway.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	The site is within 800m of Coxhoe Ponds and may increase levels of local recreational pressure.
Heritage Impact	No heritage issues.
Open Space Issues	Allotments, OSNA ID:OSNA3221
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site. No constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site cannot be accessed from an adopted highway and therefore is unsuitable for residential development. The site is also poorly related to the existing built form of the settlement and development would result in significant adverse residual landscape impacts.

4/CO/24	
SITE DETAILS	
Site Name	Land at Coxhoe, East of B6291
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	3.98
Estimated Yield	119
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently scrub land / paddock. The site is situated on the eastern edge of the settlement. Residential areas are situated on the western and southern edge of the site. The land rises to the east to the B6291 and beyond that is open countryside
Relationship to Settlement	The site is contained on 2 sides (western and southern edges), although development would be a large extension to Coxhoe. The natural lie of the land and the B6291 contains the site to the east.
Highways/ Access Issues	Access could not be achieved from the B6291 due to substandard visibility on bends on this restricted road (especially with accident history). The existing access to development south of the site is unsuitable for intensification of development. No suitable access can be taken from the residential area abutting the parcel of land. Access may be possible from the open space leading from Patterson Dale and highways improvements associated with adjacent planning approvals.
Landscape Impact	Some adverse residual impact. Eastern part of the site made up of natural scarp slopes in an area which may have been compromised by quarrying.
Biodiversity Impact	The site is within 200m of Coxhoe Ponds/ GCNs and may increase levels of local recreational pressure. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Development of the site is likely to have major negative impact in the setting of Coxhoe Hall Historic Park and Garden. Site visit and survey required. The east part of the site may have impact on wider views. Impact on Setting of Coxhoe Hall Historic P
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1135 The site adjoins Accessible Natural Green Space and Outdoor Sports (Private) Space to the west of the site.
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	The site does not fall in a floodzone and there are no known issues.
Topography	The site rises to the east up towards the B6291 that overlooks the site, possible quarrying in this area that may be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site is likely to have major negative impact on the setting of Coxhoe Hall Historic Park and Garden. The site adjoins Accessible Natural Green Space and Private Outdoor Sports Space as identified in the County Durham Open Space Needs Assessment, however this is not a constraint. There are outstanding issues regarding highways access to the site. Development of the site would result in some adverse residual landscape impact and the eastern part of the site is made up of natural scarp slopes in an area which may have been compromised by quarrying. Given these technical constraints the site has been deemed as unsuitable.

4/CO/26	
SITE DETAILS	
Site Name	Land at West House Farm
Settlement	Coxhoe
Local Plan Monitoring Area	Central
Developable Area	0.65
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bound on two sides by housing and two sides by the B6291.
Relationship to Settlement	The site is well contained within the built form of the settlement.
Highways/ Access Issues	Highways have identified that the site sits on the inside of a bend on a derestricted road with poor forward visibility. No safe access could be formed.
Landscape Impact	Identified as Landscape Conservation Priority Area. Development would result in some adverse residual landscape and visual impact. No impact on specific landscape designation.
Biodiversity Impact	Ecology have confirmed that there are no known issues on this site.
Heritage Impact	Archaeology have highlighted potential harm to setting of Scheduled Monument - Garmondsway Deserted Medieval Village. Needs assessment. Heritage have identified that there are no designated assets on the site. However development of the site is likely
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no known flood risks associated with this site.
Topography	Site slopes to the north but this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Highways have identified that the site sits on the inside of a bend on a derestricted road with poor forward visibility. No safe access could be formed. Development would result in some adverse residual visual/landscape impact and potential harm to setting of Scheduled Monument - Garmondsway Deserted Medieval Village. The site has been deemed unsuitable on this basis.

4/CR/02	
SITE DETAILS	
Site Name	Land South of Citroen Garage, Croxdale
Settlement	Croxdale
Local Plan Monitoring Area	Central
Developable Area	2.36
Estimated Yield	71
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently used for agricultural purposes, with a car garage located to the north of the site. A cemetery is situated to the south of the site with residential properties present to the west. The site is bound by the A167 to the east which is
Relationship to Settlement	The site is relatively uncontained and its development would constitute a significant increase in the size of the settlement which would be out of kilter with its role and function.
Highways/ Access Issues	Highways department have confirmed that there would be an objection to accessing the site directly from A167. The site does not have a frontage onto B6288 so a vehicular access from there is not achievable either.
Landscape Impact	The development of this site would result in significant adverse visual and landscape impact, which precludes the site from development.
Biodiversity Impact	Site is located within 500m of a pond with potential for great crested newts. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to a protected species as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is over 1ha in size so an archaeological assessment would need to accompany any subsequent planning application.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1680
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in significant adverse visual and landscape impacts. The site is poorly related to the settlement of Croxdale and would represent a significant increase in the size of the settlement. Highways have stated that an acceptable access to the site is not achievable. The site

	<p>has some surface water flooding issues which will require some further investigation. Residents of the site would be overly reliant upon accessing services and facilities within Spennymoor where more sustainable sites are available (if required).</p>
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4/DU/03	
SITE DETAILS	
Site Name	Former Infant & Nursery School (CG003)
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.53
Estimated Yield	16
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	10/00893/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete.

4/DU/05	
SITE DETAILS	
Site Name	Land adjacent to Belmont Business Park
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	5.09
Estimated Yield	153
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Close to - but poorly related to - existing residential areas, facilities and services. It is adjacent to the Belmont Industrial Estate and is separated from adjacent residential areas. However, adjacent uses are not incompatible as it is a prestige indus
Relationship to Settlement	The site is located in built up framework of Durham City and surrounded by development on all sides. However, the site does not relate well to existing residential areas, being bounded by major highway network to the South and West. It is better related t
Highways/ Access Issues	This site is land-locked as no junction can be allowed on the Belmont Industrial Access Road frontage (too close to traffic signals) nor on Belmont Way (high traffic flows which get higher due to permitted business park development). A larger 4 leg roundabout might be feasible but would cost in excess of £1m. Public Right of Way through site, this should be accommodated in the design of any scheme.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain.
Biodiversity Impact	Does not directly relate to any designations.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Education, OSNA ID:OSNA2824
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site appears marshy in places and is identified in the SFRA as an area prone to surface water flooding.
Topography	Level site, as well-maintained playing fields.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is landlocked unless major highway improvements are undertaken. Site does not relate well to existing residential areas, being bounded by major highway network to the South and West. It is better related to adjacent employment uses

	<p>being contained by major road infrastructure to the South. Prospective residents may be affected by air and noise pollution from the adjacent A1.</p>
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4/DU/09	
SITE DETAILS	
Site Name	Land at Ernest Place, Dragonville (CG002)
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.47
Estimated Yield	14
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Brownfield site which is designated for employment use on Dragonville Industrial Estate. The site is situated within a mixed use area, including retail (large Tesco), employment uses (Dragonville IE) and residential. New residential development lies immed
Relationship to Settlement	The site is completely contained within the settlement, surrounded by a mix of uses.
Highways/ Access Issues	Access from Ernest Place and Renny's Lane would be acceptable if third party land between site and public highway can be acquired.
Landscape Impact	Neutral Impact.
Biodiversity Impact	No issues.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flood risk identified on the site which would need to be dealt with through design.
Topography	The site is predominantly an area of hardstanding with industrial style buildings at the west of the site. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Brownfield site designated for employment. Careful consideration of the site in relation to loss of employment will be required should the site be considered suitable for residential development. Further issues include amenity considerations and accessing the site, ownership of the land between the site and public highway would need to be acquired. Given these technical constraints the site has been deemed unsuitable for housing.

4/DU/10	
SITE DETAILS	
Site Name	Land at Willowtree Avenue, Gilesgate Moor
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.73
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/01689/RM
SITE ASSESSMENT	
Adjacent Uses	The is a disused piece of land in no particular use. Development of the site would be generally compatible, large residential area is located to the south of the site. To the north of the site is the A690 so measures to minimise noise/ air pollution may b
Relationship to Settlement	The site is contained within the settlement by the A690 to the north and west. Residential areas are situated to the south and west. It is situated on the edge of the Belmont area of the City.
Highways/ Access Issues	Acceptable access has been permitted off Willowtree Avenue. Access from public highway with staggered offset opposite The Paddock. Public footway extension from High Grange Estate required. Vegetation to be removed to achieve junction sight visibility splays.
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is located within 500m of Frankland Wood and 200m Kepier Wood which are designated ancient woodland. However unlikely to be a constraint to development as they are seperated from the site by the A1.
Heritage Impact	Archaeological assessment and evaluation required as over 1hectare. Within setting of World Heritage Site, but assessed as having a minor positive impact.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues. Some surface water flood risk in areas neighbouring the site.
Topography	Site slopes slightly to the north west. Electricity/telephone wires at the north of the site. Not considered to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for a maximum of 49 dwellings and is under construction. The site is disused open land and of no particular merit. It lies adjacent to the A690/Belmont junction however housing has been established in this location and the area is residential in character.

	Investment is scheduled to upgrade local Sewage Treatment Works however this should not affect phasing of delivery.
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4/DU/100	
SITE DETAILS	
Site Name	Whitesmocks
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	4.53
Estimated Yield	136
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Some sparse residential development to the north east and south although the majority of the site particularly along the western boundary is agricultural. The Sniperley Park and Ride is further north. The site itself is agricultural but also Aden Cottage i
Relationship to Settlement	Edge of settlement site. Although there is housing to the North East (Sniperley Grove) it is segregated from the site by A691. Housing to the South East is divided from the site by the A167 and so severance issues would exist.
Highways/ Access Issues	Unsuitable. No access would be possible from A167 or A691 as these are major routes with high levels of traffic. Access may be feasible from the Western Relief Road which is adjacent to the western boundary of the site. However it is unlikely that such an access would be permitted.
Landscape Impact	Incursion into attractive open countryside at key `city gateway` location. Would need robust structural landscaping to mitigate effects but built development in greater part of site likely to have a significant residual effect on the open character of the western city edge. Effects on Green Belt need to be assessed separately
Biodiversity Impact	There is record of a badger sett, great crested newts, and bats (site is a foraging area) on site. However, perhaps more significantly the site forms part of a continuous band of open space from Flass Vale (CWS) to the countryside- if this site was developed Flass Vale would be completely isolated and directly affect species. Bearpark Bog (LWS) is 410m. Lower Browney Valley (LWS) 430m and Flass Vale (LWS) 700m from the site.
Heritage Impact	The site forms an important part of the context of the Neville's Cross historic battlefield to the immediate south. Development could result in the loss of significant HE assets (archaeology). A number of field boundaries on the site are ancient parish /
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None identified. The site is adjacent to flood zone 3 but no parts are within it. A Flood Risk Assessment was carried out in 2008 with regard to development at Fernhill which found that it was unlikely to be affected by current or future flooding or cause

Topography	Feature(s) exist which may impact upon layout/design. Variable topography- undulating site. However this is not thought to impact on the overall developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable for development as there is no acceptable means of access from either the A167 or A691 as these are major routes with high levels of traffic. Development here would have a particularly significant adverse impact upon heritage, biodiversity and landscape. Many of the valuable features are land-forms, it would be difficult to retain many of them within the context of a housing development. Site is in the Greenbelt and impacts on the openness. For these reasons the site has been deemed unsuitable.

4/DU/101	
SITE DETAILS	
Site Name	Sniperley Park
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	69.75
Estimated Yield	2093
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land, with open farmland surrounding the majority of the site. A sewage treatment works and waste transfer station is adjacent to the northern part of the site, with the A167 bounding the site to the east. In view of these adjacent uses measure to minimise noise / air pollution / odours will be required.
Relationship to Settlement	The site is within a peripheral location to the built form of Durham City. It is adjacent to the settlement but severed from it by the A167. It's development would represent a significant extension of the settlement northwards.
Highways/ Access Issues	The development of this site would not be suitable without major new infrastructure, i.e., western and northern relief roads. This site is separated from Pity Me by the A167, Pity Me Bypass which is a substantial barrier to travel east to west. There is a pedestrian underpass linking the site to Pity Me and this would encourage pedestrian travel to Pity Me and its local facilities and the excellent public transport links along Front Street. There are also good public transport facilities along the B6532. Vehicular traffic would be most likely to use an access from B6532 which would impact on the Aykley Heads area. Potterhouse Lane would come under increased pressure and it likely that a new road link will be needed between A691 and A167 at Pity Me roundabout. The Western and Northern Relief Roads would be required to lessen the effect on the local road network.
Landscape Impact	Large incursion into open countryside likely to have some significant residual landscape and visual effects by virtue of its scale. Would require robust internal and perimeter structural landscaping. Landscape and visual effects increase progressively to the north and west. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	BAP habitats/species are present on/adjacent to the site (barn owls & great crested newts). Pity Me Carrs (CWS), Bearpark Bog (CWS) & Brasside Pond (SSSI) are situated within 960m, 1.4km and 3km respectively from the site. Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased

	recreational impact/habitat disturbance. A detailed layout will need to take into account the proximity to the Ancient Woodland to the North.
Heritage Impact	<p>There are several sites of archaeological interest known from aerial photographic evidence so the presence and identification of archaeological features at the site will need to be investigated further through geophysical survey and subsequent investigation as necessary.</p> <p>The site does not form part of the setting to the World Heritage Site, and is not part of the visual environment of the historic core on account it is screened from view by intervening topography and buildings.</p> <p>The site is adjacent to the grounds of Sniperley Hall and Farm. Sniperley Hall is of local significance and the farm is an attractive group. Their settings would be affected by development. becoming rural buildings in a suburban context. This could be mitigated to some extent by the use of structured planting in the area adjacent to Sniperley Hall.</p>
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3247
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The majority of the site is relatively flat farmland with few topographical constraints but parts of the site are undulating which would have an influence on the design and layout of development, but is not considered to pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status. Major investment in infrastructure would be required to support a development of this size. There is some surface water flooding on the site which will need to be addressed through SuDS. The site does not form part of the setting to the World Heritage Site, and is not part of the visual environment of the historic core on account it is screened from view by intervening topography and buildings. Heritage and ecology constraints will need to be investigated and addressed. There is limited capacity at Pity Me Sewage Treatment Works however investment is taking place elsewhere within Durham City to provide mitigation.

4/DU/102	
SITE DETAILS	
Site Name	Sniperley Park
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	19.92
Estimated Yield	598
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the east of the site is Earl's House hospital with open farmland surrounding the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is within a peripheral location to the built form of Durham City. It is adjacent to the settlement but severed from it by the A167. It's development would represent a significant extension of the settlement northwards.
Highways/ Access Issues	The development of this site would not be suitable without major new infrastructure, i.e., western and northern relief roads. This site is separated from Pity Me by the A167, Pity Me Bypass which is a substantial barrier to travel east to west. There is a pedestrian underpass linking the site to Pity Me and this would encourage pedestrian travel to Pity Me and its local facilities and the excellent public transport links along Front Street. There are also good public transport facilities along the B6532. Vehicular traffic would be most likely to use an access from B6532 which would impact on the Aykley Heads area. Potterhouse Lane would come under increased pressure and it likely that a new road link will be needed between A691 and A167 at Pity Me roundabout. The Western and Northern Relief Roads would be required to lessen the effect on the local road network.
Landscape Impact	The development of this site would require substantial areas of structural landscaping and the retention of most mature features. Despite this form of mitigation some adverse visual impact on the landscape and its designations will remain, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	BAP habitats/species are present on/adjacent to the site (barn owls & great crested newts). Pity Me Carrs (CWS), Bearpark Bog (CWS) & Brasside Pond (SSSI) are situated within 960m, 1.4km and 3km respectively from the site. Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.

Heritage Impact	The historic character of the site itself has not survived. There are some features of unidentified form and date known from aerial photographs of the site. However this area no longer shows any evidence of its former post-medieval planned enclosure and p
Open Space Issues	Site adjoins Private Space, OSNA ID:OSNA1598
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The majority of the site is relatively flat farmland with few topographical constraints but parts of the site are undulating which would have an influence on the design and layout of development, but is not considered to pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status. Site is adjacent to Sniperley Hall (listed building) along with its gardens. The gardens are identified also identified in the County Durham Open Space Needs Assessment. Sensitive consideration which respects its setting would be required. The site does not form part of the setting to the World Heritage Site, and is not part of the visual environment of the historic core. Major investment in infrastructure would be required to support a development of this size.

4/DU/104	
SITE DETAILS	
Site Name	Sherburn Road
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	17.54
Estimated Yield	526
Land Typology	Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to residential development to the east and open countryside to the south. The A1(M) and the A181 are adjacent to its northern and eastern edge. There is existing industrial development on the opposite side of the A181 to the north. Further investigation is required to identify noise and other amenity impacts from the adjoining roads and industrial estates along with the need for mitigation. The woodland plantation alongside the A1(M) would need to be retained to help overcome any amenity issues arising.
Relationship to Settlement	This site extends into open countryside from the urban edge of Durham City. There is existing residential development to the east and existing industrial development on the opposite side of the A181 to the north. The site is close to a retail centre and supermarket. The site is bound by the A1(M) to the east.
Highways/ Access Issues	Whilst this site would have good pedestrian, cycle and public transport links, the traffic signals at the junction with Dragon Lane would not have capacity for extra traffic from this direction. However following a meeting between the Highways Authority and the proposed developer, which the proposed access onto the A181 and through the existing Sherburn Road estate is not the council's preferred access route it was agreed that the proposal is a workable solution.
Landscape Impact	The site slopes downwards from the brow of the hill which forms the existing urban edge to Durham City. Housing development would be clearly visible from the A1M and some surrounding footpaths. Significant structural planting is needed to soften the impact of development, particularly to the south and south west of the site. Structural landscaping will only begin to become effective when approaching maturity, some 10 to 20 years from planting. Despite mitigation, some adverse visual impact would remain.
Biodiversity Impact	The site is situated close to Hoppers Wood and to Framwellgate Moor Carrs. Further investigation is required to identify ecological impacts and the potential need for mitigation.
Heritage Impact	The site lies in the backdrop to the WHS in some views from the west (Nevilledale Terrace/ Briarville area). There is a cluster of premises of historic significance at Old Durham to the west of the site, including a Tithe Barn, a retaining wall and a

Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Although the site does not fall within a flood zone, the site has been identified as being within an area subject to Surface Water Flooding.
Topography	This is a sloping site but levels are unlikely to add significantly to development costs.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status. Major investment in infrastructure would be required to support a development of this size. There is some surface water flooding on the site which will need to be addressed through SuDS. The site lies in the backdrop to the WHS in some views from the west (Nevilledale Terrace/ Briarville area) although this can be mitigated through design. Heritage and ecology constraints will need to be investigated and addressed.

4/DU/105	
SITE DETAILS	
Site Name	Sherburn Grange
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	18.28
Estimated Yield	548
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses- farmland, housing (but separated from this site). industrial estate (across A1), river valley with associated woodland. None of this incompatible with housing although noise buffering would be required. Amenity Mitigation Issues: As the
Relationship to Settlement	100% greenfield site outside existing settlement footprint and separated from it by the A1. Also severed from Sherburn by railway. Would lead to near-coalescence of Sherburn Village and Dragonville and would lead to relatively sprawling rather than compac
Highways/ Access Issues	The site is unsuitable for housing, the site would have poor pedestrian and cycle connectivity with Sherburn Road area due to the motorway and A181. Extra pressure would be imposed on routes into the city. Site is remote from settlements (from Sherburn Road, Durham and Sherburn Village).
Landscape Impact	Structural landscaping required. Despite mitigation, there are likely to be significant adverse impacts on the landscape and its designations, sensitivities increase from north to south. It is advised that impacts could be reduced with a smaller site with substantial internal and external structural landscaping.
Biodiversity Impact	Sherburn Hospital (CWS) and the Scrambles (CWS) are adjacent to site boundary (north and south) and connected by PROW- potentially mitigation required for increased recreational impacts/ disturbance. Further investigation required.
Heritage Impact	Further investigation required. In varying degrees 4/DU/105 forms part of the setting of listed buildings at Sherburn Hospital (all Grade II) e.g. Sherburn hospital, master's house, coach-house, chapel. gatehouse and Thornley house. There is also an ancie
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Mitigation required. Some surface water flooding issues related to spring on 4/DU/107. 57 known flood incidents within the Belmont, Carrville and Gilesgate areas and Sherburn House Beck, which runs adjacent to the eastern boundary is in FZ3A. Specific adv

Topography	The topography of the site itself would not preclude development but the visual aspect and impact of development could not be sufficiently mitigated.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status. The development of the site would result in significant adverse visual and landscape impacts. Development of the site would provide an unacceptable intrusion into open countryside. Its development would have an unacceptable impact upon congestion and would lead to the near-coalescence of Sherburn and Durham. The site is poorly-related to the city. Residents would be separated from the rest of the city by the A1. Noise and air pollution buffers would be required. The site could not be developed in isolation as otherwise it would be completely separate from existing settlements.

4/DU/106	
SITE DETAILS	
Site Name	Sherburn Grange
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	4.70
Estimated Yield	141
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses- farmland. housing, industrial estate (across A1), river valley with associated woodland. None of this incompatible with housing although noise buffering would be needed
Relationship to Settlement	100% greenfield site outside existing settlement footprint and separated from it by the A1. Also severed from Sherburn by railway. Would lead to near-coalescence of Sherburn Village and Dragonville and would lead to relatively sprawling rather than compac
Highways/ Access Issues	The site is suitable albeit the site would have poor pedestrian and cycle connectivity with Sherburn Road area due to the motorway. Extra pressure would be imposed on routes into the city. Public transport would be relatively good and facilities could be improved on B6291. Vehicular access could be obtained from the A181 with likely need for ghost island
Landscape Impact	Structural landscaping required for reasons both of position and noise. Despite mitigation. there are likely to be significant adverse impacts on the landscape and its designations- sensitivities increase from north to south. It is advised that impacts could be reduced with a smaller site with substantial internal and external structural landscaping.
Biodiversity Impact	Sherburn Hospital (CWS) and the Scrambles (CWS) are adjacent to site boundary (north and south) and connected by PROW- so further advice from ecology would be required in respect of potentially mitigating for increased recreational impacts/ disturbance. The site is also near the Sherburn conservation area so mitigation may be required
Heritage Impact	In varying degrees the site and the surrounding area forms part of the setting of listed buildings at Sherburn Hospital (all Grade II) e.g. Sherburn hospital. master's house. coach-house. chapel. gatehouse. and Thornley house. There is also an ancient sch
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water issues to the south of the site that could be mitigated by layout or SuDs
Topography	Site slopes gently to the south. No constraints to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status. Development of the site would have an unacceptable impact upon congestion and would lead to the near-coalescence of Sherburn and Durham, resulting in a significant adverse visual impact. The site is poorly-related to the city, residents here would also be separated from the rest of the city by the A1. Development of the site would need to mitigate for noise and air pollution due to proximity to A1.

4/DU/107	
SITE DETAILS	
Site Name	Sherburn Grange
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	38.78
Estimated Yield	1163
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This is a a greenfield site in agricultural use bounded to south and west by the main routes of the A1(M) and B1283. To the south and west of the site is open countryside. North of the site in the residential area of Bemont, beyond the A1(M) to the West is
Relationship to Settlement	Greenfield site outside of the main settlement form and severance issues from the A1 (M). The site lies immediately south of the built up area of Belmont however the residential estate is impermeable and therefore does not relate as it may initially appea
Highways/ Access Issues	Access is available to the site via B1283. There are good public transport links on B1283 and facilities could be improved near this site. A vehicular access can be formed from B1283.
Landscape Impact	Significant adverse residual impact. Impacts could be reduced for smaller site with substantial internal and external structural landscaping. Any development of this site could have an adverse impact on the openness on the Green Belt.
Biodiversity Impact	Draw back from and create a habitat buffer against the stream and the Scrambles Local Wildlife Sites. BAP protected species on site/ adjacent. Scrambles (CWS) - adjacent to site boundary (over Renny's Lane). Sherburn Hospital (CWS) is 710m away.
Heritage Impact	Some evidence of prehistoric occupation in the area to the east of the A1, but this is no longer visible as a character. Size of site means it will require an archeological assessment. Not in the setting of a heritage asset. However Sherburn Grange is lo
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is slightly undulating falls away to the east into a valley. A small number of mature trees and woodland exist on the site. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This site is to be deemed unsuitable to reflect its current Green Belt status. Whilst the site is relatively close to existing urban areas, facilities, services and employment opportunities, the site's location east of the A1(M) and its difficulty in connecting with the existing housing to the north means it is not well related to the City. Development of the site would encroach significantly towards the village of Sherburn.
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4/DU/108	
SITE DETAILS	
Site Name	Ramside
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	18.08
Estimated Yield	542
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses include farmland, hotel and golf course, housing on other side of railway. Amenity Mitigation Issues: If the Leamside Line is re-instated then more significant measure to minimise severance and air/ noise pollution will be required.
Relationship to Settlement	Greenfield site outside settlement footprint and severed from it by the Leamside Line. Would support a sprawling rather than compact settlement footprint.
Highways/ Access Issues	Significant highway improvements required. Access possible from Broomside Lane but we have been advised that this would exacerbate existing traffic problems in Belmont/Carrville as there are no alternative routes in/out of the site.
Landscape Impact	Structural landscaping required. Despite mitigation significant adverse impact on the landscape and its designations is likely to remain- although the majority of the site is within a Landscape Improvement Priority Area. 4/DU/109 is less sensitive than 4/DU/108.
Biodiversity Impact	The Scrambles (CWS) is 580m and Coalfoard Beck Marsh (CWS) 1km (both connected by PROW)- potentially mitigation required for increased recreational impacts. Further investigation required.
Heritage Impact	Recordings of historic interested have been identified on the site and Ramside Hall is listed building. As such advice from archaeological & conservation/ design colleagues would be required to assess any potential loss or damage to historic environment a
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA2486
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues. May be mitigated by site layout or by incorporation of SuDS.
Topography	No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site as a whole has been deemed unsuitable to reflect its Green Belt status. Site is unsuitable for development as it is severed from the rest of the city by the Leamside Line.

	<p>Development here would have a particularly significant adverse visual impact as well as heritage and biodiversity impacts. However a small proportion of the site benefits from planning permission granted as part of a wider scheme including part of 4/DU/109. It is an enabling development providing improvements for the Ramside Hotel and Golf Course. It is a prestige development of 34 houses - 21 on 4/DU/109 and 13 on 4/DU/108 together with the development of golf course facilities which replace the loss of course caused by the development of this site. Access will be from Pittington Lane for both sites. This amount of development is in keeping with the site and its surroundings and taking into account restrictions on the site in terms of access to services and facilities and the sites isolation.</p>
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4/DU/109	
SITE DETAILS	
Site Name	Ramside
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	4.95
Estimated Yield	149
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	APR
App No	4/11/00006/OUT
SITE ASSESSMENT	
Adjacent Uses	<p>Adjacent uses- farmland. hotel and golf course. housing on other side of railway. (Density of this housing is moderate- this may not be relevant as it isn't related to the site.)</p> <p>Amenity Mitigation Issues: If the Leamside Line is re-instated then more</p>
Relationship to Settlement	The site is greenfield outside the settlement footprint and severed from it by the Leamside Line. Would support a sprawling rather than compact settlement footprint.
Highways/ Access Issues	As agreed through planning application process.
Landscape Impact	Structural landscaping required. Despite mitigation significant adverse impact on the landscape and its designations is likely to remain- although the majority of the site is within a Landscape Improvement Priority Area. 4/DU/109 is less sensitive than 4/DU/108.
Biodiversity Impact	The Scrambles (CWS) is 580m and Coalfoard Beck Marsh (CWS) 1km (both connected by PROW)-mitigation requirements dealt with through planning application process,
Heritage Impact	Recordings of historic interested have been identified on the site and Ramside Hall is listed building- as such advice from archaeological & conservation/ design colleagues required through application process to assess any potential loss or damage to his
Open Space Issues	Adjacent to Outdoor Sport (Private), OSNA ID:OSNA2486
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues- may be mitigated by site layout or by incorporation of SuDS.
Topography	No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has had planning permission granted as part of a wider scheme including part of 4/DU/108. It is an enabling development providing improvements for the Ramside Hotel and Golf Course. It is a prestige development of 34 houses - 21 on 4/DU/109 and 13 on 4/DU/108 together with the development of golf course facilities which replace the loss of

	<p>course caused by the development of this site. Access will be from Pittington Lane for both sites. This amount of development is in keeping with the site and its surroundings and taking into account restrictions on the site in terms of access to services and facilities and the sites isolation.</p>
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4/DU/114	
SITE DETAILS	
Site Name	Car Park and Land at Sidegate
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.45
Estimated Yield	14
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are currently car parks to the east and west and the boundaries of Crook Hall to the North East.
Relationship to Settlement	Site is at the edge of development along Framwellgate Waterside. There is residential development up towards the Northern end of Sidegate although development here would be remote from other residences in the main settlement.
Highways/ Access Issues	Access can be gained from Sidegate via Framwellgate Waterside. Site would be within the Durham controlled parking zone so off highway parking would be required.
Landscape Impact	Is within the setting of designated heritage asset and within Durham World Heritage Site and Conservation Area. Sensitive design required.
Biodiversity Impact	Site is within 500m of Great Crested Newts.
Heritage Impact	Site is within the Durham City Centre Conservation Area and close to the Grade I listed Crook Hall and pair of Grade II listed barns. Crook Hall Farmhouse immediately east of the proposed development site is shown on the 1860 OS Map. Large number of mature
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Flood Risk Assessment required as site is within flood zones 2,3A and 3B
Topography	Predominantly flat level riverbank site rising towards northern boundary where there is mature woodland. Can be incorporated into design of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Previously developed site within the Durham City settlement. However, it is in active use as a car park and there are no intentions to dispose of this site. The site is within the setting of designated heritage assets, within Durham World Heritage Site and Conservation Area and adjoins the green belt, all of

	<p>which would require sensitive design. Full Flood Risk Assessment will also be required for the site as it adjoins floodzone 2 and 3 (functional flood plain), which will also affect access to the site . There is an overland flow route which runs through the centre of the site, which would also need to be addressed. Given these constraints the site has been deemed as unsuitable.</p>
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4/DU/115	
SITE DETAILS	
Site Name	Barkers Haugh West
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.36
Estimated Yield	11
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/116	
SITE DETAILS	
Site Name	Barkers Haugh East
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.93
Estimated Yield	28
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/117	
SITE DETAILS	
Site Name	Land at Frankland Lane
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	4.85
Estimated Yield	146
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	To the north and east - East Coast Main Rail Line, rail car park and grounds of DLI Museum beyond; South - Crook Hall and Riverside area; West - small industrial estate and countryside. Adjacent development consists of housing, a car park. Crook Hall and
Relationship to Settlement	Site is within the central city area therefore is well related to the settlement.
Highways/ Access Issues	No access could be engineered from Sidegate. Sidegate is too narrow to support generated traffic. Generated traffic may have a significant impact on Milburngate. 40 units would generate in the region of 25 peak hour two way trips. This level of generation would have negligible impact at Milburngate and therefore consider a residential development of that size would be acceptable on highway grounds. Should plans come forward to increase development size and thus trip generation then this would need to be reassessed.
Landscape Impact	Site is within the setting of a designated heritage asset - Durham World Heritage Site and Conservation Area therefore requires sensitive design.
Biodiversity Impact	Development could impact on Local Wildlife Site, ancient woodland, Biodiversity Action Plan Habitat, Great Crested Newts have also been recorded in the vicinity - site needs to be reduced in size to minimise impacts.
Heritage Impact	Proposals will have to demonstrate that they offer benefits to the Durham City Conservation Area and the setting of Crook Hall Grade 1 and Grade 11 listed buildings. Also, as the site is visible to and from the Durham Cathedral and Castle World Heritage s
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Mitigation required. Although the site has no flooding issues it is within 200m of Flood Zone 3b - may be mitigated by site layout or by incorporation of SuDS. Site falls within area of surface water flooding.

Topography	Topography of the site is quite steeply sloping towards the R.Wear therefore this would need to be taken into account at the design phase.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is currently Green Belt and therefore is deemed unsuitable for SHLAA purposes. The site is located close to the City Centre with good access to City and City Riverside area. The site forms part of the setting of the World Heritage Site, the setting of Crook Hall and the Conservation Area which would need to be sensitively addressed. Any proposals for this site would need to consider the wider regeneration opportunities for this part of the riverside.

4/DU/117b	
SITE DETAILS	
Site Name	Land at Sidegate
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Car park beyond mature woodland and agricultural class 3 greenfield land. Adjacent to Crook Hall and gardens, which will require careful design to protect setting of this historic asset.
Relationship to Settlement	Sandwiched between sites 4/DU/117 and 4/DU/114 the site is at eastern extremes of development along Framwellgate Waterside there is residential development up towards the Northern end of Sidegate.
Highways/ Access Issues	No direct link to the adopted highway, although access may be able to be formed if site 4/DU/114 was developed at Sidegate. Yield may generate traffic unable to be accommodated at milburngate junction. transport analysis study would be required to assess impact.
Landscape Impact	The site is largely covered by young mature woodland and scrub and occupies a sloping site, the upper parts of which are prominent in some views from within the city. Comprehensive development would be likely to lead to locally significant landscape and visual effects. Some limited opportunity may exist within the lower parts of the site as part of development on adjacent land. The upper parts of the site lie within the green belt: effects on green belt purposes would need to be assessed separately.
Biodiversity Impact	Site is within 500m of Great Crested Newts.
Heritage Impact	Site is within the Durham City Centre Conservation Area and close to the Grade I listed Crook Hall and pair of Grade II listed barns. Crook Hall Farmhouse immediately east of the proposed development site is shown on the 1860 OS Map. Large number of mature
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There is an overland flow route which runs across the site. This will need to be dealt with as part of the design or through SuDs. The site is also within 100m of flood zones 3a and 3b so is likely to require a flood risk assessment.

Topography	Site rises from south to north no constraint upon development opportunities.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The northern half of the site is currently Green Belt and therefore is deemed unsuitable for SHLAA purposes, the remainder of the site is scrub/woodland which is outside the green belt . The site is located close to the City Centre with good access to City and City Riverside area, The site forms part of the setting of the World Heritage Site, the setting of Crook Hall and the Conservation Area.

4/DU/118	
SITE DETAILS	
Site Name	Land at Hawthorn House
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.64
Estimated Yield	19
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential, care home and a library.
Relationship to Settlement	The site is well contained by the settlement.
Highways/ Access Issues	Access is obtainable from St Godrics Close.
Landscape Impact	Development would have a neutral impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	Education, OSNA ID:OSNA2369
Pollution Issues	None Identified
Flood Risk	The site has surface water issues which would be dealt with through the application process.
Topography	The site is flat and therefore there would be no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is well contained within the settlement and close to a range of services and facilities. Access is available - the site is surrounded by housing or other buildings and development would have a neutral impact.

4/DU/119	
SITE DETAILS	
Site Name	Land off Potterhouse Lane/A167
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site currently acts as a noise buffer between the A167 and neighbouring housing. Although development of the site would be compatible with the neighbouring housing there are likely to be noise and pollution impacts with the A167.
Relationship to Settlement	The site is within the built up area of Durham City.
Highways/ Access Issues	Unsuitable, no means of access.
Landscape Impact	Development would entail the loss of an area of unmanaged but locally valuable informal green space with young mature trees and scrub.
Biodiversity Impact	The site is within 500 metres of Framwellgate Moor Carrs / Pity Me Carrs LWS. Further investigation as to whether mitigation would be required to overcome any increased recreational pressure.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Play Space (Children), OSNA ID:OSNA26
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding issues on the western boundary of the site. Further investigation required by proposer to determine mitigation measures required.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is landlocked as there is no means of suitable access. Development would entail the loss of an area of unmanaged but locally valuable informal green space which acts as a noise buffer between the A167 and neighbouring housing. Some surface water flooding issues on the western boundary of the site. The site has been deemed unsuitable on these grounds.

4/DU/120	
SITE DETAILS	
Site Name	Houghall College
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.11
Estimated Yield	93
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/122	
SITE DETAILS	
Site Name	Land south of Howlands Park and Ride
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.23
Estimated Yield	7
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by the A177, University buildings, woodland and a single dwelling. Retention of the natural screening between the A177 and the site should be retained.
Relationship to Settlement	Land lies in the green belt close to Mount Oswald Golf Course in a detached location from existing residential areas and services/facilities.
Highways/ Access Issues	Land could be accessed from South Road but its interaction with the access to the Mount Oswald site would need to be assessed.
Landscape Impact	Some adverse impact on landscape designation. It is a Landscape Conservation Priority Area. Some adverse residual impact in relation to landscape and visual impact, however this assumes retention of roadside vegetation otherwise significant adverse impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	The whole of the site is identified as Education space, OSNA ID:OSNA708
Pollution Issues	None Identified
Flood Risk	No flood risk or surface water risk indicated .
Topography	The site is flat and would therefore be no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its Green Belt status. The land is in an isolated location detached from existing residential areas and distant from services and facilities of the city or nearest local centre. The site is identified as Education space in the County Durham Open Space Needs Assessment. Issues around access to the site and capacity of the Sewage Treatment Works would also need to be resolved.

4/DU/123	
SITE DETAILS	
Site Name	Sherburn Village
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	1.03
Estimated Yield	31
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The surrounding uses are industrial / garages, play area, leisure centre and allotments.
Relationship to Settlement	The site is on the edge of the settlement outside of the existing residential area.
Highways/ Access Issues	Highways consider the suitability to be conditional. The site could be accessed from adopted highway. The junction of the B1283 would be acceptable for residential use. The site would be within acceptable distance of public transport and other services. Some improvements may be required for pedestrian access.
Landscape Impact	No impact on landscape designation. Identified as urban/developed landscape. Neutral impact for landscape and visual impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. Landscaped buffer strip adjacent old railway line would be required.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3028. The majority of the site is identified as allotments and it also adjoins children's play space at the south east corner.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The Strategic Flood Risk Assessment identifies a small area of surface water flood risk however this could be addressed through design and on site SuDs.
Topography	The site is flat and therefore no constraint to development. There is however a power-line on site which would have to be taken into account at the design stage.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its Green Belt status as well as part of the site being protected employment land and the majority the site being designated as allotments in

	<p>the County Durham Open Space Needs Assessment. The site is on the edge of the settlement outside the existing residential area. It is adjacent to garages, industrial uses and a leisure centre. Access is conditional as it would be by an unadopted highway. The capacity of the Sewage Treatment Works would also need further investigation. The site is therefore deemed to be unsuitable due to a number of constraints.</p>
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4/DU/124	
SITE DETAILS	
Site Name	Durham Science Park
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.39
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/125	
SITE DETAILS	
Site Name	BT Exchange
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.33
Estimated Yield	10
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	New residential flats/ apartments to the south and east, Sixth form college to the North and to the West site 4/DU/62.
Relationship to Settlement	Site is surrounded by new development and site 4/DU/62. Brownfield site 60's style telephone exchange. Witihn easy walking distance of City Centre.
Highways/ Access Issues	Good sustainable location with existing vehicular access point .
Landscape Impact	Impact would be neutral. Some mature trees to be retained.
Biodiversity Impact	Possibility site is within 500m of Great Crested Newt site.
Heritage Impact	Heritage have identified that the site is within the Durham City Conservation Area. Development of the site would be likely to have a minor negative impact on the setting of the conservation area as well as United Reform Church & Hall (grade II), 32 Clay
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Issues surrounding surface water flooding which would need to be addressed through planning application process.
Topography	Site is on elevated site which is currently occupied by former telephone exchange building. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Although this would represent a suitable location for residential development, as previously developed land within the built up area, there are no known proposals to redevelop the site as it remains in use by BT as an operational requirement telephone exchange. A small part of the site falls within the flood zone. For these reasons the site is deemed unsuitable.

4/DU/127	
SITE DETAILS	
Site Name	Former Mono Containers Site
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.28
Estimated Yield	68
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently vacant land and constitutes a cleared site for development. This is with the view to developing the site for retail uses, for which the site has planning permission. The wider character of the area is commercial, a mixture of retail a
Relationship to Settlement	The site is contained within the Sherburn area of Durham City, situated within a predominantly commercial area although detached from residential neighbourhoods..
Highways/ Access Issues	Access possible from Damson way and A181: Subject to detailed Transport Assessment.
Landscape Impact	Neutral impact.
Biodiversity Impact	Ecology have identified that there are no known ecological issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. Some distance from Durham City Conservation Area, unlikely to have adverse impact on its setting. There is currently no documented evidence available to rule out any archaeological pot
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. These would need to be addressed through the planning application process.
Topography	Flat, cleared site. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has an extant planning permission for bulky good retailing. The site is therefore not available for housing development and is protected for this type of use. Given the location of the site, bounded on three sides by employment uses within the existing industrial estate, there would be amenity issues for residential development and the future operation of the employment site. For these reasons the site is deemed unsuitable.

4/DU/129	
SITE DETAILS	
Site Name	Passport Office, framwellgate Peth
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.50
Estimated Yield	45
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/16/01228/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is situated centrally within the city with a mixture of uses within proximity. The site is bounded on three sides by the A690, the A691 and the River Wear. Noise and flood risk will need to be taken into account in the design.
Relationship to Settlement	The site is contained within the settlement, adjacent to the city centre.
Highways/ Access Issues	No comments received. Known congestion issues surrounding Milburngate Bridge.
Landscape Impact	Large urban re-development site. Unlikely to have significant landscape or visual effects subject to appropriate design. Relationship with World Heritage Site, local townscape and existing mature trees likely to be key considerations
Biodiversity Impact	Ecology have identified that there are no known ecological issues on this site.
Heritage Impact	Redevelopment of this site would provide potential for a major positive impact/improvement on the setting of several designated heritage assets including Grade II* listed Viaduct, Grade II* listed former Church Clare Convent, a number of Grade II listed b
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site is situated within floodzones 2 and 3, adjacent to the River Wear. The redevelopment of the site is likely to require significant flood mitigation measures.
Topography	Site situated on a sloping area of land adjacent to the River Wear. Site currently has a series of office buildings that will need to be demolished prior to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission, subject to the signing of the S106 agreement, for a mixed use development comprising of leisure (use classes D1 and D2), retail (use class A1), financial and professional services (use class A2), food and drink (use class A3, A4 and A5), offices (use class B1) and 291 residential units (use class C3) and outline planning application with all

	detailed matters reserved except access for a mixed use development of office (use class B1) maximum of 150 residential units (use class C3).
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4/DU/131	
SITE DETAILS	
Site Name	Former Shell Garage
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.21
Estimated Yield	6
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This brownfield site is currently vacant land. It is contained by housing on 3 sides and bound by the A167 on the 4th side. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	Suitable. The site contains two existing vehicular access points and would be accessed from the A167.
Landscape Impact	Neutral impact, opportunity for enhancement.
Biodiversity Impact	None Identified
Heritage Impact	Site is within the Durham (City Centre) Conservation Area. Currently an unsightly gap site and redevelopment is likely to benefit the conservation area, provided that the scale of development and detailed design is appropriate. The site is very close
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	Flat site, no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site offers an obvious brownfield infill development opportunity with no obvious constraints. Development would improve the visual appearance of the site.

4/DU/135	
SITE DETAILS	
Site Name	Neville's Court
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.32
Estimated Yield	10
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/12/00342/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential area surrounding site.
Relationship to Settlement	Yes, contained within settlement ant the western end of The Avenue.
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	Site is within a Conservation Area
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Plot on site nearing completion of construction - larger detached town house. Rest of site appears levelled/ cleared for further construction of either property or garden.

4/DU/139	
SITE DETAILS	
Site Name	Site A Houghall
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.93
Estimated Yield	58
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/140	
SITE DETAILS	
Site Name	Site B Houghall
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	6.70
Estimated Yield	201
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/145	
SITE DETAILS	
Site Name	Land rear of Durham City Retail Park
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.44
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Although there are some residential properties to the north of the site on the whole the area is commercial/industrial and as such housing would not sit well within the employment site. The road adjacent to the site is predominantly an unadopted access r
Relationship to Settlement	The site is well contained within the built form of the settlement however is is not well located in relation to residential and employment uses.
Highways/ Access Issues	Highways have identified that the site sits alongside a suitable access road with footways and street lighting . The access road serves a sevice yard to the rear of B&Q and is not adopted public highway. This length of road would need to be adopted to serve a residential development.
Landscape Impact	No impact on landscape designation. Identified as urban/developed landscape. Neutral impact for landscape and visual impact.
Biodiversity Impact	Ecology have confirmed that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is some surface water flood risk identified on the site and access road. This could be addressed through design/SuDS on site.
Topography	No issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is well contained within the built environment the site is designated as employment land and has an industrial feel to its location. There is some surface water flood risk identified on the site and access road. This could be addressed through design/SuDS on site. Highways have identified the access road would need to be adopted to serve a residential

	development. The site has been deemed unsuitable due to these constraints.
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4/DU/15	
SITE DETAILS	
Site Name	Land off Quarryheads Lane CF014
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.36
Estimated Yield	11
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by Grade Two Listed buildings, the impact of development upon this site would be over bearing. Adjacent to riverside mature woodland as well as mature woodland within site.
Relationship to Settlement	Site is mature woodland and informal amenity space.
Highways/ Access Issues	Access could be formed from Grove Street. No access should be formed from Quarryheads Lane or Pimlico.
Landscape Impact	Development upon this site would have a detrimental effect upon the character of Pimlico and Quarryheads Lane.
Biodiversity Impact	Site within a Conservation Area and contains significant number of mature trees. Remove section that overlays Local Geological Site - may need examination of LGS boundary.
Heritage Impact	Site contained by Grade 2 listed buildings The Grove, 7 Pimlico and also adjoins Durham School including entrance which is also Grade 2 listed.
Open Space Issues	The majority of the site is classed as Accessible Natural Green Space, OSNA ID:OSNA2657
Pollution Issues	None Identified
Flood Risk	The Strategic Flood Risk Assessment identifies surface water flood risk on the site which will need to be addressed if development on the site were to come forward.
Topography	Land slopes from north to south not perceive to be an issue for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Although permission has been granted to redevelop some garages on site to 4 residential dwelling houses. Development this site as a whole will incur significant adverse residual landscape and visual impact including a detrimental effect upon the character of Pimlico and Quarryheads Lane. The site is within a Conservation Area, is adjacent to a number of Grade II listed buildings and contains significant number of mature trees. The majority of the site is Accessible Natural Green Space as identified in the County Durham Open Space Needs Assessment. Part of the site is also identified as a Local Geological Site. Surface water run-off would need to be

	addressed on site. Access is achievable and the site is well contained within the City.
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4/DU/152	
SITE DETAILS	
Site Name	Sniperley Farm and Park
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	16.61
Estimated Yield	498
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01724/FPA
SITE ASSESSMENT	
Adjacent Uses	Surrounding land uses are predominantly agricultural including farm buildings. Adjacent to new fire station, park and ride site and some residential.
Relationship to Settlement	Site is edge of settlement and would result in a significant incursion into open countryside of high landscape value.
Highways/ Access Issues	<p>A safe access to the site from the A691 may be prohibited due to a bend in the road leading to poor forward visibility to the north west. County Durham and Darlington Fire Station occupies the site and access to Sniperley Farm. This would be unsuitable for a residential access for a large residential development.</p> <p>Whilst the submitted Transport Assessment has provided further information it has not demonstrated that a safe site access is achievable.</p>
Landscape Impact	Much of the site was identified in the Durham City Local Plan as Historic Parks and Gardens (Policy E26) and is included on the list of Parks and Gardens of Local Interest. Parts of the site are prominent from the adjacent A691; parts visually contained. Development would be likely to have some significant landscape and visual effects.
Biodiversity Impact	Ecology have identified that there are barn owls on site. Protection of foraging habitat needed therefore site considered unsuitable for housing development.
Heritage Impact	Heritage have confirmed that there is a designated assets on the site. Sniperley Hall is on the list of parks and gardens of local interest (DCC list not the national HE register). If the site were to be developed it would be likely to have a major nega
Open Space Issues	The majority of the site is Private Space, OSNA ID:OSNA1598
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site has areas of surface water flooding which would need to be addressed through appropriate SuDS.
Topography	No significant issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	<p>This site is to be deemed unsuitable to reflect its Green Belt status. Landscape have identified that development of the site would result in significant adverse impact on an Area of High Landscape Value. The majority of the site is Private Space as identified in the County Durham Open Space Needs Assessment. A safe access to the site from the A691 may be prohibited due to a bend in the road leading to poor forward visibility to the north west. County Durham and Darlington Fire Station occupies the site and access to Sniperley Farm. This would be unsuitable for a residential access for a large residential development. Ecology and heritage have identified significant constraints on site.</p>
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4/DU/153	
SITE DETAILS	
Site Name	Land South Of 58 Cuthbert Avenue Sherburn Road
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.40
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02242/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Existing highway off Cuthbert Avenue could be used to access the site. Adopted highway.
Landscape Impact	No impact on landscape designation. Identified as urban/developed landscape. Neutral impact for landscape and visual impact.
Biodiversity Impact	Ecology have confirmed that there are no known ecological issues.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This is a PDL site set within the built up area. The site has no major constraints and would make a logical infill site. The site is therefore deemed suitable for development. There is an application for 16 dwellings pending decision as of Jan 2016.

4/DU/155	
SITE DETAILS	
Site Name	Priory House
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.84
Estimated Yield	25
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has housing to the west, business premises to the south, retail to the east and a hotel to the north. Buffering may be required between any development and the retail uses to mitigate for any noise associated with deliveries. The uses in genera
Relationship to Settlement	The site is well contained within the built environment.
Highways/ Access Issues	Existing highway infrastructure of Smithfield could be used to access the site.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	Ecology confirmed that there are no known ecological issues, however an Extended Phase 1 Habitat Survey is required as a baseline assessment.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	A large proportion of the site has been identified as experiencing surface water flooding. This would need to be dealt with during the application and design process.
Topography	Flat site. No restriction to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well contained within the built environment and lies adjacent to existing housing although it is predominantly surrounded by employment uses. Part of the site is currently in use as office accommodation and this would impact on the availability of the site. The site also falls within a designated Local Geological site, although given its previously developed status it has been assessed on the basis that any future development would have a limited impact on this designation. Ecology have identified that there are no known issues on site however an Extended Phase 1 Habitat Survey is required as a baseline assessment. Sewage capacity would need to be confirmed as Pity Me STW has limited capacity. Given the current use on site and the unresolved technical constraints this site has been deemed unsuitable.

4/DU/156	
SITE DETAILS	
Site Name	Belmont Cheveley House Aged Persons Home
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.50
Estimated Yield	15
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/01743/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is opposite a public house and otherwise surrounded by residential uses.
Relationship to Settlement	The site is well contained within the built environment.
Highways/ Access Issues	A new access could be engineered from the south east end of the site off Brackendale Road.
Landscape Impact	No impact on landscape designation. Identified as urban/developed landscape. Neutral impact for landscape and visual impact. Some semi-mature trees on site but could be accommodated in design layout.
Biodiversity Impact	Ecology have confirmed that a protected species assessment needed otherwise no known ecological issues.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Flood mapping indicates surface water flood risk. This would need to be dealt with through the design process.
Topography	Site is flat, no issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is well contained within the settlement and has good links to services and facilities. There are no overriding issues although a protected species assessment would need to be carried out on the site before it could be developed. Existing use on the site would dictate when the site could come forward. Planning application approved, subject to S106 - 15/01743/FPA.

4/DU/157	
SITE DETAILS	
Site Name	Durham Free School
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.97
Estimated Yield	59
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Suitable; access to the site can be taken from the existing highways access to the school site.
Landscape Impact	No impact on landscape designation. Identified as urban/developed landscape. Neutral impact for landscape and visual impact. Some mature trees on site but could be accommodated in detailed design of layout.
Biodiversity Impact	Ecology have confirmed that there are no known ecological issues on the site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1027
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is well contained within the settlement and has good links to services and facilities. Part of the site is identified in the Open Space Needs Assessment as education recreation space however the school has been declared surplus to educational requirement. Design of the site will need to ensure access to reconfigured sports pitches to be retained at the rear of the site in accordance with the Play Pitching Strategy.

4/DU/158	
SITE DETAILS	
Site Name	Hillcrest, Springfield Park
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to residential uses and a local wildlife site. Whilst these uses are compatible a buffer will be required to protect the integrity of the local wildlife site.
Relationship to Settlement	The site is within the built up form of the settlement.
Highways/ Access Issues	Suitable: Access would be acceptable from Springfield Park. The site is in a reasonably accessible location for local facilities and public transport.
Landscape Impact	Incursion of built form into narrow green corridor designated as AHLV. Site lies in green belt and would entail a loss of openness in an area contributing strongly to Purpose 4. Visually contained but likely to have significant landscape effects. Development would have some adverse impact on the landscape designations and the site is situated within a Landscape Conservation Priority Area (Landscape Strategy).
Biodiversity Impact	Site lies adjacent to LWS and LNR need to mitigate for recreational impacts & buffer zone required.
Heritage Impact	Site sits adjacent to Durham City Conservation Area. The impact on the setting of the designated heritage asset should be a primary consideration of any application. There is no archaeological objection to this site.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	There is no flood risk identified on site.
Topography	No issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Incursion of built form into narrow green corridor designated as AHLV. Site lies in green belt and would entail a loss of openness in an area contributing strongly to Purpose 4. Visually contained but likely to have significant landscape effects. The site is therefore deemed unsuitable.

4/DU/159	
SITE DETAILS	
Site Name	Land at Stotgate Farm
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	4.77
Estimated Yield	143
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/16	
SITE DETAILS	
Site Name	Byland Lodge CF012
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.64
Estimated Yield	19
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/08/00042/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Play Space (Children), OSNA ID:OSNA2801
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Construction on site is nearing completion. Keepmoat Homes.

4/DU/160	
SITE DETAILS	
Site Name	Sniperley West
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	14.54
Estimated Yield	436
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/161	
SITE DETAILS	
Site Name	Potterhouse Tce Site of Former Hawthorn House
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.29
Estimated Yield	9
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site has residential development on all sides.
Relationship to Settlement	Site is well contained within the urban form of the settlement.
Highways/ Access Issues	Access could be possible through realignment of the cul de sac head at The Forge to continue the carriageway into the development site.
Landscape Impact	Small urban clearance site with opportunities for enhancement. Unlikely to have significant residual landscape and visual effects
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk or overland flows are identified from EA or SFRA mapping on this site.
Topography	The site is flat therefore no issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site is previously developed land, well contained within the settlement form, with opportunities for enhancement. Unlikely to have significant residual landscape and visual effects. There are no over-riding issues with the site which affect the suitability of the site for housing purposes The site is therefore deemed suitable for housing.

4/DU/166	
SITE DETAILS	
Site Name	Hollingside Lane
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	14.33
Estimated Yield	430
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is within the green belt which is not compatible with housing development. Site is adjacent to housing and open countryside which would not present amenity issues. Proximity to ancient woodland and local wildlife sites likely to require buffering to
Relationship to Settlement	Site is edge of settlement however would result in a uncontained incursion into the countryside.
Highways/ Access Issues	Suitable. Access could be formed from South Road. This would require widening of the carriageway and introduction of a protected right turn and pedestrian refuge facilities.
Landscape Impact	Large sprawling incursion into attractive open countryside poorly related to existing urban form on prominent elevated and sloping site. Likely to have significant residual landscape and visual effects. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	The site lies between two Local Wildlife Sites which are also ancient woodland, any development will increase footfall, disturbance and pet predation within the woodlands. The land is integral to the badger population in the area and its loss could negatively impact upon the foraging area of the badger population and lead to habitat fragmentation. Other issues include mature trees and hedgerows.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1914 The site adjoins Accessible Natural Green Space to the north and south and Education Space to the north west corner, as identified in the County Durham Open Space Needs Assessment. Whilst there isn't a OSNA o
Pollution Issues	None Identified
Flood Risk	Some areas of surface water flooding identified on site which would need to be addressed through site design and SuDS.
Topography	Sloping site but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	<p>The site is within the greenbelt. Development would result in large sprawling incursion into attractive open countryside poorly related to existing urban form on prominent elevated and sloping site. Likely to have significant residual landscape and visual effects. The site adjoins Accessible Natural Green Space to the north and south and Education Space to the north west corner, as identified in the County Durham Open Space Needs Assessment.. This Accessible Natural Green Space is formed from two Local Wildlife Sites which are also ancient woodland, any development will increase footfall, disturbance and pet predation within the woodlands. There are some surface water flood issues on site which would need to be addressed. Site fails on walk distance to the nearest bus stops. Local services and facilities are not readily accessible from the site. For these reasons the site has been deemed unsuitable.</p>
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4/DU/169	
SITE DETAILS	
Site Name	Frankland Lane
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	13.39
Estimated Yield	402
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/170	
SITE DETAILS	
Site Name	Land at Finchale Primary Schhol
Settlement	Newton Hall
Local Plan Monitoring Area	Durham City
Developable Area	0.40
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	4/13/00209/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Site adjacent to OSNA1387.
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

4/DU/171	
SITE DETAILS	
Site Name	Land at Sniperley
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	3.58
Estimated Yield	107
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	The site sits in a reasonable location for sustainable travel adjacent to the A691 bus routes and within walking distance (800m) of the Sniperley park and ride site. The A691 is derestricted at this location but approaches from both directions are straight and it is likely a priority ghost island junction with acceptable safe stopping distances could be constructed to the centre of the site. Given the high mainline (A691)traffic volumes a ghost island protected right turn lane with pedestrian islands giving crossing provision to north bound bus stops would be required.
Landscape Impact	Physically isolated incursion into attractive open countryside (AHLV) prominent from A691 and wider Browney valley to the south and west and affecting setting of Sniperley Park (Non-designated Heritage Asset: proposed Parks, Gardens & Designed Landscapes of Local Interest). Northern 1/3 (around 2 ha) could have lower impact if developed in conjunction with land to the north. As currently defined, likely to have significant landscape effects
Biodiversity Impact	No major issues, some buffer required along south eastern edge.
Heritage Impact	U' shaped, red brick Lanchester Road Hospital building is a non-designated heritage asset to the north-west. Non-designated asset should be assessed to establish significance. Should significance be established, potential impact on the asset should be
Open Space Issues	Private Space, OSNA ID: OSNA1598
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site lies within the greenbelt and is therefore deemed unsuitable.

4/DU/172	
SITE DETAILS	
Site Name	DCNP Site D1.2
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.07
Estimated Yield	2
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Surrounded by residential properties so no issues.
Relationship to Settlement	The site is within the built up area in a residential area of Durham City, therefore good relationship to settlement.
Highways/ Access Issues	Suitable: Access could be taken from John Street or Holy Street . The site is in an excellent location for local facilities and public transport.
Landscape Impact	Urban redevelopment site. Unlikely to have significant landscape effects. Development would have no impact on any landscape designations and the site would provide a significant opportunity to enhance.
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	Site sits within the Durham City Conservation Area. To the south of the site is Grade II listed 58-61 Hawthorn Terrace. The impact on the setting on these designated heritage assets should be a primary consideration of any application. Any development
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not within flood zone 2 or 3, however surface water flooding has been recorded on the site which may need to be investigated further.
Topography	None
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site is within the city centre within an existing residential area, within close walking distance to services and facilities. The site is deemed suitable for housing.

4/DU/173	
SITE DETAILS	
Site Name	Land at Sidegate House
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.14
Estimated Yield	4
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are currently car parks to the east and south and the boundaries of Crook Hall to the North East., and the Raddison Hotel to the south, with some residential to the west.
Relationship to Settlement	Site is at the edge of development along Framwellgate Waterside. There is residential development up towards the Northern end of Sidegate although development here would be remote from other residences in the main settlement.
Highways/ Access Issues	Suitable. Access could be taken from Sidegate. The site is in an excellent location for local facilities and public transport.
Landscape Impact	Small partially developed site in attractive countryside towards the settlement edge. Site lies in green belt and would entail a loss of openness. Unlikely otherwise to have significant landscape effects if impacts on mature vegetation around the site are avoided.
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	The site sits within Durham City Conservation Area. Site also sits adjacent to historic Pilgrimage routes associated with the outstanding universal values of the Durham Cathedral and Castle World Heritage Sites. The impact on the setting of the designate
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site lies in green belt and would entail a loss of openness. The site is therefore deemed unsuitable.

4/DU/174	
SITE DETAILS	
Site Name	Skid Pan extension Site 1
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.07
Estimated Yield	2
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to the skid pan associated with the Police Headquarters. The remaining area of the site is landscaped.
Relationship to Settlement	The site is located within Durham City, situated at the north of the area known as Aykley Heads. The site is to the north east of the former Police Headquarters site which has planning permission for housing and is currently under construction.
Highways/ Access Issues	Unsuitable. The site would need to link to highways in site 4/DU/ 93 which in turn may link via highways to the adjacent former Police HQ Persimmons site. However this would very much depend on the total number of residential units to be accessed including the Persimmon site. If this exceeds 100 units and the carriageway leading to the site is less than 5.5m wide the access may not be suitable. The site is in a poor location for local facilities and public transport.
Landscape Impact	Peripheral intrusion of built form into area designated as AHLV but only likely to be developed in association with adjacent areas. Site is in Green Belt and would entail a loss of openness. The site is in a prominent location adjacent to the cycleway through Aykley Heads country park and would entail an intrusion of built form into an otherwise well-defined green corridor. Likely to have localised but significant landscape effects.
Biodiversity Impact	Site lies adjacent to ancient woodland and LWS will likely need to mitigate for recreational impacts & buffer zone required.
Heritage Impact	There is no archaeological objection to this site. No Heritage or Conservation issues.
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA1591
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flooding issues known.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in the green belt and development would result in an intrusion of the built form beyond well contained settlement

	edge into area designated as an Area of High Landscape Value. Therefore the site is deemed to be unsuitable.
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4/DU/175	
SITE DETAILS	
Site Name	Skid Pan extension Site 2
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to a skid pan associated with the Police Headquarters. The remaining area of the site is landscaped.
Relationship to Settlement	The site is located within Durham City, situated at the north of the area known as Aykley Heads. The site is to the north east of the Police Headquarters site which has planning permission for housing and is currently under construction.
Highways/ Access Issues	The site may link via highways to the adjacent former Police HQ Persimmons site. However this would very much depend on the total number of residential units to be accessed including the Persimmon site. If this exceeds 100 units and the carriageway leading to the site is less than 5.5m wide the access may not be suitable. The site is in a poor location for local facilities and public transport.
Landscape Impact	Peripheral intrusion of built form into area designated as AHLV but only likely to be developed in association with adjacent areas. Site is in Green Belt and would entail a loss of openness. Unlikely otherwise to have significant landscape effects if the design response to its location adjacent to POS is strong.
Biodiversity Impact	Site lies close to ancient woodland and LWS will likely need to mitigate for recreational impacts & buffer zone required.
Heritage Impact	There is no archaeological objection to this site. No Heritage or Conservation issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in the green belt and development would result in an intrusion of the built form beyond well contained settlement edge into area designated as an Area of High Landscape Value. Therefore the site is deemed to be unsuitable.

4/DU/176	
SITE DETAILS	
Site Name	Skid Pan extension Site 3
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.85
Estimated Yield	26
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No amenity concerns.
Relationship to Settlement	Site is contained within the wider Durham City settlement to a degree, however development would extend the built form and intrude beyond well contained settlement edge.
Highways/ Access Issues	Conditional. The site may link via highways to the adjacent former Police HQ Persimmons site. However this would very much depend on the total number of residential units to be accessed including the Persimmon site. If this exceeds 100 units and the carriageway leading to the site is less than 5.5m wide the access may not be suitable. The site is in a poor location for local facilities and public transport.
Landscape Impact	Intrusion of built form beyond well contained settlement edge into area designated as AHLV in prominent location. Would entail an intrusion of built form into an otherwise well-defined green corridor, and likely to entail loss of trees. Site is in Green Belt and would entail a loss of openness in an area contributing strongly to Purpose 4. Likely to have significant adverse landscape effects.
Biodiversity Impact	Site lies close to ancient woodland and LWS will likely need to mitigate for recreational impacts & buffer zone required.
Heritage Impact	There is no archaeological objection to this site.
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA1591
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in the green belt and development would result in an intrusion of the built form beyond well contained settlement edge into area designated as an Area of High Landscape Value in a prominent location. Development would entail an

	intrusion of built form into an otherwise well-defined green corridor, likely to have significant adverse landscape effects.
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4/DU/177	
SITE DETAILS	
Site Name	Southfield House
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.88
Estimated Yield	56
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing residential development.
Relationship to Settlement	Site is well contained within the existing settlement framework.
Highways/ Access Issues	Access could be taken from the Southfield Way roundabout. It is likely that the traffic generation from 56 residential units would be less than that from the site's extant use. The site is in an excellent location for local facilities and public transport.
Landscape Impact	Urban site. Contains significant trees and woodland areas. It is likely that these could be retained in redeveloping the site but this would need to be taken into account in calculating yield or in formulating a developing brief. Unlikely to have significant landscape effects if trees are retained.
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	No impact on setting of listed buildings due to topography, subject to development sitting within the landscape setting. There is no archaeological objection to this site.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Urban, brownfield site which is well contained within the settlement. The site contains significant trees and woodland areas, while bus scores are low. These factors would need to be taken into account in any development proposal. Access could be taken from the Southfield Way roundabout.

4/DU/178	
SITE DETAILS	
Site Name	Land at Sniperley Park East of A691
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	4.07
Estimated Yield	122
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	The site sits in a reasonable location for sustainable travel adjacent to the A691 bus routes and within walking distance of the Sniperley park and ride site (600m). The A691 is derestricted at this location but approaches from both directions are reasonably straight and it is likely a priority ghost island junction with acceptable safe stopping distances could be constructed. Given the high mainline traffic volumes a ghost island protected right turn lane with pedestrian islands giving crossing provision to north bound bus stops would be required. The junction would need to be constructed to the north of the site .Removal of roadside hedging and a single large mature tree would be necessary to achieve acceptable safe stopping distances.
Landscape Impact	Physically isolated incursion into attractive open countryside (AHLV) prominent from A691 and wider Browney valley to the south and west and affecting historic parkland of Sniperley Park (Non-designated Heritage Asset: proposed Parks, Gardens & Designed Landscapes of Local Interest). The site contains large numbers of TPO trees. Likely to have significant landscape effects.
Biodiversity Impact	Would require bat surveys of building, no major issues
Heritage Impact	Sniperley Hall appears on the first edition OS circa 1860 and is a non designated heritage asset within the site. Site falls within Sniperley Hall Park and Garden of Local Interest. Non-designated asset should be assessed to establish significance. Shou
Open Space Issues	Private Space,OSNA ID: OSNA1598
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the greenbelt and is therefore deemed unsuitable.

4/DU/179	
SITE DETAILS	
Site Name	Trinity Bek School
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	0.84
Estimated Yield	25
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development to north and south, hospital grounds and car park to east. No significant amenity concerns.
Relationship to Settlement	Previously developed site which is contained by development to three sides.
Highways/ Access Issues	Suitable. Access could be taken from Trout's Lane . The site is in a poor location for local facilities and public transport.
Landscape Impact	Urban site. Contains some trees on site, with important trees, groups and woodlands on the perimeter. It is likely that the more important of these could be retained in redeveloping the site. It is likely that development of a similar volume of built form currently on the site could be accommodated without a loss of openness. Unlikely to have significant landscape effects.
Biodiversity Impact	The site has a known bat roost, low conservation status should be no problem.
Heritage Impact	There is no archaeological objection to this site.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Previously developed site in the green belt which is contained by development to three sides. It is likely that development of a similar volume of built form currently on the site could be accommodated without a loss of openness. Access could be taken from Trout's Lane . The site is in a poor location for local facilities and public transport.

4/DU/18a	
SITE DETAILS	
Site Name	Land off Franklands Lane CF005
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.36
Estimated Yield	71
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses- open countryside, sewage works, business units and residential riverside housing. Any development on this site will need to preserve the setting of Crook Hall. Amenity mitigation issues, given the proximity of the Sewage Treatment Works
Relationship to Settlement	Site is at isolated end of Frankland Lane and residential development would be remote from main residential areas in the City.
Highways/ Access Issues	Access from Sidegate is possible subject to an acceptable assessment of traffic impact at Milburngate.
Landscape Impact	Minor negative impact, mitigate by screening. In the setting of a designated heritage asset, Crook Hall and Kepier Hospital Scheduled Monument.
Biodiversity Impact	Land nr Barkers Haugh - impacts on Local Wildlife Site, ancient woodland, Biodiversity Action Plan Habitat, Great Crested Newts recorded in vicinity - site needs careful assessment possible reduction in size especially when combined with same impacts from 4/DU/117, 4/DU/114, 4/DU/121.
Heritage Impact	Heritage have identified that development of the site is likely to have a minor negative impact on the setting of the Durham City Conservation Area. There is currently no documented evidence available to rule out any archaeological potential of this site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The majority of the site lies in flood zone 2 with the rest in flood zone 1. There are also overland flows which would need to be addressed. Mitigation would therefore be required if development came forward on the site.
Topography	Part of the site is PDL and as such there are buildings on site which would need to be demolished. General topography issues are less significant than the adjacent site 4/DU/117.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its Green Belt status. A small proportion of the site is PDL employment use.

	<p>The site also comprises several features of nature conservation interest including mature woodland, part of the site is within Flood Zone 2 and there are surface water issues which would need to be addressed. Any development on this site will need to preserve the setting of Crook Hall and given the proximity of the Sewage Treatment Works (less than 100m) further investigation regarding noise pollution and odours will be required and may be difficult to mitigate successfully.</p>
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4/DU/18b	
SITE DETAILS	
Site Name	Land off Franklands Lane CF005
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.36
Estimated Yield	71
Land Typology	Mostly PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses- open countryside, sewage works, business units and residential riverside housing. Any development on this site will need to preserve the setting of Crook Hall. Amenity mitigation issues, given the proximity of the Sewage Treatment Works
Relationship to Settlement	Site is at isolated end of Frankland Lane and residential development would be remote from main residential areas in the City.
Highways/ Access Issues	Access from Sidegate is possible subject to an acceptable assessment of traffic impact at Milburngate.
Landscape Impact	Minor negative impact mitigate by screening. The site is within the setting of a designated heritage asset, Crook Hall and Kepier Hospital.
Biodiversity Impact	Land near Barkers Haugh - impacts on Local Wildlife Site, ancient woodland, Biodiversity Action Plan Habitat, Great Crested Newts recorded in vicinity - site needs careful assessment possible reduction in size especially when combined with same impacts from 4/DU/117, 4/DU/114, 4/DU/121.
Heritage Impact	Heritage have identified that development of the site is likely to have a minor negative impact on the setting of the Durham City Conservation Area. There is currently no documented evidence available to rule out any archaeological potential of this site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The majority of the site lies in flood zone 2 and abuts flood zone 3. The site also has identified areas of surface water flood risk. These flood risks would need to be assessed and addressed through a flood risk assessment.
Topography	The site is PDL and as such there are buildings on site which would need to be demolished. There are no other constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is to be deemed unsuitable to reflect its Green Belt status. The site currently has a light industrial/employment use

	<p>on site. However the site also comprises several features of nature conservation interest including mature woodland, all of the site is within Flood Zone 2, it abuts flood zone 3 and there are surface water issues which would need to be addressed. Any development on this site will need to preserve the setting of Crook Hall and given the proximity of the Sewage Treatment Works (less than 50m) further investigation regarding noise pollution and odours will be required and may be difficult to mitigate successfully.</p>
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4/DU/19	
SITE DETAILS	
Site Name	Durham Police Headquarters CF002
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	4.98
Estimated Yield	149
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	8/CMA/4/71
SITE ASSESSMENT	
Adjacent Uses	Site forms part of wider Aykley Heads redevelopment area. As such, current use less relevant than normal because all areas will change. However, housing compatible with current and planned uses (mixed-use- B1, B8, C3). There are no amenity mitigation iss
Relationship to Settlement	Site is contained within the wider Durham City settlement however to a certain extent the site is severed to facilities and services by existing development/ landscape so it is advised that links/ paths are created and/ or improved.
Highways/ Access Issues	Agreed through planning permission.
Landscape Impact	Structural landscaping required. This site contributes significantly to the existing character of Durham City. This contribution is generally positive with the site's character essentially a mature planned landscape with individually-designed substantial buildings deliberately set within it. Aykley Heads as a whole contributes significantly to the existing character of WHS, but due to this site's location within it there is unlikely to be significant adverse impact. Retention of perimeter vegetation which lies within Area of High Landscape Value is advised.
Biodiversity Impact	Hoppers Wood (CWS) is 310m & Framwellgate Moor Carrs (CWS) 1km from the site.
Heritage Impact	Most of the site is within both the setting for the city's Conservation Area and World Heritage Site (WHS)- the south of the site, including the DLI building, is within the conservation area. Issues addressed through planning application process.
Open Space Issues	The site adjoins Accessible Natural Green Space, OSNA ID:OSNA1591
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues however these can be mitigated by site layout or by incorporation of SuDS.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission.

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4/DU/25	
SITE DETAILS	
Site Name	Durham Johnston Comp, Whinney Hill, EL002
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.92
Estimated Yield	58
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03751/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent to residential development on one side. Other sides are- low-density institutional development- Maiden Castle- and white land (not classed as public open space- greenfield) No adjacent uses are incompatible with housing. Amenity Mitigation Issu
Relationship to Settlement	Site is former school on elevated site surrounded by residential properties and institutional buildings, market housing would enhance site.
Highways/ Access Issues	Minor localised highway improvements required. Whinney Hill suffers severely from traffic congestion due to its narrow width and on-street car parking. However. access will be possible for development here as it is for the school. In any case change of use may decrease peak-time congestion.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape and its designations will remain. Although southern 25% of site is in AHLV, impacts on AHLV would be low- this recommendation assumes retention of majority of mature vegetation.
Biodiversity Impact	Impacts on ancient woodland and Local Wildlife Site - needs a significant buffer zone (reduce size of allocation)/ no direct pedestrian links and mitigation. Great Crested Newt possibility within 500m.
Heritage Impact	Within Durham City Centre Conservation Area so there could be some constraints. Sensitive design of development to respect the conservation area. Prominent position in the city (Whinney Hill) could have potential visual impact on setting of WHS. Retain a
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The SFRA identifies some areas of surface water flood risk on the site. These would need to be addressed through SuDs within the design of any scheme coming forward.
Topography	Site slopes form South down to north. No issues for development existing school building built on terraces.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years

Outcome of Assessment	Site has planning permission, subject to the S106 being signed, for the erection of 75 no. dwellings with associated infrastructure, landscaping and car parking.
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4/DU/26	
SITE DETAILS	
Site Name	Elvet Waterside EL004
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.28
Estimated Yield	38
Land Typology	Both 50/50
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. See methodology for more information.

4/DU/36	
SITE DETAILS	
Site Name	County Durham Fire and Rescue HQ , Finchale Road,
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.77
Estimated Yield	53
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00536/RM
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing on most sides- moderate-density semi-detached housing to north, modern large detached housing to south, plus a small area of non-public open space. Development of the site for housing would be compatible with the surrounding area
Relationship to Settlement	The site is in the centre of Framwellgate Moor surrounded by housing.
Highways/ Access Issues	The site is accessible from the highway network.
Landscape Impact	As the site is currently brownfield, development for housing gives the opportunity for improvement in the landscape. The northern part of the site is in a Landscape Improvement Priority Area
Biodiversity Impact	Hoppers Wood (CWS) 550m and Framwellgate Moor Carrs (CWS) 880m from the site. Potentially mitigating for increased recreational impacts required.
Heritage Impact	There are no known archaeological or heritage issues affecting the site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site has some surface water issues and to the west is crossed by an overland flow route, however this could be mitigated by SuDs and landscaping and green space provision (gardens) if the site was developed.
Topography	The site is predominantly level although there is a slight southern fall to the southern boundary.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission and is under construction.

4/DU/37	
SITE DETAILS	
Site Name	Framwellgate School Surplus Land, FM005
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.01
Estimated Yield	30
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site itself is part school playing field. The adjacent land uses are a school and housing to the north. The site is compatible with neighbouring uses.
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	The site is landlocked and is not accessible.
Landscape Impact	The site is in a Landscape Conservation Priority Area. Development would have some adverse residual impact
Biodiversity Impact	No known issues.
Heritage Impact	The site is adjacent to Cades Roman Road. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the
Open Space Issues	Education, OSNA ID:OSNA1235
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site has surface water issues and an overland flow route
Topography	The site is a flat playing field and therefore no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is flat site currently in use as school playing field. The playing field has not been declared surplus to requirements. In addition the site is completely landlocked with no access possible. The site is deemed unsuitable on this basis.

4/DU/40	
SITE DETAILS	
Site Name	Land at Potters Bank NC011
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.72
Estimated Yield	52
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/12/01083/FPA
SITE ASSESSMENT	
Adjacent Uses	Density of adjacent housing tends to be very low. Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Minor localised highway improvements required. HAgency Location of greatest impact = A1(M) Junction 5* Access possible from PotterÆs Bank and Mill Lane. although this may be constrained and yield may therefore be reduced.
Landscape Impact	Structural landscaping required. Although after mitigation some adverse visual impact on the landscape will remain. it is likely to be low.
Biodiversity Impact	Further investigation required. Lowes Barn (CWS) is 680m and Houghall. Maiden Castle. Little Wood (CWS) is 830m from the site- so further advice from ecology may be required in respect of potentially mitigating for increased recreational impacts. Also note that. as site does not appear ever to have been developed. biodiversity may be high.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. However development of the site is likely to have a minor negative impact on the setting of the Durham City Conservation Area, subject to scale, density, design etc. There is cu
Open Space Issues	The site adjoins Education space, OSNA ID:OSNA708
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Persimmon Homes have planning permission for 22 units.

4/DU/43	
SITE DETAILS	
Site Name	Land to the West of A167, Crossgate Moor
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.42
Estimated Yield	73
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/44	
SITE DETAILS	
Site Name	Durham Johnston School Annex Site NC005
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.54
Estimated Yield	16
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/11/00993/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA1422
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Development of site is under construction by Bellway Homes

4/DU/50	
SITE DETAILS	
Site Name	Land at Lichfield Road, NN002
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.57
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There is existing housing on two sides of the site and therefore housing in this location would be compatible with adjacent land uses.
Relationship to Settlement	The site is in the centre of the settlement surrounded by housing, road and woodland
Highways/ Access Issues	Access to the site is possible from Lichfield Road
Landscape Impact	Development would result in the loss of some well maintained mature trees.
Biodiversity Impact	Ecology have identified the need for a protection buffer to neighbouring trees.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3168
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water issues on the eastern edge of the site which may need to be mitigated
Topography	The site is fairly flat with a slight slope to the west. Topography would not present a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a pleasant area of green space ringed by mature trees. Although the OSNA identifies an oversupply of green space in the ward, this site acts as an important area of green space in an area of housing. The site is crossed by a desire line suggesting use by the local community. The area would benefit from retention as green space rather than housing despite housing being possible on site.

4/DU/51a	
SITE DETAILS	
Site Name	Land adjacent to Pelaw View Centre, PG002
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.90
Estimated Yield	27
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by housing on all sides.
Relationship to Settlement	The site is within the built up area of Durham City.
Highways/ Access Issues	Access achievable from St Cuthberts Avenue.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects. Significance of loss of play facilities/ open space should be informed by the OSNA.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no designated heritage assets on site. However development is likely to have a minor negative impact as the site is within the setting of the World Heritage Site. There is currently no documented evidence available
Open Space Issues	Intersects 5 OSNA polygons, OSNA ID:OSNA3167
Pollution Issues	None Identified
Flood Risk	There is a small amount of surface water flood risk identified on the south western edge of the site however surface water runoff would need to be addressed as part of any future development.
Topography	Topography of the site would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development is likely to have a minor negative impact as the site is within the setting of the World Heritage Site. Development of the site would see the unacceptable loss of open space for the estate including play equipment, sports pitch and Multi Use Games Area. For this reason the site has been deemed unsuitable.

4/DU/51b	
SITE DETAILS	
Site Name	Land adjacent to Pelaw View Centre, PG002
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.21
Estimated Yield	6
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/13/00285/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Site will be able to accessed off existing highway i.e. Cuthbert Avenue.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	Heritage have confirmed that there are no designated heritage assets on site. However development is likely to have a minor negative impact as the site is within the setting of the World Heritage Site. There is currently no documented evidence available
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3167
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Six 2 bed bungalows have been built on site. Planning permission reference 13/00285/FPA. Site is complete.

4/DU/52	
SITE DETAILS	
Site Name	Land at Bent House Lane, PG001
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.86
Estimated Yield	26
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There is residential properties to the north and west of the site. The area to the south and east of the site is largely rural. There are no incompatible land uses.
Relationship to Settlement	The site is within the built up area of Durham City.
Highways/ Access Issues	<p>The existing footway access off St Cuthbert's Avenue is not wide enough for a development access. The site to the north (4/DU/153) has been developed with a layout which does not allow for an access off St Cuthbert's Avenue.</p> <p>The only opportunity for access would be if the site to the east (4/DU/104) were to be brought forward for residential. If that was the case Bent House Lane may need to be widened (depending on layout) and may provide a suitable access. However, on the basis that an acceptable vehicular access has not been demonstrated this represents a technical constraint.</p>
Landscape Impact	The site is fairly visible and development would have some adverse impact but not sufficient to prevent development. The site abuts the green belt but is not actually in the green belt.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no designated assets of the site. However the site is within the setting of World Heritage Site - minor negative impact. There is currently no documented evidence available to rule out any archaeological potential o
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water to the south of the site could be mitigated by SuDs or layout of the site.
Topography	The site is relatively flat with a slight slope to the south of the site. No barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site has potential for development given it is a cleared site within the built up area. However there are highways access issues which are unresolved and for this reason it has been deemed unsuitable.
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4/DU/56	
SITE DETAILS	
Site Name	Land at Kepier House SN005
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/02285/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential to the east and west overlooking The Sands to the North bordering the former Ustinov College site 4/DU/59 to the south.
Relationship to Settlement	The site together with site 4/DU/59 is central to The Sands area would provide conformity with and enhance the existing residential properties.
Highways/ Access Issues	Planning permission granted previously. Access possible from adjacent public highway, suggest turning head be created on end of Ferens Close.
Landscape Impact	Site would benefit from development in conjunction with site 4/DU/59.
Biodiversity Impact	Ecology have identified the need for tree protection on the site, otherwise there are no known issues. There is the possibility of Great Crested Newts within 500m.
Heritage Impact	Heritage have identified that the site is within the Durham City Conservation Area and development is likely to have a major negative impact. Loss of TPO trees and space likely to adversely affect the conservation area. There is currently no documented e
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	EA have confirmed site is developable in flood risk terms. FRA 2 or 3A.
Topography	Site slopes from riverbank southwards towards the top of Gilesgate. Some issues suspected around land stability visible evidence of numerous piling activity.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site was granted planning permission on the 11th May 2015 for the demolition of the existing building and the construction of 35 apartments. An application for the discharge of conditions is currently being considered. Charles Church are the applicants.

4/DU/57	
SITE DETAILS	
Site Name	Former Gilesgate Nursery School SN007
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.74
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site contained on all sides by residential.
Relationship to Settlement	This site sits within residential developments and subject to highways access would be suitable for development.
Highways/ Access Issues	This site is completely land-locked.
Landscape Impact	Site is in a urban currently developed location. Mature trees require retention in south east corner of site.
Biodiversity Impact	Possibility site lies within 500m of GCN Tree preservation orders exist on site which will impact on the yield of the site.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. However development of the site is likely to have a minor positive impact on the setting of the Durham City Conservation Area. There is currently no documented evidence available to
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some investigation required into surface water flooding issues which have been identified on the site.
Topography	Site slopes slightly from north up to south. Not considered a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is within the built up area, the DCC highway's team have confirmed that the site can not be accessed and is completely land locked.

4/DU/61	
SITE DETAILS	
Site Name	Land at Sixth Form Centre SN002
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.35
Estimated Yield	11
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The Sands open space lies to the north east of the site. Site is currently in use as a car park for the adjacent sixth form college to the south west. Community building to the south east of the site.
Relationship to Settlement	The site is located at the bottom of Providence Row on a corner location. PDL
Highways/ Access Issues	Access possible from adjacent public highway. Junction sight visibility splays could impact on developable area due to shape of site. Footway required around perimeter of site adjacent public highway.
Landscape Impact	Site lies in the setting of a designated heritage asset but is on the periphery of World Heritage Site. Mature trees require retention.
Biodiversity Impact	Possibility site is within 500m of GCN
Heritage Impact	Site is within the Durham City conservation area and the World Heritage Site. Heritage have suggested that the redevelopment of the site could have a major positive impact subject to design and the scheme. There is currently no documented evidence available
Open Space Issues	The whole site is identified as Education, OSNA ID:OSNA865
Pollution Issues	None Identified
Flood Risk	Whilst the site falls within a flood zone, the Environment Agency have confirmed site may be developable subject to an adequate Flood Risk Assessment
Topography	Site is level throughout and would not present a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is well located within the main centre of Durham and would present a logical infill site. The site is identified as Education space in the County Durham Open Space Needs Assessment, The site is the car park for the Sixth Form College and although this could be a suitable site for housing there is currently a lease for car park agreement with the College. In summary this would present a suitable site but there is a financial and technical constraint which would currently

	prevent this site from coming forward and thus the site is unsuitable for development.
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4/DU/66	
SITE DETAILS	
Site Name	Land at Margery Lane
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.78
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is available and housing is compatible with adjacent uses. (houses. churches. other institutions). Amenity Mitigation Issues: None identified
Relationship to Settlement	Site is located within a residential area and therefore within the built up area for Durham City.
Highways/ Access Issues	Access would be possible from Margery Lane. Noticeable level difference between site and Margery Lane may restrict choice of access location.
Landscape Impact	Structural landscaping required. The Site is an important area of open space forming a vital part of character and setting of the City. Despite mitigation significant adverse visual impact on the landscape will remain-unlikely that mitigation would be successful.
Biodiversity Impact	Further investigation required. Although severed by ECML. Flass Vale (CWS) is 580m from the site- so further advice from ecology team may be required in respect of potentially mitigating for increased recreational impacts. Site appears never to have been developed and has been in horticultural use. in part. for 150 years. so will be biodiverse.
Heritage Impact	Due to its prominent location within Durham city centre conservation area and its contribution to the setting of the World Heritage Site any development could have a significant adverse impact on townscape and the historic environment. Several buildings
Open Space Issues	Allotments, OSNA ID:OSNA238
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues have been identified which would need to be addressed.
Topography	Feature(s) exist which may impact upon layout/design. Some topographical constraints variable levels which has been raised in relation to highway access.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a popular and well used area of allotment gardens which form part of the setting of Durham City. Development

	<p>would have a significant adverse impact upon townscape and would cause the loss of a valued local facility where there is already a deficiency of provision. In addition, highways have suggested that achieving a safe access could be problematic because of the variances in levels.</p>
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4/DU/72	
SITE DETAILS	
Site Name	Land at Crossgate Moor Gardens
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.24
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There is residential to the south and the A167 to the east of the site. Residential on this site would be generally compatible although the site is designated as Green Belt.
Relationship to Settlement	Site is located between Whitesmocks and Western Hill therefore well related to the outer city suburban area.
Highways/ Access Issues	Strongly object to further housing accessed from A167 in this area due to traffic volume and safety issues.
Landscape Impact	Site located within a Landscape Conservation Priority Area, development would have a significant adverse impact on designation - further development would create a significant adverse residual impact.
Biodiversity Impact	There is record of a badger sett, great crested newts, and bats (site is a foraging area) on site.
Heritage Impact	The site forms an important part of the context of the Nevilles Cross historic battlefield to the immediate south. Development could result in the loss of significant heritage asset (archaeology).
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is an area of surface water flooding indicated in the eastern half of the site which will require further investigation.
Topography	Site is reasonably level with no steep gradients and therefore no barrier to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is within the Green Belt. Development here would have a particularly significant adverse impact upon heritage, biodiversity and landscape and significant areas would be required for mitigation works. Highway access can not be achieved.

4/DU/73	
SITE DETAILS	
Site Name	Land off Witton Grove
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The proposal for the strategic Green Belt release at Sniperley Park is likely to change the character of this area. The site is currently Green Belt. Concerns have arisen regarding amenity from the Park and Ride and also the proposed Western Relief Road.
Relationship to Settlement	This is a paddock area, on the edge of the settlement between housing (Witton Grove) and the Sniperley Park and Ride.
Highways/ Access Issues	Subject to detailed design criteria and safety audit processes, in principle, a residential access can be achieved for up to 40 units with access from the A691 Witton Grove at a location directly north west of the existing residential properties
Landscape Impact	Structural landscaping required. Despite mitigation measures some adverse visual impact will remain. However, development may provide an opportunity to assimilate Park & Ride (adjacent). Not significant infringement as there is development on 2 sides).
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water flooding issues will need mitigation
Topography	The site is flat and would pose a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is deemed unsuitable as it is located in the green belt. In regards to amenity, the site creates a buffer zone between the Park and Ride and the existing dwellings and there are surface water flooding issues identified on the site.

4/DU/74	
SITE DETAILS	
Site Name	Land East of Faraday Court
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	10.67
Estimated Yield	320
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent housing contains many low-density large detached housing in addition to institutional uses. Residential use is compatible with these.
Relationship to Settlement	The site is within the built up area of the City.
Highways/ Access Issues	Access is only feasible from Potters Bank and then only with major alterations to the road. Impact on traffic in this area of Durham would be serious as a result of the size of this site
Landscape Impact	Structural landscaping required despite mitigation significant adverse visual impact on the landscape and its designations will remain.
Biodiversity Impact	The main issue with this site would be the proximity to a high number of badger setts, and therefore loss of the whole site would impact on foraging (protected by government policy) and potentially setts. There is also likely to be bat roosts/foraging routes along the mature tree belts/hedges. Taking this all into consideration and without any ecological information on the site it is suggested that full ecological assessments would be required, as well as significant alternate multifunctional greenspace for use for mitigation for biodiversity impact/loss (the amount required would depend on the results of the assessment) therefore it is unlikely that the entire site would be developable.
Heritage Impact	Due to its location within Durham city centre (WHS setting) and the conservation area, there is the potential for adverse impact on townscape and the historic environment. Moreover there are several archaeological find sites identified across the site par
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2492
Pollution Issues	None Identified
Flood Risk	The site is identified as having the potetnial for surface water flooding.
Topography	Unlikely to be any barrier to development toehr than in the south east corner of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This is a particularly sensitive site in the context of the World Heritage Site, listed buildings and archaeology. In addition, ecology have suggested that the whole site may not be developable if ecology mitigation is required following full ecological assessments. Whilst highways have commented that access into the site could be achievable, the volume of traffic generated would cause concern in this location.
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4/DU/75	
SITE DETAILS	
Site Name	Land West of Church Street Head
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.42
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Neighbouring uses include residential with riverbanks to the north. No uses incompatible with housing.
Relationship to Settlement	Riverbank location within shadow of Cathedral in an area dominated by education university buildings, accomodation and Durham School.
Highways/ Access Issues	Limited development on the Church Street frontage may be acceptable. It would be difficult to successfully access this site from the existing highway due to proximity of the busy traffic signal junction.
Landscape Impact	Structural landscaping required. As this site is identified as protected open space despite mitigation significant adverse visual impact on the landscape and its designations will remain.
Biodiversity Impact	4/DU/75 - Potential indirect impacts on riparian corridor - assessment required - esp. in conjunction with 4/DU/78
Heritage Impact	Due to its location within Durham city centre, the setting of the World Heritage Site and the conservation area there is the potential for adverse impact on townscape and the historic environment. Moreover there is a Grade II listed building on site (Char
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2657
Pollution Issues	None Identified
Flood Risk	Whilst the site lies adjacent to the River Wear, the site is not identified as being subject to a flood zone. The potential for surface water flooding has been identified and would need to be considered as part of any proposal.
Topography	Site is flat no anticipated issues to developemnt.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is identified in the Open Space Needs Assessment as an area for outdoor sport. Development of the site would result in significant adverse visual impact on the landscape, it is in a sensitive historical location and highway access into the site would be difficult to achieve. On this basis it has been deemed unsuitable.

4/DU/79	
SITE DETAILS	
Site Name	Mount Oswald Golf Course
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	28.49
Estimated Yield	855
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	8/CMA/4/83
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA708
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site under construction. Permission granted for 291 dwellings, student accommodation, office, retail, community uses and associated infrastructure.

4/DU/80	
SITE DETAILS	
Site Name	Bellasis Playing Field
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Within the built up area and therefore compatible with surrounding uses.
Relationship to Settlement	Site is within the built up area.
Highways/ Access Issues	Access to be via Quarryheads Lane only.
Landscape Impact	Within the setting of a designated heritage asset and Conservation Area and near to scheduled monument of Prebend's Bridge. Will require appropriate sensitive design.
Biodiversity Impact	Ecology have identified the need for tree protection on the site, otherwise there are no known issues.
Heritage Impact	Heritage have confirmed that the site falls within the Durham City Conservation Area. Development of the site would result in a negative impact on the setting of the Durham World Heritage Site and Prebends Gate Lodge (Grade II listed). There is currently
Open Space Issues	Education, OSNA ID:OSNA708
Pollution Issues	None Identified
Flood Risk	The site does not fall within a flood zone but has been identified as having the potential for surface water flooding.
Topography	No barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is in active use as an outdoor sports area. This site contributes greatly to the character around Quarryhills Lane and its development has the potential to impact negatively on the setting of the World Heritage Site, conservation area and Prebends Gate Lodge (Grade II listed).

4/DU/81	
SITE DETAILS	
Site Name	Land at 21/22 Marshall Works
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.29
Estimated Yield	9
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Education, OSNA ID:OSNA1565
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete.

4/DU/82	
SITE DETAILS	
Site Name	Former Service Direct Depot
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.48
Estimated Yield	104
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/07/00399/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is nearing completion. Miller Homes.

4/DU/83	
SITE DETAILS	
Site Name	Land at JG Paxtons & Sons
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.15
Estimated Yield	5
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete.

4/DU/84	
SITE DETAILS	
Site Name	Land at Dryburn House
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.74
Estimated Yield	22
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/07/00558/RM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete.

4/DU/85	
SITE DETAILS	
Site Name	Sherburn House Site 1
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/86	
SITE DETAILS	
Site Name	Sherburn House Site 2
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/87	
SITE DETAILS	
Site Name	Sherburn House Site 3
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	3.81
Estimated Yield	114
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/88	
SITE DETAILS	
Site Name	Sherburn House Site 4
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.53
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/89	
SITE DETAILS	
Site Name	Sherburn House Site 5
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.62
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/90	
SITE DETAILS	
Site Name	Land at Whitwell Farm
Settlement	Sherburn House
Local Plan Monitoring Area	Central
Developable Area	2.34
Estimated Yield	70
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/91	
SITE DETAILS	
Site Name	Land at Whitwell Farm Site 1
Settlement	Sherburn House
Local Plan Monitoring Area	Central
Developable Area	1.88
Estimated Yield	56
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/DU/93	
SITE DETAILS	
Site Name	Plot 1 - Aykley Heads
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.71
Estimated Yield	51
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is a skid pan associated with the Police Headquarters. The remaining area of the site is landscaped. A Site of Nature Conservation Interest lies to the east of the site, however this is unlikely to be a constraint to the development of the site. Some potential mitigation required. No further incompatible land uses.
Relationship to Settlement	The site is located within Durham City, situated at the north of the area known as Aykley Heads. The site is to the north east of the Police Headquarters site which has planning permission for housing.
Highways/ Access Issues	No direct link to the public highway, remote from public transport and other service. Former Police HQ car park access road would need to be brought to an adoptable standard.
Landscape Impact	Largely undeveloped site forming part of important 'green finger' of northern Wear valley and including visually important trees and woodlands (including TPO woodland in the north). Landscape and visual effects would depend on the extent and character of development. Comprehensive development would lead to significant landscape and visual effects. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	Ecology have identified that the site is close to Hoppers Wood LWS. The site offers good connecting habitat and should be retained as open space. Mature trees will need protecting.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2254
Pollution Issues	None Identified
Flood Risk	The site is identified as an area at risk of surface water flooding however, this is not considered to represent a significant barrier to development.
Topography	Slightly undulating site, however this is not considered to be a constraint to development. Trees on the site likely to be retained as part of any development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site could potentially form a further development site north of the existing permission on the Police Headquarters site. Site is within the Green Belt however it is currently associated with the Police Headquarters forming the skid pan. Design and protection of Hoppers Wood LWS would be key considerations.
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4/DU/99a	
SITE DETAILS	
Site Name	Whitesmocks
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	18.40
Estimated Yield	552
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Mostly adjacent to farmland. Adjacent housing, where it exists, is of moderate density to low density. Development would be compatible with adjacent uses.
Relationship to Settlement	Mostly greenfield site with some scattered buildings. The site is Green Belt with the A167 to the east of the site.
Highways/ Access Issues	The site does not link to the public highway. Access from the A167 would be difficult due to the topography and the lack of a suitable junction position on this section of the A167
Landscape Impact	Large sprawling incursion into attractive open countryside prominent in views from nearby roads and footpaths including Club Lane. Likely to have significant landscape and visual effects. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	Further investigation by applicant required. There is record of a badger sett, great crested newts, and bats (site is a foraging area) on site. However, perhaps more significantly the site forms part of a continuous band of open space from Flass Vale (CWS) to the countryside- if this site was developed Flass Vale would be completely isolated and directly affect species.
Heritage Impact	The site forms an important part of the context of the Neville's Cross historic battlefield to the immediate south. Development could result in the loss of significant Historic Environment assets (archaeology). A number of field boundaries on the site are
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Whilst the site does not fall within a flood zone, the site is identified as having the potential for surface water flooding which would need to be considered further.
Topography	Feature(s) exist which may impact upon layout/design. Variable topography which will give visual impacts from various angles
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the Green Belt. Development here would have a particularly significant adverse impact upon heritage, biodiversity and landscape and significant areas would be required for mitigation works. Highway access from the A167

	<p>would not be possible. The site fails on walk distance to the nearest served bus stops. Given the number of constraints this site has been deemed unsuitable.</p>
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4/DU/99b	
SITE DETAILS	
Site Name	Whitesmocks
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.47
Estimated Yield	44
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Mostly adjacent to farmland. Adjacent housing, where it exists, is of moderate density to low density. Development would be compatible with adjacent uses.
Relationship to Settlement	Mostly greenfield site with some scattered buildings. The site is Green Belt with the A167 to the east of the site.
Highways/ Access Issues	The site is currently served with a single residential driveway access at a substandard location fronting the A167. As this is an existing single width residential driveway and no objection is offered to a modest increase in residential units for the site off the private driveway. However if the site was to be developed with a yield which reflects the full theoretical capacity of the site a full engineered and adopted residential access road would need to be provided. It would not be possible to engineer an access road from the A167 safely and to current design standards. Therefore access would not be possible from the A167.
Landscape Impact	Small visually contained large sub-urban garden site forming part of important 'green finger' of undeveloped land running into Flass Vale. Constrained in places by visually important trees and sloping landform. Landscape and visual effects would vary depending on nature of proposals. Likely to have some localised adverse landscape effects. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	Further investigation by applicant required. There is record of a badger sett, great crested newts, and bats (site is a foraging area) on site. However, perhaps more significantly the site forms part of a continuous band of open space from Flass Vale (CWS) to the countryside- if this site was developed Flass Vale would be completely isolated and directly affect species.
Heritage Impact	The site forms an important part of the context of the Neville's Cross historic battlefield to the immediate south. Development could result in the loss of significant Historic Environment assets (archaeology). A number of field boundaries on the site are
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Whilst the site does not fall within a flood zone, the site is identified as having the potential for surface water flooding which would need to be considered further.

Topography	Feature(s) exist which may impact upon layout/design. Variable topography which will give visual impacts from various angles
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Site is within the green belt. Development here would have a a significant adverse impact upon heritage, biodiversity and landscape and significant areas would be required for mitigation works.</p> <p>The site is currently served with a single residential driveway access at a substandard location fronting the A167. As this is an existing single width residential driveway and no objection is offered to a modest increase in residential units for the site off the private driveway. However if the site was to be developed with a yield which reflects the full theoretical capacity of the site a full engineered and adopted residential access road would need to be provided. It would not be possible to engineer an access road from the A167 safely and to current design standards. Therefore access would not be possible from the A167.</p>

4/EW/01	
SITE DETAILS	
Site Name	Land East of Woodland Place, Esh Winning
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Short terrace adjacent to the site. Otherwise the site is surrounded by countryside and woodland, with public footpath to the North. Paddock to other side of footpath.
Relationship to Settlement	The site is isolated from the main built up area and separated from it by the River Deerness, a path and open space. Development would entail incursion into the open countryside.
Highways/ Access Issues	Conditional. Subject to linking the site to the existing adopted public highway at Woodland Place
Landscape Impact	Site lies in attractive landscape and in a Landscape Conservation Priority Area. Any development could impact on trees protected by Tree Preservation Orders on the northern access strip.
Biodiversity Impact	Ecology have identified woodland and scrub BAP habitat, adjacent to LWS and as such should not be developed.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is at an increased risk of surface water flooding, but is adjacent but not within Flood Zone 3 or 2.
Topography	The site is a woodland with a well-used footpath to the North and the River Deerness beyond to the North.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is isolated from the main built up area and separated from it by the river Deerness, a path and open space. The site is adjacent to the Deerness Valley Local Wildlife Site (LWS) and ecology have raised that this site should not be developed because of the Biodiversity Action Plan priority species on site. Landscape have raised the potential impact on trees protected by Tree Preservation Orders.

4/EW/03	
SITE DETAILS	
Site Name	Land adjacent to Lymington Crossings (RD014)
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	1.42
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/EW/04	
SITE DETAILS	
Site Name	Land to the Rear of Newhouse Avenue, Esh W
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site abuts housing to east and south east. There is housing to the north of the site, separated by a wooded dene. Open space to west and the immediate south.
Relationship to Settlement	The site is within the build up area.
Highways/ Access Issues	Access possible from end of Newhouse Avenue.
Landscape Impact	Whilst the site is identified as urban in the County Durham Landscape Character Assessment, it should be a Landscape Conservation Priority Area. The Northern third of site is important woodland in a small dene. An irrational development parcel. If there was merit in development in this area (currently open space it would be a different shape to this. Significant adverse residual impact would remain.
Biodiversity Impact	Ecology have identified that there should be a buffer against the stream, the eastern spur should be removed from the SHLAA boundary and a similar width buffer should be extended across the whole site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA3293
Pollution Issues	None Identified
Flood Risk	Site is adjacent to Flood Zone 3a and also identified as an area prone to surface water flooding in the Strategic Flood Risk Assessment which would need to be addressed.
Topography	Flat sterile open space, but steep dene with trees where the only possible access could be.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is identified in the Open Space Needs Assessment as play space (OSNA/4/195) and there is currently a shortage of play space in the ward. It is within a Landscape Improvement Priority Area and the steep wooded dene would be lost and could prevent access. Ecology have suggested that part of the site be removed altogether.

4/EW/07	
SITE DETAILS	
Site Name	Land at Fairview Stables
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	0.70
Estimated Yield	21
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/00428/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is located in a buffer of open space between the main built up area and the industrial estate. The site is however surrounded by housing and the industrial estate.
Relationship to Settlement	The site is within a buffer of green space between the main built up area and the industrial estate.
Highways/ Access Issues	Access is possible from Fair View.
Landscape Impact	There would be a significant adverse residual impact if the site was fully developed as although currently untidy it lies in a minor dene along the Priest Beck which is important to the setting of the village.
Biodiversity Impact	There may be biodiversity issues, as the site is crossed by the Priest Burn and there is riparian habitat nearby. Mature trees along some boundaries.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site is within Flood Zone 2 and 3A. Given the majority of the site is covered by these flood zones and the topography of the land means that it slopes down from the road to the burn, creating a natural flood bowl, it is felt that a precautionary approach
Topography	Fairly level site adjacent to road. Slightly sloping from road and some changes in level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site benefits from consent for one unit within the central portion of the site.

4/EW/10	
SITE DETAILS	
Site Name	Land South of South Terrace (EW002)
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	4.34
Estimated Yield	130
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing on two sides with woodland to the south and eastern boundaries. The Deernees Valley walk bounds the site to the south. Amenity issues are likely to result from the nearby Sewage Treatment Works which would need to be explored further.
Relationship to Settlement	Site is directly adjacent existing housing development and would be consistent with the existing building line which defines the edge of the village to the south and west.
Highways/ Access Issues	Access available from B6302 via Castle Fields.
Landscape Impact	Significant adverse residual impact although the site sits relatively low in the landscape, residential development bounds two sides and woodland bounds the other two sides.
Biodiversity Impact	Ecology have identified that the site is adjacent to a Local Wildlife Site and requires substantial buffer of habitat creation along southern and eastern boundary, if developed.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	South East corner of site is within flood zone 2 and 3a. The Environment Agency have confirmed that the site is mostly in flood zone 1 and is developable providing the development is not located in the very eastern area which lies on flood zone 3.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has outline planning permission for 66 dwellings via appeal.

4/EW/10a	
SITE DETAILS	
Site Name	Land South of South Terrace (EW002)
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	4.34
Estimated Yield	130
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjoins site to the north which has planning permission (outline) for residential use. Woodland to the south and eastern boundaries. The Deernees Valley walk bounds the site to the south. Amenity issues are likely to result from the nearby Sewage Treatme
Relationship to Settlement	Adjoins site to the north which has planning permission (outline) for residential use. However, it would present an uncontained incursion south into open countryside.
Highways/ Access Issues	Access available from B6302 via Castle Fields.
Landscape Impact	Incursion into attractive open countryside obscuring relationship between wooded bluffs and valley floor farmland. Likely to have locally significant landscape effects.
Biodiversity Impact	Ecology have identified that the site is adjacent to a Local Wildlife Site and requires substantial buffer of habitat creation along southern and eastern boundary, if developed.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA843
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	South East corner of site is within flood zone 2 and 3a. The Environment Agency have confirmed that the site is mostly in flood zone 1 and is developable providing the development is not located in the very eastern area which lies on flood zone 3.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape impacts. There are concerns regarding the proximity of the site to a Local Wildlife Site. In addition, any development on this site could give rise to amenity issues in terms of odour from the nearby Sewage Treatment Works. Development should be avoided in the south eastern corner of the site which is in the flood zone.

4/EW/11	
SITE DETAILS	
Site Name	Land At Ridding Road (Laurel Court)
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	10/00229/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA909
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site under construction.

4/EW/12	
SITE DETAILS	
Site Name	Adjacent to Esh Winning Primary School
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	1.18
Estimated Yield	35
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03568/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing residential and education uses.
Relationship to Settlement	The site is well contained within the settlement and close to the village centre.
Highways/ Access Issues	Highways access achievable
Landscape Impact	Development would result in some adverse landscape impacts (assuming retention of trees within and around site).
Biodiversity Impact	No issues identified.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface flooding recorded on the site.
Topography	No issues for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is well located within the built up area, close to the village centre. The site is predominantly brownfield land suitable for development subject to the re-routing/accommodation of the existing Public Right of Way and mitigation for landscape impacts.

4/EW/13	
SITE DETAILS	
Site Name	Esh Winning Regeneration Scheme Pinetrees 2
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	0.24
Estimated Yield	7
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site has housing to the north, east and south of the site and open countryside to the west. It is cleared former housing site.
Relationship to Settlement	Site lies within settlement.
Highways/ Access Issues	Site access is achievable including off existing access.
Landscape Impact	Small urban clearance site. Unlikely to have significant landscape of visual effects provided that important mature trees are retained within the site and accommodated appropriately in the public realm.
Biodiversity Impact	Small cleared housing site.
Heritage Impact	Small cleared housing site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is an overland flow route across the site and some small areas of surface water flooding which will need to be addressed during the design stage.
Topography	Site has a slight slope towards existing housing to the south east. No obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The site is well contained within the existing built up area of Esh Winning and has no constraints to development. It was previously a housing site that has been cleared ready for redevelopment. Surface water flows will need to be dealt with on site during the design phase.

4/EW/14	
SITE DETAILS	
Site Name	The Oaks
Settlement	Esh Winning
Local Plan Monitoring Area	Central
Developable Area	1.70
Estimated Yield	51
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/12/00997/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	Small urban clearance site. Unlikely to have significant landscape of visual effects provided that important mature trees are retained within the site and accommodated appropriately in the public realm: this will affect the quantum of development possible on the site.
Biodiversity Impact	A detailed layout will need to take into account the proximity to the Ancient Woodland to the West.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well contained within the existing built up area of Esh Winning and has no major constraints to development. It was previously a housing site that has been cleared ready for redevelopment.

4/GV/01	
SITE DETAILS	
Site Name	Garden Village Sherburn South
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	503.74
Estimated Yield	15112
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	4/12/00619/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information. Planning permission has lapsed for the conversion of a redundant agricultural barn into a residential dwelling on part of the site.

4/HP/01	
SITE DETAILS	
Site Name	Land adjacent to Pittington Village Hall
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	1.23
Estimated Yield	37
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes, and adjacent uses comprise further agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is currently in agricultural use beyond the build up area however the site could be a logical extension site. The site is however uncontained along the north eastern edge which would need to be addressed to ensure a clearly defined boundary.
Highways/ Access Issues	An acceptable vehicular access is achievable via Newby Lane. An established hedgerow runs the perimeter of the western boundary of the site. It's removal (in part or full) would be required to gain an acceptable vehicular access and visibility splays into the site.
Landscape Impact	<p>Whilst the development of this site would result in some adverse residual landscape and visual impact, this is not considered to be of a sufficient degree to discount development for that reason.</p> <p>The hedgerow is an attractive and historic roadside hedge which contributes to the rural character of Newby Lane. The loss of any substantial length of hedgerow would add to the potentially significant adverse effects of development on the character of the local landscape.</p>
Biodiversity Impact	Ecology have confirmed that the hedgerow is visible on the 1860 ordnance survey maps and is therefore considered to be historic. Hedgerows are also a Durham Biodiversity Action Plan Priority Habitat. Ecology and landscape raise concerns regarding the need to remove the hedgerow for highway access.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A small portion of the site (eastern edge) has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.

Topography	The site slopes from the north east to south west, which would not pose any problems to development but would impact on the design and layout of a housing scheme.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst this site has a good relationship with the settlement which could be addressed by some perimeter planting, highway access can only be achieved through the removal of a historic hedgerow which is also a Biodiveristy Action Plan priority species. The site is also subject to an ongoing agricultural tenancy. The site is deemed unsuitable on this basis.

4/HP/02	
SITE DETAILS	
Site Name	Land East of Church Vale
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently occupied by allotments and there is a paddock/scrubland at the front of the site. A sewage treatment works is located to the south on the adjacent land, and given the close proximity an odour assessment should be undertaken and mitigated.
Relationship to Settlement	Site adjoins the settlement on its western edge and is relatively well contained. An existing tree belt screens the site from Coalford Lane and in views from the south.
Highways/ Access Issues	An acceptable vehicular access can be achieved via Church Vale. This is the only access into the site as Highways will not permit access from Coalford Lane.
Landscape Impact	The development of this site would have an adverse landscape and visual impact. This assumes the retention of the woodland to the northern and eastern boundaries of the site as part of the mitigation. This would still allow development of part of the site. If this woodland were removed in its entirety, the impact would be significantly adverse.
Biodiversity Impact	Pittng Hill SSSI is located within 800m of the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to the SSSI as a result of increased recreational impact. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development.
Open Space Issues	The site appears to be managed as allotments, however is not managed by the Council so has not been identified within the OSNA. Site visit required to establish extent of the allotments and how well they are used.
Pollution Issues	This site is potentially contaminated and further investigation is required.
Flood Risk	A relatively small portion of the site (eastern edge) is at risk of surface water flooding. Further to the south of the site (beyond

	the sewage works) the land is at high risk of flooding, however, given the changes in land levels between the river and t
Topography	The site slopes gently from north east to south west. This would not pose any problems to development, but would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in the loss of open space (allotments) in an area where a deficiency has been identified. The site is situated adjacent to a sewage works, which would impinge on both residential amenity and potentially the marketability of the site. The development of the site would result in an adverse residual landscape and visual impact, however, provided the existing woodland is retained, this would not prevent development per se.

4/HP/03	
SITE DETAILS	
Site Name	Land South of Manor View
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	0.60
Estimated Yield	18
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied as a children's play area with equipped play space and goal posts on the site. The site is substantially surrounded by housing. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on 3 sides (northern, eastern and western boundaries), with a paddock located to the south of the site.
Highways/ Access Issues	No suitable vehicular access into the site is achievable.
Landscape Impact	Whilst the development of this site would result in some adverse residual landscape impact this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	Pitting Hill Sits of Special Scientific Interest is located within 800m of the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to the Site of Special Scientific Interest as a result of increased recreational impact.
Heritage Impact	No significant issues. The Hallgarth Conservation Area is located to the south of the site, however, it is not envisaged that development would impact significantly on the Conservation Area subject to an appropriate layout and design. There is currentl
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA368
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified.
Topography	The site is flat and would pose no problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would result in the loss of children's play space/recreation land. Highways have confirmed that no suitable vehicular access is available to service the site. The site is unsuitable for these reasons.

4/HP/04	
SITE DETAILS	
Site Name	Pittington Bank
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	0.54
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a woodland and comprises the structural landscaping in connection with the housing development to the south. A Children's playspace is situated to the east of the site. Whilst the development of housing on the land would not present
Relationship to Settlement	The woodland helps define the settlement on its northern boundary, and helps soften/define the transition from the built environment to the countryside. If the land was cleared and developed for housing, further landscaping would be required, but this wou
Highways/ Access Issues	No suitable vehicular access is achievable.
Landscape Impact	Development would result in significant adverse residual landscape and visual impact. Loss of corridor of woodland / scrub of amenity value along public footpath. Vegetation has been removed but is subject to a Forestry Commission Re-stocking notice therefore treated as woodland for the purposes of this assessment. No impact on specific landscape designation. Site described as urban/developed but also within a Landscape Conservation Priority Area . (Urban in County Durham Landscape Character Assessment. Had woodland/ scrub been picked up would have been Landscape Conservation Priority Area).
Biodiversity Impact	Ecology have identified that this site is woodland (BAP Priority Habitat) and not developable under any circumstance. Within Great Crested Newt buffer.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. The site is over 1ha so an archaeological survey would be required as part of any future planning application. There is currently no documented evidence available to rule out any arch
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA877
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A small portion of the woodland is at risk of surface water flooding, however, this is not considered to represent a significant barrier to development.
Topography	The site is flat, and contains a number of trees. The site could not be developed without felling these trees, the loss of which would have a harmful impact on the character of the area.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	No suitable vehicular access to the site is achievable. The site comprises a woodland which adds amenity value to the area. Development would result in significant adverse residual landscape and visual impact. Site is subject to a Forestry Commission Re-stocking notice. Ecology have identified that this site is woodland (BAP Priority Habitat) and not developable under any circumstance. The woodland contains a Public Right of Way (PROW), which would be difficult to divert, given the narrowness of the site. The site is deemed as unsuitable on this basis.

4/HP/05	
SITE DETAILS	
Site Name	South of Hallgarth Lane
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	6.37
Estimated Yield	191
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock with horses grazing on the site. A play area and housing are located to the north of the site, a hotel to the west and open countryside exists to the east and south of the paddock. In view of adjacent land uses no
Relationship to Settlement	The site is located within a peripheral location to the built form of the settlement, and is relatively uncontained. If development occurred it would comprise a significant extension of the settlement southwards.
Highways/ Access Issues	An acceptable vehicular access may be possible by means of widened access road from Hallgarth Lane and revised junction layout. Further work required by proposer to establish if this is achievable, but an overly engineered junction would impact on the Conservation Area.
Landscape Impact	Large incursion into open countryside beyond mature well-vegetated settlement boundary and leading to coalescence of Pittington and Hallgarth Manor. Likely to have some significant landscape and visual effects.
Biodiversity Impact	Pitting Hill SSSI is located within 800m of the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to the SSSI as a result of increased recreational impact. The site borders a stream and if developed would need to include a substantial buffer to the stream.
Heritage Impact	Heritage have confirmed that the site adjoins Hallgath Conservation Area. Development of the site would be likely to have a major negative impact on the setting of the Conservation Area, Grade I listed Church of St Lawrence and Grade II listed Hallgarth
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA336
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Small areas of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Located in a peripheral location in relation to the built form of the settlement and is not a logical extension to the settlement. Development would result in a large incursion into open countryside beyond mature well-vegetated settlement boundary and leading to coalescence of Pittington and Hallgarth Manor. Likely to have some significant landscape and visual effects. Development of the site would be likely to have a major negative impact on the setting of the Conservation Area, Grade I listed Church of St Lawrence and Grade II listed Hallgarth Manor. Mitigation unlikely to overcome probable significant harm to setting of assets. Although highways access is possible, the potential scale of the junction required may also impact the setting of the conservation area. The settlement has limited shops, services and employment opportunities, and residents would be overly reliant on accessing facilities within larger settlements. Site also fails on suitable frequency of bus service. The STW capacity for this area is unknown and further investigation would be required. There is evidence of some surface water flooding on the site which would need to be addressed through the site design and provision of SuDS. Given there are a number of constraints to the site which would need to be overcome it has been deemed unsuitable on this basis.</p>

4/HP/08	
SITE DETAILS	
Site Name	Block D Land at High Pittington
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	10.47
Estimated Yield	314
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site has housing to the east and open countryside to the remaining sides.
Relationship to Settlement	Site is edge of settlement and would result in an incursion into attractive countryside. The site is separated from the existing settlement by a protective tree belt which acts as a natural boundary to the settlement.
Highways/ Access Issues	Access could be engineered from two locations, one at Lady Piece Lane and the other at Hallgarth Lane. An access at Hallgarth Lane would allow reasonable walking distance to public transport.
Landscape Impact	Large incursion into open countryside beyond mature well-vegetated settlement boundary. Likely to have some significant landscape and visual effects.
Biodiversity Impact	Ecology have identified that the site is adjacent to mature woodland therefore ecological surveys, mitigation and significant buffer area required. Within Great Crested Newt buffer.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site however development is likely to have a major negative impact on the setting of the Hallgarth Conservation Area. The size of the development site would be a significant incursion into
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is an overland flow route across the site and patches of surface water flooding. These would need to be addressed through the design process and SuDS.
Topography	Gently sloping site. Not a constraint on development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would be a major incursion into open countryside and would result in significant adverse residual landscape, visual and ecological impacts. Development is likely to have a major negative impact on the setting of the Hallgarth Conservation Area. The site is not well related to existing services, facilities or public transport and further investigation

	is required to determine whether there would be sufficient STW capacity. The site is deemed unsuitable on this basis.
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4/HP/09	
SITE DETAILS	
Site Name	Block E Land at High Pittington
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has a hotel to the east, two houses to the south and open countryside to the remaining two sides.
Relationship to Settlement	Detached from the main part of the settlement. Would result in an incursion into attractive countryside.
Highways/ Access Issues	Access could be taken from the adopted highway opposite Hallgarth Manor Hotel.
Landscape Impact	Development would result in significant adverse residual landscape and visual impact as the site would be a small incursion into attractive countryside but beyond well established and attractive historic edge to Hallgarth. Some mature trees but possible to retain in a low density housing layout. No impact on landscape designation. Identified as Landscape Conservation Priority Area.
Biodiversity Impact	Ecology have confirmed that there are no known ecological issues.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site however development is likely to have a major negative impact on the setting of the Hallgarth Conservation Area and Grade I listed St. Laurence's Church. Issue with further surroundi
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water flooding is identified on the site.
Topography	Flat site. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in significant adverse residual landscape and visual impact and is likely to have a major negative impact on the setting of the Hallgarth Conservation Area and Grade I listed St. Laurence's Church. The site is deemed unsuitable on this basis.

4/HP/10	
SITE DETAILS	
Site Name	Block F Land at High Pittington
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	3.70
Estimated Yield	111
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Access could be taken from Newby Lane.
Landscape Impact	Incursion into attractive open countryside which would be isolated if developed independently of land to the west and sprawling if developed in conjunction with it. Likely to have locally significant landscape effects.
Biodiversity Impact	Ecology have identified that the site is adjacent to mature woodland therefore ecological surveys, mitigation and standoff area of native tree planting of at least 15m required. There is also a public right of way into the adjacent SSSI which will increase recreational/dog walking pressure on the SSSI, therefore a further buffer area and alternate dog walking space will be required to lessen impacts on the SSSI.
Heritage Impact	No heritage impacts identified, site is some distance from the Hallgarth Conservation Area
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape impact. The site has therefore been deemed unsuitable. The site is adjacent to mature woodland therefore ecological surveys, mitigation and standoff area of native tree planting of at least 15m required. There is also a public right of way into the adjacent SSSI which will increase recreational/dog walking pressure on the SSSI, therefore a further buffer area and alternate dog walking space would be required to lessen impacts on the SSSI. Further investigations required on site regarding contamination and STW capacity.

4/HP/10a	
SITE DETAILS	
Site Name	Block F Land at High Pittington
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	3.70
Estimated Yield	111
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/HP/11	
SITE DETAILS	
Site Name	Block G Land at High Pittington
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	3.08
Estimated Yield	92
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation.

4/HP/12	
SITE DETAILS	
Site Name	Block H Land at High Pittington
Settlement	High Pittington
Local Plan Monitoring Area	Central
Developable Area	1.03
Estimated Yield	31
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/HS/11	
SITE DETAILS	
Site Name	Land at Whitwell Acres
Settlement	High Shincliffe
Local Plan Monitoring Area	Central
Developable Area	2.96
Estimated Yield	89
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development of the site would be compatible with the housing which neighbours the site to the north and west. The Leamside line bounds the site to the east. No amenity mitigation issues.
Relationship to Settlement	The site is situated on the eastern edge of the settlement but is contained by the Leamside line. The site sweeps round the residential area to the north and west of Whitwell Acres.
Highways/ Access Issues	New footway connections required, plus road widening and other off site highway works.
Landscape Impact	Incursion in open countryside beyond well defined settlement edge. Visually contained by planting / landform in north and east - would require structural landscaping in the south. Site lies in the Green Belt.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Small areas of 'more likely' and 'intermediate' surface water flood risk areas at the north of the site
Topography	Undulating site that rises slightly to the south. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is deemed unsuitable because of the Green Belt and highway constraints. The site is contained by the Leamside line and as a result development of the site would provide less of an intrusion into the open countryside than other sites considered in High Shincliffe. Highways have identified that new footway connections would be required, as well as road widening and other off site highway works.

4/HS/12	
SITE DETAILS	
Site Name	Land east of A177
Settlement	High Shincliffe
Local Plan Monitoring Area	Central
Developable Area	2.50
Estimated Yield	75
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Greenfield site in agricultural use. Development of the site would be compatible with the housing which neighbours the site, the A177 runs along the western boundary of the site. Any development of the site would need consider the character the surroundin
Relationship to Settlement	Development of the site is contained by housing on approximately 50% of the site. The A177 bounds the western edge of the site.
Highways/ Access Issues	New footway connections required. Several acceptable access locations. No direct access onto A177.
Landscape Impact	Significant adverse residual impact. Incursion into open countryside beyond well defined settlement edge on main approach to City. Could be visually contained in medium term by augmenting highway planting to western edge. Site lies in the Green Belt.
Biodiversity Impact	Within 800 metres of Shincliffe Pit Heap Local Wildlife Site and Shincliffe Wood Local Wildlife Site, may increase recreational pressure to sites. Ecology have identified that there are no known issues on this site and have raised no issues regarding proximity to Local Wildlife Site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Small area of intermediate surface water flood risk at the southern tip of the site.
Topography	Site slopes north to south. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is within the green belt but is contained within the settlement. Concern over the impact that a large residential development would have on the character of this part of the

	village and also the lack of services and facilities in High Shincliffe.
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4/HS/13	
SITE DETAILS	
Site Name	Land South of High Shincliffe
Settlement	High Shincliffe
Local Plan Monitoring Area	Central
Developable Area	0.86
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development of the site would be compatible with the residential area to the south of the site. No amenity mitigation issues.
Relationship to Settlement	Greenfield site used as pasture land. The site is located south of the main built up area of the settlement. Housing lies to the north of the site separated by a farm track.
Highways/ Access Issues	Not suitable. Only access would be direct onto A177. The site cannot be connected to adjacent settlement (High Shincliffe) unless an access is driven through from Telford Close (unlikely).
Landscape Impact	Significant adverse residual impact. Incursion into open countryside beyond well defined settlement edge main approach to the City. Could be screened in medium term by structural landscaping to western and southern perimeters. Site lies in the Green Belt.
Biodiversity Impact	Within 800 metres of Shincliffe Pit Heap LWS may increase recreational pressure to sites. Ecology have identified that there are no known issues on this site and have raised no issues with proximity to the LWS.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues on the site.
Topography	Flat site, no obvious constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is in the Green Belt and is also ruled out on highway access grounds. There are also further issues with regards the sites poor relationship with the settlement. The site has previously been refused planning permission.

4/HS/14	
SITE DETAILS	
Site Name	High Grange Farm
Settlement	High Shincliffe
Local Plan Monitoring Area	Central
Developable Area	0.86
Estimated Yield	26
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to Moor House Farm to the south, the A177 to the east and agricultural land to the remaining sides. Some buffering from the road may be desirable.
Relationship to Settlement	The site is on the opposite side of the A177 to the rest of the settlement and does not relate well to the current built form.
Highways/ Access Issues	A priority junction into the site from the A177 could be engineered. This would require widening of the carriageway and provision of a protected right turn lane.
Landscape Impact	Small incursion into open countryside poorly related to existing settlement form. Likely to have some significant landscape visual effects. Effects on Green Belt need to be assessed separately.
Biodiversity Impact	No known biodiversity issues other than an adjacent pond.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not fall within a flood zone however there is evidence of some surface water flooding and overland flows to the western edge of the site which would need to be addressed through site design and SuDS.
Topography	Flat site, no obvious constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the green belt. Development would result in a small incursion into open countryside poorly related to existing settlement form. Likely to have some significant landscape visual effects. Highways access is achievable however it would require a priority junction and carriage widening works. For these reasons the site is deemed unsuitable. Ecology and heritage have not raised any significant concerns and the site can be accessed by public transport.

4/HT/01	
SITE DETAILS	
Site Name	Site at Hett
Settlement	Hett
Local Plan Monitoring Area	Central
Developable Area	31.94
Estimated Yield	958
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/KE/02	
SITE DETAILS	
Site Name	Land North of Woodland Crescent (KE001)
Settlement	Kelloe
Local Plan Monitoring Area	Central
Developable Area	7.50
Estimated Yield	225
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use. To the south and east of the site of the site is residential, north of the site is open countryside. To the west of the site a land fill site (within 200m) so the appropriate measure to mitigate noise and air pol
Relationship to Settlement	The site would be classed as edge of settlement but is contained on 2 sides. Development of the site would represent a large extension into the open countryside, out of character with scale of Kelloe.
Highways/ Access Issues	Access available off Woodland Crescent.
Landscape Impact	Significant adverse residual impact. Large incursion into the open countryside but relatively contained visually.
Biodiversity Impact	Ecology have identified that the site has a recorded great crested newts on the site but otherwise no known issues. The site is within 800m of local/ national designations, connected by PROW therefore there may be an increase in recreational pressure.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site. There is unlikely to be an impact on the Grade II listed Church of St Helen and the Colliery Disaster Memorial. There is likely to be a major negative impact ont he conservation are
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA322
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	Gently undulating site with some planting at the west of the site. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is deemed unsuitable because development here would be disproportionate to settlement size and form. It would lead to urban sprawl and would have a significant visual impact on the landscape. There may also be some ecological constraints on the site.

4/KE/03	
SITE DETAILS	
Site Name	Land at Morley Crescent, Kelloe, (KE002)
Settlement	Kelloe
Local Plan Monitoring Area	Central
Developable Area	0.74
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently amenity open space within a residential area. Allotments are situated to the north of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on 3 sides within a residential area. To the north of the site are allotments.
Highways/ Access Issues	Access available from Morley Crescent
Landscape Impact	Neutral impact.
Biodiversity Impact	The site is within 1km of local/ national designations, connected by PROW. Consult ecology team to determine potential impact of recreational pressure and conduct an ecological survey to determine presence/ absence of protected species. There is the potential for coastal European sites to be affect from increased recreational pressure form development of this site (within 16km). Unlikely to be a constraint to development.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA3169
Pollution Issues	None Identified
Flood Risk	There are some surface water flooding issues on a small area of the site. Further investigation by proposer to determine mitigation measures.
Topography	The site slopes gently southwards. Link road to Mary Crescent runs through the site which would need to be incorporated in any design solution. Phone box and telephone wires on the site also. None of the above would be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would provide a logical infill development within a residential area. Although this site would form a logical infill site, the shape and size of the site is unlikely to appeal to the development industry. There is no known developer interest in the site.

4/KE/04	
SITE DETAILS	
Site Name	Land West of Primary School, Kelloe
Settlement	Kelloe
Local Plan Monitoring Area	Central
Developable Area	0.49
Estimated Yield	15
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Redundant area of land. The site is surrounded by a mix of uses including a school to the North East, commercial and residential. No amenity issues are anticipated however.
Relationship to Settlement	The site is centrally located and is contained on two sides by residential development. To the west of the site is the school.
Highways/ Access Issues	Conditional - subject to access being available from site 4/KE/02.
Landscape Impact	Neutral impact.
Biodiversity Impact	Ecology have identified that the site is adjacent to a recorded great crested newt pond. It may also be Biodiveristy Action Plan habitat, further site based assessment required.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	The site adjoins Park and Recreation Ground, OSNA ID:OSNA1191
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site falls to the North. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not currently accessible and could only be accessed subject to 4/KE/02 being developed out. Site 4/KE/02 is not considered a suitable housing site. Therefore the site is not accessible and has therefore been deemed unsuitable The site adjoins Park and Recreation Space as identified in the County Durham Open Space Needs Assessment, however this is not a constraint in its own right. Ecology have identified that the site is adjacent to a recorded great crested newt pond. It may also be Biodiveristy Action Plan habitat.

4/KE/05	
SITE DETAILS	
Site Name	Land at Kellhoe
Settlement	Kelloe
Local Plan Monitoring Area	Central
Developable Area	2.05
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/KE/05a	
SITE DETAILS	
Site Name	Land to the south of Tate Avenue, Kelloe
Settlement	Kelloe
Local Plan Monitoring Area	Central
Developable Area	0.94
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agricultural and residential
Relationship to Settlement	The site has housing on two sides. It is on the edge of the settlement, south of Sharon Avenue. Development would be a continuation of the existing line of dwellings bordering Sharon Avenue
Highways/ Access Issues	Access would be achievable from Sharon Avenue
Landscape Impact	Development would have an adverse impact. The village currently has open views out across the valley from the main approach along Tate Avenue which are an attractive part of its setting. development would obstruct these views. From a landscape perspective there are sequentially preferable sites in the village where development could be better accommodated, assuming any is needed in Kelloe
Biodiversity Impact	Ecology have identified that there is BAP scrub habitat on site, it would also need a substantial habitat buffer to the stream on southern boundary. It is also noted that there are two SSSIs nearby.
Heritage Impact	Heritage have identified that there are no major issues identified for this site. However the setting of the locally designated Coxhoe Park to the west may be affected. There is currently no documented evidence available to rule out any archaeological p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no flooding issues
Topography	Although the site is relatively flat it is a very visible site from some distance which may impact on design and layout
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant landscape impact as it is a prominent site. Ecology have identified that there is BAP scrub habitat on site, it would also need a substantial habitat buffer to the stream on southern boundary and there are two SSSIs nearby. Heritage have identified that the setting of the locally designated Coxhoe Park to the west may be affected. For these reasons the site has been deemed unsuitable.

4/LB/01	
SITE DETAILS	
Site Name	Land by River Browney (RD006)
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.77
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/02	
SITE DETAILS	
Site Name	Land at Park House, Lowes Barn, Durham (RD007)
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.81
Estimated Yield	24
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/03	
SITE DETAILS	
Site Name	Land at Stonebridge Site A
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	6.36
Estimated Yield	191
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/04a	
SITE DETAILS	
Site Name	Land at Stonebridge Site B
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.83
Estimated Yield	115
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land, it is surrounded predominantly by woodland and open countryside. To the west of the site are residential properties on Neville's Cross Bank. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site would be classed as edge of settlement, within the Green Belt, and is contained on just one side by residential properties on Neville's Cross Bank.
Highways/ Access Issues	Unsuitable - no means of access.
Landscape Impact	Significant adverse residual impact. In the setting of a designated heritage asset.
Biodiversity Impact	Ecology have identified that there is a LWS on northern boundary with badger sett, likely to require substantial habitat buffer to northern end of site if developed.
Heritage Impact	Heritage have confirmed that there are no heritage assets on the site. There may be a major negative impact on the setting of Relley Mill to the north of the site (grade II listed). Very prominent open green site on main approach into city centre, impac
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is within flood zones 2 and 3. The site is unlikely to be developable.
Topography	The site rises to the north, this would make any development prominent within the landscape.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the Green Belt. The site is inaccessible. Development of the site would also be visually intrusive within the landscape and has the potential to impact on the setting of Relley Mill to the north of the site (grade II listed) as well as on the approach into the City due to its prominence.

4/LB/04b	
SITE DETAILS	
Site Name	Land at Stonebridge Site B
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	3.06
Estimated Yield	92
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/05	
SITE DETAILS	
Site Name	Merryoaks, Elvet Moor Farm
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	8.86
Estimated Yield	266
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grazing land. To the north of the site is a residential area and recreational grounds. Two residential dwellings exist to the south of the site with open countryside beyond that and to the west, to the east of the site is Mount Oswal
Relationship to Settlement	Edge of settlement site, contained on only a part of the northern boundary. Development represents an extension of the built up area southwards. The development of the Mount Oswald area would change this relationship as the site borders Mount Oswald to th
Highways/ Access Issues	Whilst the initial view was that no access from A167 will be permitted the developer has done further work to the satisfaction of the highways authority that access could be achieved.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	Ecology have identified Local Wildlife Site on western and northern boundary with badger setts, likely to require significant habitat buffer if developed. Lowe's Barn (CWS) adjacent & Bluids Wood (CWS) within 400m.
Heritage Impact	Heritage have highlighted that development of the site is likely to have a major negative impact on setting of the historic farm group at Elvet Moor which are non designated heritage assets. Potentially harmful impact upon landscape character, setting o
Open Space Issues	Natural Green Space (Limited Access), OSNA ID: OSNA2617 and Park and Recreation Ground, OSNA ID: OSNA749
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	Flat site, telephone cables run along the eastern part of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute a large development prominent on one of the main routes into the City. This would be development in the open countryside and in the Green Belt

	<p>which is at its narrowest part in this location. However the recent approval of Mount Oswald will potentially change the character of this area of the City. The site is however constrained by Green Belt and is unsuitable on this basis.</p>
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4/LB/06a	
SITE DETAILS	
Site Name	Relly Cottage
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.48
Estimated Yield	14
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/06b	
SITE DETAILS	
Site Name	Relly Cottage
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/07	
SITE DETAILS	
Site Name	Land at Stonebridge
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.61
Estimated Yield	48
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/00793/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is a brownfield site constituting redundant land that appears to have been cleared for development. A public house exists to the north of the site, a petrol filling station exists to the west of the site. Two residential dwellings are situated to
Relationship to Settlement	The site is detached from the main built up area of Nevilles Cross and Langley Moor. Sporadic development does exist around the site.
Highways/ Access Issues	Suitable - Well served by public transport. Good links to nearby settlements. Vehicular access should be via improved rear lane not directly onto A690.
Landscape Impact	No known issues. Opportunity for enhancement via redevelopment of derelict site
Biodiversity Impact	Potential impact on Lowe's Barn and Deerness Valley.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	A small area of the site falls within flood zone 3 and land adjacent does also. Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, cleared for development. No constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site is under construction for 29 units.

4/LB/08	
SITE DETAILS	
Site Name	Land adjacent to Relley Wood
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	2.09
Estimated Yield	63
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/09	
SITE DETAILS	
Site Name	Relly Farm
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	0.22
Estimated Yield	7
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/10	
SITE DETAILS	
Site Name	Land at Elvet Farm
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	8.66
Estimated Yield	260
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/11a	
SITE DETAILS	
Site Name	Land South of Chesnut Villa Site A
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.53
Estimated Yield	46
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/11b	
SITE DETAILS	
Site Name	Land South of Chesnut Villa Site B
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.13
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LB/12	
SITE DETAILS	
Site Name	Stonebridge Mill Farm
Settlement	Durham City
Local Plan Monitoring Area	Durham City
Developable Area	1.22
Estimated Yield	37
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LM/03	
SITE DETAILS	
Site Name	Land East of Onslow Terrace, Langley Moor (LM008)
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	0.73
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/12/00909/FPA
SITE ASSESSMENT	
Adjacent Uses	The land is used as a paddock. It is adjacent to terraced housing and the East Coast Main Line. Further investigation is required to identify noise impacts from the adjoining railway along with the potential need for mitigation.
Relationship to Settlement	This site is in Langley Moor, sandwiched between a street of terraced housing and the East Coast Main Line. This part of Langley Moor, to the east of A690, is largely industrial in character with pockets of housing.
Highways/ Access Issues	Highway access should be taken from Onslow Terrace.
Landscape Impact	This small site lies between terraced housing and the East Coast Main Line. It is in both the Green Belt and the AHLV but the East Coast Main Line would seem to be a more logical boundary for both these designations. Development would have some adverse visual impact but no more than existing development stretching along this piece of railway line.in Langley Moor.
Biodiversity Impact	The site is within 200 metres of Deerness Valley Local Wildlife Site. Further investigation is required to identify potential ecological impacts along with the potential need for mitigation.
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission.

4/LM/04	
SITE DETAILS	
Site Name	Land adjacent to Railway Line, (LM002)
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	0.45
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses include car mechanics and a converted Working Mens Club. Residential development is to the south and the sit is bound by the East Coast Mainline.
Relationship to Settlement	The site is well contained within the built up area. The East Coat Mainline bounds the site to the east.
Highways/ Access Issues	Improved access road would be required.
Landscape Impact	Neutral impact
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is identified for having the potential for surface water flooding which would need to be addressed.
Topography	Flat site no issues for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is well contained within the built up area. Improvements to the access road would be required. However the site is in active employment use and therefore is unsuitable for the purposes of the SHLAA.

4/LM/05	
SITE DETAILS	
Site Name	Land to the East of St Cuthberts Av, (LM005)
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	0.68
Estimated Yield	20
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This narrow site, fronting on to the main road, is currently used as amenity open space. It is adjacent to existing housing development and a main road. There is the potential for noise amenity issues arising from traffic along the A690 however this is la
Relationship to Settlement	This site lies within the settlement and fronts onto the main street through Langley Moor, where there is a mixture of housing and small shops.
Highways/ Access Issues	Highway access can be achieved from either of the access roads to the north or south of the site (High Street North or Black Street). However, this site is extremely narrow and any new access road may mean that only frontage development is achievable and may require the removal of a row of deciduous trees to the rear of the site.
Landscape Impact	The site is within the urban area. Langley Moor is a former colliery settlement with high density terracing along the A690. Site of former High Street Terrace now under-used open space. Could be merit in carefully designed urban renewal scheme re-establishing frontage retaining better localised 'pocket park' greenspace. Positive impact if done well. Opportunity to enhance landscape.
Biodiversity Impact	Mature trees to the rear of the site. Given the narrow plot shape potential for these trees to be lost if the site is developed.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1073
Pollution Issues	None Identified
Flood Risk	None identified although this is an area identified as being subject to surface water flooding would require sustainable drainage techniques to be incorporated.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This site is identified in the Open Space Needs Assessment as Amenity Open Space. This landscaped area, with a row of deciduous trees to the rear provides some visual relief to this dense urban form. Improvements to the quality of landscaping on the site would be desirable. The site has been deemed unsuitable on this basis.
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4/LM/10	
SITE DETAILS	
Site Name	Langley Wood House
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	1.35
Estimated Yield	41
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses agricultural and residential to the south.
Relationship to Settlement	Site adjoins a sporadic group of houses but is a countryside location.
Highways/ Access Issues	Remote from main settlement and poorly related to facilities.
Landscape Impact	Attractive wooded farmland poorly related to settlement form and adjacent to Area of High Landscape Value. Site is Green Belt
Biodiversity Impact	Adjacent to ancient woodland, a 15m buffer of habitat creation will need to be put in place along the ancient woodland boundary.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Site is level on plateau would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is within Green Belt and whilst is detached from the main settlement of Langley Moor. The site does adjoin a sporadic group of houses but is a countryside location. Site has been subject to a refusal which was upheld at appeal. Site is unsuitable.

4/LM/11	
SITE DETAILS	
Site Name	Langley Hall Farm
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	1.76
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	OUT
App No	4/12/00914
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1561
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission and is under construction.

4/LM/12b	
SITE DETAILS	
Site Name	Land to the North and East of Littleburn Lane
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	0.23
Estimated Yield	7
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/10/00004/RM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA1731
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission and is under construction.

4/LM/13	
SITE DETAILS	
Site Name	North of Brandon Lane
Settlement	Langley Moor
Local Plan Monitoring Area	Central
Developable Area	5.90
Estimated Yield	177
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by woodland or open countryside, with housing just beyond the boundary of the site. A buffer between any new housing and the woodland would be required however.
Relationship to Settlement	The site is well positioned between Brandon and Langley Moor but is screened with woodland which is accessible to the public.
Highways/ Access Issues	Access could be taken from Brandon Lane. Suitability would be subject to detailed transport assessment and impacts on the A167 at Nevilles Cross.
Landscape Impact	The site has some adverse residual landscape and visual impact with potential for significant adverse residual impact unless mitigation is put in place. The site is visually contained in views from the south and east but the northern part is open in views such as those from Sleetburn Lane where development would be a prominent incursion into attractive wooded countryside. Development restricted to the south of the site (2.8 ha) would have lower impacts. Development of the larger site might be accomplished with lower impacts if a substantial belt of woodland was planted along the northern edge and development phased over 10-15 years starting in the south. No impact on landscape designations. Site is in a landscape Improvement Priority Area.
Biodiversity Impact	Ecology have identified that the site will require buffer against surrounding woodland, there may be disturbance issues for protected species such as badgers and foraging bats. Further site based assessment required.
Heritage Impact	Heritage have identified that although there are no designated assets on the site development would have a minor impact on the setting of the Grade II listed Langley Old Hall and Grade II listed gate piers nearby. Recommend retain screening, consider list
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There is evidence of surface water flood risk on the eastern edge of the site which would need to be addressed through SuDs and the design of the site.

Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in some adverse residual landscape and visual impact with potential for significant adverse residual impact unless mitigation is put in place, if the full site were to be developed. Ecology have identified that the site will require buffer against surrounding woodland. Heritage have identified a minor impact on the setting of the Grade II listed Langley Old Hall and Grade II listed gate piers nearby, assuming retention of existing screening. Highways have identified that access could be taken from Brandon Lane, however suitability would be subject to detailed transport assessment and impacts on the A167 at Neville's Cross. The site has been deemed unsuitable on this basis.

4/LP/01	
SITE DETAILS	
Site Name	Land East of Langley Park
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	10.43
Estimated Yield	313
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/13/00225/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission.

4/LP/02	
SITE DETAILS	
Site Name	Land West of Austin House
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	0.68
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/08/00677/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA3094
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction.

4/LP/03	
SITE DETAILS	
Site Name	Land west of Waterford Farm
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	0.64
Estimated Yield	19
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LP/04	
SITE DETAILS	
Site Name	Land to the South of Stobbilee Farm
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	2.72
Estimated Yield	82
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LP/05	
SITE DETAILS	
Site Name	Langley Park North and Extension
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	1.84
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/LP/06	
SITE DETAILS	
Site Name	Middridge Road
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	12.29
Estimated Yield	369
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including agricultural land, housing and a school.
Relationship to Settlement	Whilst the site adjoins the built up area to the north there are little opportunities to create linkages through to the settlement. These sloping agricultural fields are important to the landscape setting of Langley Park and development in their entirety
Highways/ Access Issues	There is no acceptable highway access to this site.
Landscape Impact	This is a relatively prominent sloping site consisting of agricultural fields. If it was developed in its entirety it would give rise to significant adverse visual impact. Impacts could be mitigated if only half the site was developed and significant structural landscaping was included. Development would also result in the loss of high quality grade 3 agricultural land.
Biodiversity Impact	Ecology have identified that there are no known issues on this site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. Site not in immediate setting of designated heritage asset but Esh Conservation Area lies to the south west and development may have an impact on wider views and on the landscape. Full
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2465
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is identified as being at risk from surface water flooding which would need to be investigated further.
Topography	The site slopes significantly in places and this may increase the costs of development and decrease the yield that can be achieved.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Housing development would be unacceptable on this prominent sloping area of countryside which forms an attractive backdrop to Langley Park. There is also no acceptable highway access to the site. The site is unsuitable for these reasons.

4/LP/07	
SITE DETAILS	
Site Name	Woodside Farm
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2003/0491
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction.

4/LP/08	
SITE DETAILS	
Site Name	Allotment Gardens at Langley Park
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	1.88
Estimated Yield	56
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing on one-and-a-half sides and to cricket/football ground on another. Houses on Garden Avenue are low-density bungalows arranged around a green. Other adjacent uses- footpath (railway walk); riverbanks, farmland and housing. Amenity
Relationship to Settlement	Whilst the site is well contained by housing, it is not well-related to it, as it is separated from it by other allotments to the South West, works and a track to the West and by the cricket and football grounds to the East.
Highways/ Access Issues	There is no means of access as the site is 'landlocked'.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain- this is due to the loss of well-used allotments although the site is well related to high density housing.
Biodiversity Impact	Langley Park Heath (CWS) is 980m from the site- so mitigation for increased recreational impacts would be required.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. However the allotment gardens have existed on the site since the early 1920s and have been retained for public use when this part of the settlement expanded during the 60s and 70s the
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA568
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Mitigation required. Some surface water flooding issues- may be mitigated by site layout or by incorporation of SuDS.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable as no suitable means of access can be achieved. Furthermore the site is allotment gardens and although there is an oversupply within the Ward they are still in active use.

4/LP/09	
SITE DETAILS	
Site Name	Hilltop View
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	1.51
Estimated Yield	45
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2006/1011
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1393
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction.

4/LP/10	
SITE DETAILS	
Site Name	Hillside
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has housing adjacent.
Relationship to Settlement	The site is on the edge of the urban built up area so not particularly well related to the local shops and services however the northern half of site would form a natural consolidation of the settlement.
Highways/ Access Issues	Conditional. Very steep site. Potential development possible leading from Hilltop View to North (ie in a similar fashion to the George Wimpey site to the East). Access impractical from south
Landscape Impact	Northern half of site would be natural consolidation of settlement. Southern half would be incursion onto steeper bluffs above the village and should be excluded reducing yield by around 40%.
Biodiversity Impact	The site is within 1km of Langley Park Heath (CWS) .
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	Steeply sloping site in parts.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well contained within the settlement form. The northern half of site would be a natural consolidation of the settlement. The southern half would be an incursion onto steeper bluffs above the village and should be excluded, reducing yield by around 40%. Highways have stated that access to the site would be conditional as the site is steep and access could only be taken from the north of the site. The site has reasonably good access to community services and facilities with the exception of secondary schools, post 18 education providers and bus services.

4/LP/11	
SITE DETAILS	
Site Name	Midhill Close
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	3.07
Estimated Yield	92
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses (housing, countryside and a school).
Relationship to Settlement	Housing development on this site would have a poor visual relationship to Langley Park. It would extend the built up area into prominent sloping countryside to the south which is important to the setting of the settlement.
Highways/ Access Issues	No suitable access unless via third party land on to Midhill.
Landscape Impact	This is a prominent sloping area of countryside which forms an attractive backdrop to the settlement. Housing development would have a significant adverse affect on the landscape which could not be mitigated by landscaping. The area is also high quality Grade 3 agricultural land.
Biodiversity Impact	The site is 500 metres from a great crested newt pond and is connected to nearby Langley Park Local Wildlife Site by a Public Right of Way. The need for mitigation would need to be considered if the site is considered to have housing potential.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Allotments, OSNA ID:OSNA2465
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site slopes significantly, which could create significant additional costs in developing the site and also affect the yield.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Housing development would be unacceptable on this prominent sloping area of countryside which forms an attractive backdrop to Langley Park. Development would have a significant adverse affect on the landscape which could not be mitigated by landscaping. There is also no acceptable highway access to the site.

4/LP/12	
SITE DETAILS	
Site Name	Land adjacent to 7 The Woodlands
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	0.86
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	Acceptable - Highways state that the site could be accessed from the approved access road to site 4/13/00225/OUT to the north of the site. An alternative access could be formed from Bridge Way.
Landscape Impact	Both this and HA 19 are within the former Bearpark deer park identified as parks and gardens of local interest. Although this is more of an historic 'territory' than a 'landscape'. Low impact site which could be developed in conjunction with HA19.
Biodiversity Impact	No known issues.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	The site adjoins Accessible Natural Green Space, OSNA ID:OSNA3094
Pollution Issues	None Identified
Flood Risk	There are overland flow routes and surface water issues that would need mitigation
Topography	There are no topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site would form a logical infill site however there are surface water issues which would need to be addressed during the design phase. The site adjoins Accessible Natural Green Space as identified in the County Durham Open Space Needs Assessment, however this is not a constraint.

4/LP/13	
SITE DETAILS	
Site Name	Land at Blackcliff Hill
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	5.96
Estimated Yield	179
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LP/14	
SITE DETAILS	
Site Name	The Haven
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	1.30
Estimated Yield	39
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	1/2013/0294
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and open space
Relationship to Settlement	The site is contained within the settlement (it was previously developed but was then cleared)
Highways/ Access Issues	Access would be from Davis Crescent - as it previously was
Landscape Impact	No issues identified at the moment
Biodiversity Impact	Ecology have identified the site will need a buffer to the stream if developed, otherwise no known issues.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. Although there may be some impact on the views from Esh Conservation Area to the south which should be taken into consideration. There is currently no documented evidence available to
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA3094
Pollution Issues	None Identified
Flood Risk	There are overland flow routes and surface water issues that need mitigation
Topography	There are no topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning Application 1/2013/0294 submitted to build 34 dwellings approved 2nd December 2013. Site under construction.

4/LP/15	
SITE DETAILS	
Site Name	All Saints Youth Centre
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	0.32
Estimated Yield	10
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/01017/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Site abutting OSNA3094. Minimal Intersection.
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

4/LP/16	
SITE DETAILS	
Site Name	Langley Park Community Centre
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	0.22
Estimated Yield	7
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00935/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Under construction

4/LP/17	
SITE DETAILS	
Site Name	Blackburn Farm
Settlement	Langley Park
Local Plan Monitoring Area	Central
Developable Area	3.98
Estimated Yield	119
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to cemetery and farm so mitigation would likely be required to ensure amenity standards.
Relationship to Settlement	Site is poorly related to the settlement form, encroaching into open countryside. Access arrangement and cemetery reinforce disconnection between site and existing settlement.
Highways/ Access Issues	While a vehicle access is possible, the majority of site is over the recommended 400m walking distance from the nearest regular public transport service so improvements necessary to support travel by sustainable modes.
Landscape Impact	Incursion into attractive open countryside designated as AHLV. Reasonably consistent with existing settlement form. Development would be potentially prominent in views from the western approaches to the village by road and the railway walk, as well as from the cemetery and some public footpaths. There would be potential to mitigate effects in shallow views with perimeter structure planting but this would need to be robust and would take time. Likely to have some significant landscape effects until mitigated.
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity.
Heritage Impact	This site has previously been surveyed to identify any archaeological issues, however further evaluation is necessary in support of any application.
Open Space Issues	Churchyards and Cemeteries, OSNA ID: OSNA2555
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is poorly related to the settlement form, and outside of the existing built up area given the access arrangements, poor connections and location of the cemetery. Development would result in an Incursion into attractive open countryside designated as an Area of High Landscape Value. Development would be potentially prominent in views and likely to have some significant landscape effects.
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4/LU/01	
SITE DETAILS	
Site Name	Land North of Margaret Street, Ludworth, LU001
Settlement	Ludworth
Local Plan Monitoring Area	Central
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/LU/02	
SITE DETAILS	
Site Name	Land at Southlands, Ludworth, LU002
Settlement	Ludworth
Local Plan Monitoring Area	Central
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/02611/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by a residential unit/park home. Two permanent structures are also located at the front of the site. The site appears to be linked to equine related activities. To the north of the site are residential properties, otherwise th
Relationship to Settlement	Site is contained on only 1 side (northern edge), however there is existing development on the site. It is considered a comprehensive housing scheme would not relate well to the existing settlement form.
Highways/ Access Issues	Conditional - Access may be possible from C65 subject to vehicle speeds and sight visibility splay achievable.
Landscape Impact	Some adverse residual impact. Lies beyond previously well-defined settlement edge but this has been breached by the existing development.
Biodiversity Impact	The site is within 400 metres of Ludworth Pit Heap LWS and may increase levels of local recreational pressure. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	Heritage have confirmed that there are no heritage assets on this site. They have however raised concerns that development of the site is likely to have a minor negative impact on the character of the area as the site is an area of prominent grazing land o
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	The site has three structures on it, the future of these would be an issue should the site be redeveloped for housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site for housing would not represent a logical extension to the settlement although planning

	<p>permission has been granted for the conversion of an existing hay barn to a residential dwelling.. There are outstanding highways access and sewage treatment connection issues which would need to be addressed. Development of the site is likely to have a minor negative impact on the character of the area as the site is an area of prominent grazing land on main approach into village from the south.</p>
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4/LU/03	
SITE DETAILS	
Site Name	Land South of Moor Crescent
Settlement	Ludworth
Local Plan Monitoring Area	Central
Developable Area	1.02
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a paddock area. Open countryside is situated to the south and west of the site. Residential areas are situated directly north with a Public Right of Way bordering the east of the site. In view of adjacent land uses no amenity issues
Relationship to Settlement	The site is contained on only 1 side (northern edge) and its development represents an extension to the settlement southwards.
Highways/ Access Issues	Conditional - Access from Springfield Meadow is theoretically available however there is a small ransom strip.
Landscape Impact	Significant adverse residual impact. Incursion into the open countryside not well related to the existing settlement form.
Biodiversity Impact	The site is within 400 metres of Ludworth Pit Heap LWS and may increase levels of local recreational pressure. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	Site contains well preserved rig & furrow of local historical interest.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	Slightly undulating site. Appears to be small burn running through the site. Possible minor constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site does not relate well to the settlement and would have a significantly adverse impact on the landscape. In addition the access is subject to a ransom strip. For these reasons the site is deemed unsuitable.

4/MF/02	
SITE DETAILS	
Site Name	Land East of Burnigill, Meadowfield, (ME005)
Settlement	Meadowfield
Local Plan Monitoring Area	Central
Developable Area	3.17
Estimated Yield	95
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently used as playing field with associated parking and changing facilities. The area to the north of Browney Lane is residential in character to the north and north east of the site. There is open countryside to the south east and south
Relationship to Settlement	The site is currently on the edge of the built up area of the settlement and is currently adjacent on two sides to existing residential development. Housing development is also taking place on the southern boundary.
Highways/ Access Issues	Highway access should be identified in conjunction with the adjoining site, 4/MF/02, which has outline planning permission for housing development with details of the layout of the scheme yet to be approved. Necessary highway improvements are being carried out to junctions at either end of Browney Lane and a contribution may be required from the developer to assist in their financing. The current masterplan accompanying the outline application does not allow highway access to this site.
Landscape Impact	This site is visually well contained but peripheral landscaping is required along boundaries with open countryside to help screen the urban edge of the settlement in long distance views.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However the site is 500 metres from a great crested newt pond.
Heritage Impact	Archaeology have identified that there are possible archaeological remains indicated by aerial photographs which would need further investigation.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2904
Pollution Issues	None Identified
Flood Risk	None Identified however the site has been identified as having potential for surface water flooding and therefore sustainable drainage techniques would be required.
Topography	None identified.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is on the edge of Meadowfield. It is well related to the settlement particularly given the land to the south is being developed for housing. However this site is identified as Open

	<p>Space and development of this site would result in the loss of playing fields with associated changing facilities and parking area. There are also outstanding highways access issues which would need to be resolved. The site is unsuitable for these reasons.</p>
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4/MF/04	
SITE DETAILS	
Site Name	Land at Browney Lane, Meadowfield, (ME006)
Settlement	Meadowfield
Local Plan Monitoring Area	Central
Developable Area	8.35
Estimated Yield	251
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03067/RM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2569
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Approval of outline planning application for 271 dwellings in March 2013. Site is under construction.

4/MF/05	
SITE DETAILS	
Site Name	Land rear 9-21 John Street South
Settlement	Meadowfield
Local Plan Monitoring Area	Central
Developable Area	0.34
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/02778/RM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has outline planning permission for 6 dwelling houses. DM/14/02064/OUT

4/MF/06	
SITE DETAILS	
Site Name	Meadowfield Industrial Estate
Settlement	Meadowfield
Local Plan Monitoring Area	Central
Developable Area	6.08
Estimated Yield	182
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to an industrial estate which includes manufacturing businesses. A more detailed assessment would be required to establish the level of bad neighbour uses and any associated impact in terms of noise, smell, dust etc.
Relationship to Settlement	The site is well contained within the built environment and within reasonable proximity to services and facilities.
Highways/ Access Issues	It may be possible to engineer an access from Browney Lane between St John's Road and the existing built terraces on the north east side of the highway.
Landscape Impact	Development would result in some adverse residual landscape and visual impact. No impact on landscape designation. Identified as Landscape Improvement Priority Area.
Biodiversity Impact	Ecology have confirmed that there are no known ecological issues.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA364
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There are some small areas of surface water flood risk on the boundaries of the site. No constraint to development.
Topography	The site is undulating and generally slopes down from the north west to the south east. This would need to be taken into account at design stage but would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in some adverse residual landscape and visual impact. The site is adjacent to the industrial park and as such a more detailed analysis would be required to establish any issues with noise, dust or smells etc. Highways would require further information to establish the suitability of the proposed access. Bus transport accessibility score does not meet minimum requirements. If this site is developed

	consideration should be given to additional provision of services.
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4/MF/07	
SITE DETAILS	
Site Name	Land at Browney Lane
Settlement	Meadowfield
Local Plan Monitoring Area	Central
Developable Area	5.34
Estimated Yield	160
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site currently has agricultural uses to all sides, although housing is being built to the north.
Relationship to Settlement	Currently detached from the settlement.
Highways/ Access Issues	Highways identify that access suitability would be conditional. An access could be engineered off Browney Lane subject to proving Safe Stopping Distance. The existing speed limit would need to be extended to include the site access. The site is remote from public transport and other services. .
Landscape Impact	Development would result in significant adverse residual landscape and visual impact as the site would be a prominent incursion into attractive open countryside. No impact on landscape designation. Identified as Landscape Improvement Priority Area.
Biodiversity Impact	Ecology have identified that there is a watercourse running through site. Adequate standoff and ecological assessments/mitigation will be required.
Heritage Impact	Nearest designated asset is the Grade II listed Holywell House approx 1km to the southeast, its setting would not be affected by the proposed development. The site is over 1 ha so an archaeological survey and evaluation will be required as part of any
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flows run along the northern and southern edge of the site. These would need to be taken into account if the site was developed.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site adjoins an existing planning permission which is currently being built out. Development would result in significant adverse residual landscape and visual impact as the site would be a prominent incursion into attractive open countryside. Highways access would be conditional and there

	ecology have identified mitigation that would be required on site. On this basis the site has been deemed unsuitable.
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4/NB/01	
SITE DETAILS	
Site Name	Land at Eshwood Hall, RD012
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.48
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	4/10/00408/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site had planning permission for one dwelling to replace an existing dwelling, which has now lapsed.

4/NB/02	
SITE DETAILS	
Site Name	Land adjacent to School House, New Brancepeth,
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.76
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/01754/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential uses to the south and west and remain is countryside therefore site would be compatible and no amenity impacts anticipated.
Relationship to Settlement	Site would form an illogical extension to the north of the village despite the woodland to the north forming a natural boundary.
Highways/ Access Issues	Access could be taken from the existing southern school house access. This would require moving the existing 30mph restriction.
Landscape Impact	Significant adverse residual landscape impact. Would create a rather sprawling form to the village and weaken sense of separation from Ushaw Moor. Could in principle be screened by planting along the western edge to reduced this or development restricted to the southern half of site.
Biodiversity Impact	Ecology have identified Local Wildlife Sites and woodland to the north of the site would need substantial habitat buffering. Remainder may be too small for development.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	The site adjoins Allotments, OSNA ID:OSNA1805 to the south.
Pollution Issues	None Identified
Flood Risk	The site is identified as having the potential for surface water flooding which would need to be investigated further.
Topography	Site slopes to the North however this would not be a constraint on development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst a small part of this site has planning permission for 2 detached bungalows, development of this site would be an illogical extension north of the settlement which would not relate well to the existing built up area. The site adjoins Allotments to the south of the site, as identified in the County Durham Open Space Needs Assessment, however this is not a constraint. Ecology have raised concerns regarding the Local Wildlife Site bordering the site along its northern boundary

	which would reduce the developable area. The site is deemed unsuitable for these reasons.
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4/NB/03	
SITE DETAILS	
Site Name	Land East of Fairfalls Terrace, New Brancepeth
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.75
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02602/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent use is residential then surrounding pasture land/countryside. The development would be a sporadic linear development along a highway moving from the centre of the settlement.
Relationship to Settlement	Whilst the site adjoins residential at both the eastern and western edge, development would result in a sporadic, linear development leading away from the centre of New Brancepeth.
Highways/ Access Issues	Access possible from existing road. Access should be taken from the west end of the site adjacent Fairfalls Terrace.
Landscape Impact	Site is screened from views from the north by a mature tree belt which runs adjacent.
Biodiversity Impact	Site comprises grazing fields with minimal biodiversity value surrounding countryside would not be impacted
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no identified flood zones or surface water flooding for this site.
Topography	Site slopes gently westwards and would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission for the construction of 33 dwellings.

4/NB/04	
SITE DETAILS	
Site Name	Land at School House, New Brancepeth, NB002
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.44
Estimated Yield	13
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No bad neighbour uses adjacent and established residential uses nearby
Relationship to Settlement	Near existing post office, local shop and primary school
Highways/ Access Issues	Access could be taken from the existing southern school house access. This would require moving the existing 30mph restriction.
Landscape Impact	Some adverse residual impact. The site is well screened by adjacent woodland and visually contained.
Biodiversity Impact	Possible impacts on biodiversity due to the woodland area which lies adjacent and north/north west of the site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. However the School House is shown on the 1898 OS Map and may be considered a non-designated heritage asset. There is currently no documented evidence available to rule out any archaeo
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk indicated
Topography	Land slopes moderately northwards but would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is located to the north of the main built village area resulting in encroachment towards Ushaw Moor (albeit contained by woodland) and would not form a logical extension to the built form of the settlement. The scale of the settlement is such that the range of services and facilities offered is limited.

4/NB/05	
SITE DETAILS	
Site Name	Land Adjacent Rock Terrace
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.23
Estimated Yield	7
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CE/13/00778/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1805
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission for 9 dwellings and associated works. Granted Oct 2013. Site completed July 2015.

4/NB/06	
SITE DETAILS	
Site Name	Land rear of 6 Fairfalls Terrace
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	0.19
Estimated Yield	6
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing lies to the north and open countryside uses to the west, south and east.
Relationship to Settlement	The proposed site lies to the rear of terrace of existing houses and is surrounded by open countryside to the west, south and east. It would not be a logical or first choice location to extend New Brancepeth.
Highways/ Access Issues	Highways have identified the site has poor visibility for vehicles egressing from the back lane to the rear of Fairfalls Terrace. The rear lane is not adopted highway and visibility could not be improved.
Landscape Impact	No impact on landscape designations. Identified as Landscape Conservation Priority Area. Development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Ecology have confirmed that there are no known issues on this site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flows cut across the corner of site. These would need to be taken in account if the site were to be developed.
Topography	Gently sloping site. Not a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in some adverse residual landscape and visual impact. Highways have identified the site has poor visibility for vehicles egressing from the back lane to the rear of Fairfalls Terrace. The rear lane is not adopted highway and visibility could not be improved. For these reasons the site has been deemed unsuitable.

4/NB/07	
SITE DETAILS	
Site Name	Land North of Waltons Terrace
Settlement	New Brancepeth
Local Plan Monitoring Area	Central
Developable Area	3.17
Estimated Yield	95
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing residential and community uses.
Relationship to Settlement	The site is located on the edge of the built up area.
Highways/ Access Issues	unsuitable. Traffic generated from this site would have a severe detrimental impact on queuing and delay at the Front Street /A690 junction, and the link to the A167, and A167/Neville's Cross junction. The site is in reasonable location for local facilities and public transport.
Landscape Impact	Incursion into open countryside. Development would remove open views out from properties and public realm on the settlement edge along Waltons Terrace which are an attractive characteristic of the main eastern approach to the village. Likely to have locally significant landscape effects.
Biodiversity Impact	A Public Right of Way is located on the site and this leads directly to a Local Wildlife Site/ ancient woodland. Mitigation would be required for recreational impacts.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application. Should the proposals include the de
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in an incursion into open countryside and would be likely to have locally significant adverse landscape effects. Traffic generated from this site would have a severe detrimental impact on queuing and delay at the Front Street /A690 junction, and the link to the A167, and A167/Neville's Cross junction.

4/PA/02a	
SITE DETAILS	
Site Name	Land East of Parkhill, PA002
Settlement	Parkhill
Local Plan Monitoring Area	Central
Developable Area	22.50
Estimated Yield	675
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/PA/02b	
SITE DETAILS	
Site Name	Land East of Parkhill, PA002
Settlement	Parkhill
Local Plan Monitoring Area	Central
Developable Area	5.35
Estimated Yield	161
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	OUT
App No	DM/15/01692/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Highways identify that access suitability would be conditional. Please see comments in relation to DM/15/01692/OUT.
Landscape Impact	None Identified
Biodiversity Impact	Ecology have identified that the site is adjacent to Coxhoe Ponds Local Wildlife Site and within Great Crested Newt buffer. Considerable mitigation and buffer zones required to avoid impacts on Local Wildlife Sites and European Protected Species.
Heritage Impact	No heritage constraints
Open Space Issues	The site adjoins Accessible Natural Green Space, OSNA ID:OSNA100 to the east.
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has permission for 190 dwellings. The scheme has been approved subject to the signing of a S106 agreement.

4/PA/02c	
SITE DETAILS	
Site Name	Land East of Parkhill, PA002
Settlement	Parkhill
Local Plan Monitoring Area	Central
Developable Area	3.59
Estimated Yield	108
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	The site access could be taken off the B6291 equidistant between bends to the east and west. Visibility envelopes for safe stopping distances would need to be proven through speed survey data. Impacts of traffic generation on Junction 61 of the A1M would need to be assessed and, given extant permissions in the area , may need to be mitigated. The site is reasonably located for access to local facilities and public transport routes.
Landscape Impact	Incursion into open countryside entailing the effective coalescence of Coxhoe and Parkhill. Likely to have locally significant landscape effects.
Biodiversity Impact	Direct impacts on watercourses and adjacent to a Local Wildlife Site therefore mitigation required for indirect impacts via recreation, usually through provision of open space sufficient to direct people away from the LWS. Considered unsuitable for development due to impacts on Local Wildlife Site.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	There is a high risk of surface water flooding and an overland flow route across 4/PA/02c. This would need to be addressed if the site were to be developed.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant landscape effects and would lead to a coalescence of Coxhoe and Parkhill.

	The site is also adjacent to a Local Wildlife Site. The site was deemed unsuitable on these grounds.
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4/PA/03	
SITE DETAILS	
Site Name	Land off Wylam Terrace, Parkhill
Settlement	Parkhill
Local Plan Monitoring Area	Central
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02294/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission granted for 12 units on the 18th November 2014.

4/PA/04	
SITE DETAILS	
Site Name	Site at Parkhill
Settlement	Parkhill
Local Plan Monitoring Area	Central
Developable Area	5.64
Estimated Yield	169
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bordered by the B6291 and A688 on two sides which may require some landscaped amenity buffering. There is open countryside to the north east edge of the site and housing is currently being built to the south east.
Relationship to Settlement	The site is currently detached from the settlement and would result in an incursion into open countryside.
Highways/ Access Issues	Highways identify that access suitability would be conditional. An acceptable safe access would be required to be engineered from the A688 Bowburn Bypass. No safe access could be gained from the B6291.
Landscape Impact	Incursion into open countryside eroding the separation of Parkhill / Coxhoe and Bowburn. Likely to have some significant landscape and visual effects
Biodiversity Impact	No known biodiversity issues other than within the 500m radius of a great crested newt pond.
Heritage Impact	This site is close to the route of a Roman road with prehistoric archaeology nearby therefore the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not within a flood zone however there is a small area of surface water flood risk identified on the site which will need to be addressed through site design and SuDS.
Topography	No issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently detached from the settlement however adjacent development will link the site to the settlement. Highways access would be conditional as an acceptable safe access would be required to be engineered from the A688 Bowburn Bypass. No safe access could be gained from the B6291. This site is close to the route of a Roman road therefore geophysical survey and evaluation work will be required. For these reasons the site has been deemed unsuitable.

4/PA/05	
SITE DETAILS	
Site Name	Park Hill North
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.71
Estimated Yield	51
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/PI/01a	
SITE DETAILS	
Site Name	Land south of High Street
Settlement	Low Pittington
Local Plan Monitoring Area	Central
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Agricultural to the south of the site. Remaining sides are bordered by houses or gardens.
Relationship to Settlement	Edge of settlement. Outside the built up form of the village. Uncontained site.
Highways/ Access Issues	Highways identify that access suitability would be conditional. Site access safe stopping distance to the north appears to be sub standard.
Landscape Impact	Development would result in significant adverse landscape and visual impact. A small site but would adversely affect the character and setting of a small green village. No impact on landscape designation. Identified as Landscape Improvement Priority Area.
Biodiversity Impact	Ecology have identified that there are no known issues on the site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no flooding issues with this site.
Topography	Not a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Highways have identified that site access safe stopping distance to the north appears to be sub standard. Required visibility splays likely to require significant hedgerow removal. Development would result in significant adverse landscape and visual impact. Site has been deemed unsuitable on that basis.

4/PI/01b	
SITE DETAILS	
Site Name	Land south of High Street
Settlement	Low Pittington
Local Plan Monitoring Area	Central
Developable Area	1.06
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from the settlement or a Category 1 Designation. Please see methodology for more information.

4/PI/02	
SITE DETAILS	
Site Name	West of Low Pittington
Settlement	Low Pittington
Local Plan Monitoring Area	Central
Developable Area	18.74
Estimated Yield	562
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/QH/02	
SITE DETAILS	
Site Name	Land Between Belle View and Cassop Primary School,
Settlement	Quarrington Hill
Local Plan Monitoring Area	Central
Developable Area	1.51
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Currently agricultural land. Late 60's social housing to the west of the site and a school to the east, open countryside is situated to the north and south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Development of the site would extend the built up to development to the school, where currently a gap exists. This would not be desirable given the compact nature of the settlement form.
Highways/ Access Issues	B road is traffic calmed, site lies between adjacent residential and school. No significant highway issues.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However the site is within 800m of local/ national designations, connected by Public Right of Way.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some minor surface water flooding issues and the south east boundary. Further investigation required by the proposer to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	Site slopes from north to south, not considered an issue to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse impact on the landscape. It would extend the village illogically northwards towards the school. A development of this scale would be a sizeable development in the context of the size and form of Quarrington Hill. For these reasons the site is deemed to be unsuitable.

4/QH/03	
SITE DETAILS	
Site Name	Land East of David Terrace, Quarrington Hill
Settlement	Quarrington Hill
Local Plan Monitoring Area	Central
Developable Area	3.91
Estimated Yield	117
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use with some residential properties to the west of the site, south west of the site are playing pitches. The wider character of the area is open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is only contained on one side (western edge) and its development would represent a significant extension of the settlement to the south east.
Highways/ Access Issues	Access possible from adjacent highways. Possible junction improvement needed at Front Street.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However the site is within 800m of local/ national designations, connected by a Public Right of Way.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.
Topography	The site falls away southwards. This is not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute a significant extension into the open countryside. This would be out of character with the settlement form and also the size of the settlement. Quarrington Hill has limited facilities within the village to support a development of this scale. For these reasons the site has been deemed unsuitable.

4/QH/05	
SITE DETAILS	
Site Name	Land adjacent to Allotments, Quarrington Hill
Settlement	Quarrington Hill
Local Plan Monitoring Area	Central
Developable Area	2.22
Estimated Yield	67
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is community woodland and lies adjacent to to site 4/QH/06 (also community woodland). Residential areas contain the site to the east. The site is partly contained at the north east by commercial uses. Otherwise the site is surrounded by open countrys
Relationship to Settlement	Edge of settlement site. It is contained to the east and in part at the north east of the site. Development of the site would represent a large extension to the village out of character with the settlement size and form.
Highways/ Access Issues	No suitable access available to this site, but could be accessed from 4/QH/06
Landscape Impact	Significant adverse residual impact. The site is community woodland planted by DCC within the last 10 years.
Biodiversity Impact	Ecology have identified that this site is new woodland planting adjacent to Local Nature Rserve, Local Wildlife Site and Site of Special Scientific Interest. The site is not suitable for development.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	The whole site is identified as Accessible Natural Green Space, OSNA ID:OSNA322
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site is in use as community woodland, a footpath runs through the site. Not considered suitable for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is planted community woodland, and is identified in the Open Space Needs Assessment as Accessible Natural Green Space, the loss of this recreational facility would not be desirable. Further to this there would significant ecological concerns over developing the site. The site is reliant upon the neighbouring site being development for highway access. Development of this scale would be unproportionate for this

	size of settlement. This site is deemed unsuitable for these reasons.
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4/QH/06	
SITE DETAILS	
Site Name	Land to north west of Front Street South
Settlement	Quarrington Hill
Local Plan Monitoring Area	Central
Developable Area	3.21
Estimated Yield	96
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is community woodland and lies adjacent to site 4/QH/05 (also community woodland). Residential areas partly contain the site on southern edge across carriageway. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no a
Relationship to Settlement	Edge of settlement site next to site 4/QH/05. It is within a peripheral location to the built form of the settlement. Development of the site would represent a significant extension to the settlement southwards, out of character with the existing size and
Highways/ Access Issues	Any development should include direct access on to the B road, similar to the properties opposite.
Landscape Impact	Significant adverse residual impact. The site is community woodland planted by DCC within the last 10 years.
Biodiversity Impact	Ecology have identified that this site is new woodland planting adjacent to Local Nature Reserve, Local Wildlife Site and Site of Special Scientific Interest. The site is not suitable for development.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA322 Both polygons are for Accessible Natural Green Space. Kingswood woodland covers the whole of the site and adjoins the Quarrington Hill & Coxhoe Bank Plantation.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.
Topography	Site is in use as community woodland, a footpath runs through the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is planted community woodland and is identified as Accessible Natural Green Space in the Open Space Needs Assessment, the loss of this recreational facility would not be

	<p>desirable. Development of the site would also represent a significant incongruous extension to this small settlement, having a significant impact on landscape. Further to this there would be ecological concerns over developing the site. This site is deemed unsuitable for these reasons.</p>
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4/SB/01	
SITE DETAILS	
Site Name	East Farm, Sunderland Bridge
Settlement	Sunderland Bridge
Local Plan Monitoring Area	Central
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by an existing farm complex with some residential properties to the north. The wider character of the area is countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on two sides and would not represent a significant expansion of the settlement into the open countryside.
Highways/ Access Issues	Existing access road is too narrow for residential intensification. On-street residential parking restricts junction visibility. Planning consent involves upgrading of the farm track.
Landscape Impact	The proposal involves the conversion of existing farm buildings and the landscape and visual impact is considered to negligible.
Biodiversity Impact	Site is within 500m of a pond with potential for great crested newts, however, the grant of planning permission confirms that it is not an issue to prevent development.
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues on site.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has been granted planning permission in the past, so the principle of converting these buildings to residential use is accepted. However two applications have now lapsed and no further application has been submitted. As the site is within the green belt it has been deemed unsuitable.

4/SB/02	
SITE DETAILS	
Site Name	Land East of Forster Avenue, Sherburn, SE001
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	2.06
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock. The site lies adjacent to school fields and a residential area on the western side. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on only 1 side (western edge) and its development represents an extension of settlement eastwards.
Highways/ Access Issues	Unsuitable - Outside settlement and 30mph limit, Substandard road with no footway provision. Required improvements would necessitate major works and removal of large amount of vegetation.
Landscape Impact	Some adverse residual impact. Incursion into the open countryside but could be logical consolidation. Relatively easy to screen with structural landscape belt on outer perimeter.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However the site is within 400 metres of Coalford Beck Marsh Local Wildlife Site and may increase levels of local recreational pressure.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site has been identified as having the potential for some surface water flooding, which would require further investigation.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Highways have identified that the site cannot be accessed. The site has been deemed unsuitable on this basis. Development of the site would also represent an incursion into the countryside. The site is within 400 metres of Coalford Beck Marsh Local Wildlife Site and may increase levels of local recreational

	pressure and surface water flooding has been identified on the site which would need to be addressed.
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4/SB/03	
SITE DETAILS	
Site Name	Land East of Mill Lane, Sherburn
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	2.67
Estimated Yield	80
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00400/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is basically triangular with housing on two sides and agricultural land on the third side
Relationship to Settlement	The site has been seen as a logical infill site but it really extends the settlement to the south and doesn't link easily with the existing built environment.
Highways/ Access Issues	Highways have given the site a conditional classification stating that access may be accessible from Mill Lane subject to visibility and footway improvements.
Landscape Impact	Some adverse residual impact. Development on the site could be seen as incursion into the countryside but could be also seen as a logical consolidation. It would be relatively easy to screen with a structural landscape belt on the outer perimeter.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However, the site is within 500 metres of Sherburn Hill Site of Special Scientific Interest and may increase levels of local recreational pressure.
Heritage Impact	Archaeology have confirmed that there is known archaeology in the area. Site is immediately south of the Sherburn Conservation Area and development here is likely to have an impact on its setting both in terms of views towards the asset, and legibilit
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is an overland flow route along the south-east edge of the site.
Topography	The site slopes up to the north and is on a bend in the road. The slope may restrict the layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has outline planning permission for the erection of up to 120 no. dwellings (Class C3); and a new access off Mill Lane, with all other matters reserved.

4/SB/04	
SITE DETAILS	
Site Name	Land North of Dowsey Road, Sherburn, SE003
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	1.63
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture to the north, west and east with residential use to the south of the site
Relationship to Settlement	The site is a long narrow strip on the northern edge of Sherburn Village. It has housing on the southern edge
Highways/ Access Issues	The is accessible from the adjacent highways
Landscape Impact	The site is a Local Conservation Priority Area and development would result in the loss of attractive informal amenity greenspace
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However the site is within 400 metres of Coalford Beck Marsh LWS and may increase levels of local recreational pressure.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA637
Pollution Issues	None Identified
Flood Risk	No flood risk identified on site.
Topography	The site is basically flat though falls slightly to the west
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in the Green Belt, it is in a Landscape Conservation Priority Area and development of the site would cause significant adverse residual landscape and visual impact. The site is a long narrow strip that is used as public space, identified by the Open Space Needs Assessment. It is well maintained with mature trees and bushes. A child's play area to the east is excluded from the site area. Although it would be accessible, the visual impact and loss of open space would not be possible to mitigate and is unsuitable for this reason.

4/SB/05	
SITE DETAILS	
Site Name	Land at Long Myers Farm Site 1
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	0.57
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SB/06	
SITE DETAILS	
Site Name	Land at Long Myers Farm Site 2
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	2.13
Estimated Yield	64
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SB/07	
SITE DETAILS	
Site Name	Land at Long Myers Farm Site 3
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	1.65
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SB/08	
SITE DETAILS	
Site Name	Land at Long Myers Farm Site 4
Settlement	Countryside - Central
Local Plan Monitoring Area	Central
Developable Area	2.99
Estimated Yield	90
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SB/09	
SITE DETAILS	
Site Name	Land North of Sherburn
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	3.65
Estimated Yield	110
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has residential development to the south and agricultural use on the remaining sides. No constraint to development.
Relationship to Settlement	Site is edge of settlement and slightly removed from the main built up area.
Highways/ Access Issues	The site could not be accessed from the adopted highway.
Landscape Impact	Incursion into open countryside beyond relatively well assimilated settlement edge eroding gap between Sherburn and Belmont. Likely to have some significant landscape and visual effects. Effects on Green Belt functions would need to be assessed
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological features will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA637
Pollution Issues	None Identified
Flood Risk	The site does not fall within a flood zone however there is some surface water flooding identified on site which would need to be addressed through site design and SuDS.
Topography	No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the green belt. Development would result in an incursion into open countryside beyond relatively well assimilated settlement edge eroding gap between Sherburn and Belmont. Likely to have some significant landscape and visual effects. There is some surface water flooding identified on site which would need to be addressed through site design and SuDS. The site fails on walk distance to suitably served bus stops. The site could not be accessed from the adopted highway. For these reasons the site has been deemed unsuitable.

4/SB/10	
SITE DETAILS	
Site Name	Land North of Forster Avenue
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	3.92
Estimated Yield	118
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Mainly farmland and some residential to south.
Relationship to Settlement	Site is poorly contained and only connected along part of one site boundary to existing settlement form.
Highways/ Access Issues	Suitable access could be taken from Hallgarth Lane. It is likely that the generation of traffic at the Hallgarth Lane / B1283 junction may need to be re modelled and potentially signalised. The site is in reasonable location for local facilities and public transport The site is in a reasonable location for local facilities and public transport.
Landscape Impact	Incursion into open countryside. Reasonably consistent with existing settlement form though sprawling to some degree in the east. Would remove some open views out from properties and public realm on edge of Park House Gardens. Unlikely to have significant landscape effects.
Biodiversity Impact	Site lies adjacent to Local Wildlife Site so development would need to mitigate for recreational impacts and a buffer zone would be required.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an unacceptable incursion into the countryside, poorly contained by the existing settlement form . The site is also regarded as unsuitable in terms of accessibility to public transport, which reflects the poor level of integratation between the site and the existing settlement form. The site is adjacent to Coalford Beck Marsh

	Local Wildlife Site and development may increase levels of local recreational pressure, which would require additional mitigation.
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4/SB/11	
SITE DETAILS	
Site Name	Land to the West of Mill Lane
Settlement	Sherburn
Local Plan Monitoring Area	Central
Developable Area	11.07
Estimated Yield	332
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Air quality / amenity concerns in relation to adjacent sewage treatment works.
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA2762
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an unacceptable incursion into the countryside, poorly contained by the existing settlement form . The site is also regarded as unsuitable in terms of accessibility to public transport, which reflects the poor level of integration between the site and the existing settlement form. The site is adjacent to sewage treatment works to the south which would potentially adversely impact upon amenity and require additional mitigation.

4/SC/01	
SITE DETAILS	
Site Name	Rose Tree PH
Settlement	Shincliffe
Local Plan Monitoring Area	Central
Developable Area	2.08
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SC/02	
SITE DETAILS	
Site Name	Land South of Mill Lane
Settlement	Shincliffe
Local Plan Monitoring Area	Central
Developable Area	1.93
Estimated Yield	58
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is surrounded by countryside and is bound by the A177 to the south of the site.
Relationship to Settlement	The site is to the north of the A177 and thus does not relate directly to the settlement because of the barrier created by the A177.
Highways/ Access Issues	Not Suitable. Opposite side of the A177 to Shincliffe, segregated from settlement by busy A road. Access onto A177 would not be acceptable.
Landscape Impact	Significant adverse residual landscape impact. The site lies within an Area of High landscape Value and in the Green Belt.
Biodiversity Impact	There is the potential for recreational pressure on Shincliffe Wood (CWS).
Heritage Impact	Site within a conservation area and adjacent to Cades Road (Roman); therefore there is the potential for adverse impact on heritage assets
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	This site has the potential for surface water flooding and further investigation will be required.
Topography	The site is relatively flat and would present a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the Green Belt. There would be a severance issue in terms of it's relationship to the existing village due to it being located to the east of the A177 road. Highways would not allow access onto the A177. There are also likely to be significant landscape impacts and the potential for heritage and ecological impacts. The site is deemed to be unsuitable for these reasons.

4/SC/03	
SITE DETAILS	
Site Name	West of Low Road
Settlement	Shincliffe
Local Plan Monitoring Area	Central
Developable Area	2.45
Estimated Yield	74
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site lies to the west of Shincliffe Village with residential properties to the east and a garden nursery and playground to the south.
Relationship to Settlement	The site lies to the west of the village and abuts residential properties along the eastern boundary.
Highways/ Access Issues	This site does not abut the public highway. The only possible access would be through the existing playground, which appears unlikely. Probably cannot be developed.
Landscape Impact	Development of this site would result in significant adverse landscape impact. The site is in an Area of High landscape Value and also within the Green Belt.
Biodiversity Impact	Shincliffe Wood (CWS) is within 800m so there may be recreational issues.
Heritage Impact	Site within conservation area and the HER notes a viaduct structure (Houghall) to the west of the site so there may be issues with HE setting.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA710
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is identified for falling within flood zone 2 or 3a and is also at risk from surface water flooding.
Topography	The site is flat would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the Green Belt. Highways access cannot be achieved into the site. The site falls within a flood zone and further investigation will be necessary in consultation with the Environment Agency. In addition, development of the site could have a heritage impact. The site is deemed unsuitable for these reasons.

4/SF/01	
SITE DETAILS	
Site Name	Land at North Side, Shadforth
Settlement	Shadforth
Local Plan Monitoring Area	Central
Developable Area	0.97
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by residential to the South; East and North East. Open countryside to the West and North.
Relationship to Settlement	Surrounded on two sides by housing, but is on the edge of settlement.
Highways/ Access Issues	The site is unsuitable as no suitable access is available. The site is surrounded by housing or fields on all sides with no public access and officers had to access a neighbour's garden to take photographs.
Landscape Impact	Significant landscape impact as the site is steeply rising and on the entrance to the village.
Biodiversity Impact	Ecology have identified that the stream to the north would need a substantial buffer, grassland may be BAP quality but further site based assessment would be required.
Heritage Impact	Heritage have identified that the site is within the Shadforth Conservation Area and development of the site would be likely to have a major negative impact on the Conservation Area. The historic pattern of development here is strong with main settlement
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Flood risk is a major constraint. The Northern part of the site is within Flood Zone 3a. Shadforth Beck runs along the North East boundary of the site and has flooding issues. There are likely to be surface water flooding issues as the site is marshy/bogg
Topography	Major constraint. The site is steeply rising to the South and is bounded by the Shadforth Beck to the North East. It also contains a telegraph pole. Site is marshy/boggy.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has no suitable means of access. Shadforth Beck runs along the North East boundary of the site and has flooding issues. Northern part of the site is within Flood Zone 3a. Site is steeply sloping and would have significant landscape impacts and is also within a Conservation Area. The site is deemed unsuitable for these reasons.

4/SF/02	
SITE DETAILS	
Site Name	Hill House Farm
Settlement	Shadforth
Local Plan Monitoring Area	Central
Developable Area	4.12
Estimated Yield	124
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by open countryside on two sides but is also bounded by more distant housing to the South across the road, this is not incompatible with housing uses. Church and curtilage to West. Grade II* listed rectory and grounds to West. Play
Relationship to Settlement	Edge of settlement. Would constitute a major extension of the settlement and incursion into the open countryside around the village.
Highways/ Access Issues	Potential need for highway improvement at B1283/C60 junction to North West. Gradient at upper part of site may affect adoptable road layout and, in turn, dwelling yield.
Landscape Impact	The site would constitute a major extension of the settlement and would be incursion into countryside, outside of the built up area. It is in a Conservation Area.
Biodiversity Impact	Ecology have identified that the woodland to the north and the stream to south would need substantial habitat buffers. Water vole are also present on the stream.
Heritage Impact	Possible impact on heritage as rectory to West together with Church and grounds. Church and entrance structures listed and site abuts grounds of both church and rectory. Rectory understood to be listed also.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3284
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is adjacent to Flood Zone 3a and further investigation is necessary.
Topography	Site rises to North East.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would constitute a major extension of the settlement and would be incursion into countryside, outside of the built up area. There are outstanding ecology, heritage, highways and sewage treatment issues which would need further investigation. The site is in close proximity to Crime Rigg Quarry - mitigation against noise and dust would be required. The site is deemed unsuitable for these reasons.

4/SF/03	
SITE DETAILS	
Site Name	Land to the south of Shadforth
Settlement	Shadforth
Local Plan Monitoring Area	Central
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Unsuitable: The site cannot be accessed from the public highway
Landscape Impact	Incursion into open countryside poorly related to historic village form. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	No known biodiversity issues.
Heritage Impact	Site is within the boundary of the Shadforth Conservation Area and contributes strongly to the landscape setting of the conservation area. Mitigation unlikely to overcome harm. As the site is larger than 1 ha, the presence and extent of archaeological
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in an incursion into open countryside poorly related to historic village form and likely to have some locally significant landscape and visual effects. The site is within the boundary of the Shadforth Conservation Area and contributes strongly to the landscape setting of the conservation area. Mitigation is unlikely to overcome the harm of development. Highways have identified that there is no acceptable access to the site. For these reasons the site has been deemed unsuitable. No issues have been identified in relation to ecology or access to public transport.

4/SH/01	
SITE DETAILS	
Site Name	Land West of Kell Crescent, Sherburn Hill
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SH/02	
SITE DETAILS	
Site Name	Land West of Churchill Terrace, Sherburn Hill
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	4.37
Estimated Yield	131
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SH/03	
SITE DETAILS	
Site Name	Land North East of High House Farm SH005
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	4.59
Estimated Yield	138
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Residential properties partly border the site on the western boundary, otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is within a peripheral location to the main built up form of the settlement. It would represent a incursion into the open countryside.
Highways/ Access Issues	Conditional - Subject to improvement to the existing North View and linking the parcel of land to the adopted highway. A link road would be desirable to site 4/SH/02
Landscape Impact	Significant adverse residual impact. Incursion into the open countryside poorly related to settlement form.
Biodiversity Impact	The site is within 800 metres of Sherburn Hill Local Wildlife Site and Site of Special Scientific Interest and Sherburnhill and Crime Rigg Quarries Site of Special Scentific Interest and may increase levels of local recreational pressure.
Heritage Impact	Heritage have confirmed that there are no designated assets on the site or that development would impact on the setting of a designated asset. However development of the site is likely to have a minor negative impact on the setting of High House Farm adj
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues on this site.
Topography	The site rises southwards towards the farm buildings. Power lines run across the site. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would represent a significant incursion into the open countryside out of character with the size and form of the settlement. Development would give rise to significant landscape impact and a potential impact on a locally designated heritage asset. There are outstanding Highways and

	sewage treatment capacity issues which would need to be resolved. The site is deemed unsuitable for these reasons.
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4/SH/04	
SITE DETAILS	
Site Name	Land north of North View, Sherburn Hill
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	2.84
Estimated Yield	85
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Timber yard adjacent and therefore the site may require mitigation for noise and possibly dust.
Relationship to Settlement	Edge of settlement. Contained to the West by a timber yard and to the South by residential.
Highways/ Access Issues	Site is suitable. Access could be taken from North View.
Landscape Impact	Significant adverse impact will remain as the site would be incursion into the open countryside and is poorly related to settlement form.
Biodiversity Impact	Ecology have identified that there may be Biodiversity Action Plan quality grassland on the site but further site based analysis would be required. There are badger setts in the plantation to the north which would need protection.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	There could be surface water flooding issues, as standing water on the site. Parts of the site are also identified in the SFRA as at increased risk of surface water flooding.
Topography	Flat site with mature scrub. Site is lower than the road and surrounding area, however, which may increase development costs.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site will incur significant adverse landscape and visual impact. There are potential constraints on site which require further investigation including surface water flooding, topography, ecology, sewage treatment works capacity and a potential requirement for mitigation for noise and dust due to industrial use adjacent.

4/SH/05	
SITE DETAILS	
Site Name	Land North of Jubilee Crescent, Sherburn Hill SH04
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	2.07
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and agriculture.
Relationship to Settlement	The site would be an incursion into the open countryside and is poorly related to existing settlement form
Highways/ Access Issues	Access could be taken from North View.
Landscape Impact	The site is a Landscape Improvement Priority Area. Development would be an incursion into open countryside and would be poorly related to the settlement form. Development would also have a significant adverse residual impact.
Biodiversity Impact	Ecology have identified that there are no known issues on this site. However the site is within 800 metres of Sherburn Hill Local Wildlife Sites and Sites of Special Scientific Interest and Sherburnhill and Crime Rigg Quarries Site of Special Scientific Interest and may increase levels of local recreational pressure.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site identified as being at risk to surface water flooding. Consideration of these issues is required and could be mitigated by sustainable drainage systems or layout.
Topography	The site is gently undulating and is set lower than the surrounding road level. There is an anchor to a telegraph pole on the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would be an incursion into the open countryside and would have a significant adverse landscape impact. The site does not relate well to the existing settlement form and would not have easy access to some services and facilities.

4/SH/06	
SITE DETAILS	
Site Name	Land South of Front Street, Sherburn Hill (SH001)
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	3.05
Estimated Yield	92
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SH/07	
SITE DETAILS	
Site Name	North of Front Street
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	0.70
Estimated Yield	21
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential, open space and allotments.
Relationship to Settlement	Although the site could be considered to be edge of settlement there is housing nearby and other buildings which means development would not be totally out of place.
Highways/ Access Issues	The DVRC proposals indicative access points which has overcome initial highway concerns.
Landscape Impact	The site is Landscape Conservation Priority Area and development would have a significant adverse residual impact. The site is visible from a long distance away. development would result in the loss of the main area public open space and play provision in the village
Biodiversity Impact	The site is within 400 metres of Sherburn Hill LWS and SSSI and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No impact has been identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA3305
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk identified on this site.
Topography	The site is an undulating site that slopes gently down to the west and north
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is well contained within the settlement of Sherburn Hill. Land to the west of this site did have planning permission for 81 units. This site however is an area of open space incorporating an outdoor gym, junior park, infants play area and a playing field and basketball court. Development would have a significant adverse residual landscape impact. Further investigation would be required to establish sewage treatment

	capacity in this area. The site is deemed unsuitable for these reasons.
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4/SH/08	
SITE DETAILS	
Site Name	North Local Avenue
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	2.01
Estimated Yield	60
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02104/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential, open space and agricultural land
Relationship to Settlement	The site is on the edge of the settlement on a highly visible sloping site
Highways/ Access Issues	The site could have direct access from Local Avenue and this would be suitable
Landscape Impact	The site is a Landscape Improvement Priority Area. Development would be an incursion into the countryside on a prominent sloping site. Development would cause a significant adverse residual impact that could not be mitigated against
Biodiversity Impact	The site is within 400 metres of Sherburn Hill LWS and SSSI and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No impact has been identified at the moment
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3156 The site adjoins allotments to the north and approximately a third of the site is covered by Park and Recreation Grounds.
Pollution Issues	None Identified
Flood Risk	No flood risk issues identified at the moment
Topography	Development of the site will incur significant adverse landscape and visual impact due to incursion into countryside on prominent sloping site. Further advice should be sought from Landscape Team but may not be possible to mitigate.impact. The site is vis
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site was granted planning permission for 81 dwellings in November 2014.

4/SH/09	
SITE DETAILS	
Site Name	Land north of Front Street
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	2.67
Estimated Yield	80
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by residential to the North; East; South and South West and open countryside to the West. This would not be incompatible with housing.
Relationship to Settlement	Reasonably well-related to settlement form. Surrounded on two sides by housing, and also across the road to the South.
Highways/ Access Issues	Access could be obtained from Kell Crescent or via site to the south (4/SH/07).
Landscape Impact	Development would result in the loss of allotment gardens. Should be informed by Open Space Needs Assessment. Prominent sloping areas in the West of the site should probably be avoided, reducing yield. A hybrid site with 4/SH/07 might have more merit if retaining substantial but redesigned recreational area.
Biodiversity Impact	Ecology have identified that this site is allotment gardens but that there are no known issues on the site. The site is within 400 metres of Sherburn Hill Local Wildlife Site and Site of Special Scientific Interest and development may increase levels of local recreational pressure.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. Development is likely to have a major impact due to the loss of significant area of green amenity space which contributes to the character of the locality, loss of trees, impact asses
Open Space Issues	Intersects 5 OSNA polygons, OSNA ID:OSNA1007
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known issues.
Topography	The site falls Northwards to the allotments and is undulating in nature. Consideration will need to be given to the retention or diversion of the Public Right of Way. If the route needs to be diverted this should be done in a way which does not impact upo
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable as in use as allotments. Whilst the site will incur loss of allotments, there is currently an over provision of this type of open space in the ward. However the allotments appeared

	<p>to be well used and are not known to be surplus to requirements. The site has reasonable to good access to community services and facilities and good bus accessibility. Issues remain with retention of the Public Right of Way, sewage treatment capacity, biodiversity and landscape impact mitigation.</p>
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4/SH/10	
SITE DETAILS	
Site Name	Sherburn Farm
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	7.33
Estimated Yield	220
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/SH/11	
SITE DETAILS	
Site Name	Land at Sherburn Hill
Settlement	Sherburn Hill
Local Plan Monitoring Area	Central
Developable Area	1.75
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by an existing farm complex at the north east of the site, the remainder of the site is a paddock/grassed field. The site is contained on one side by residential, otherwise the site is surrounded by open countryside. In view
Relationship to Settlement	Contained on one side by residential development but edge of settlement and would be an encroachment into the open countryside.
Highways/ Access Issues	Access would be possible from C60. No access preferred from B1283.
Landscape Impact	Significant adverse residual impact. Incursion into the open countryside poorly related to the settlement form.
Biodiversity Impact	The site is within 400 metres of Sherburn Hill Local Wildlife Site and SSSI and Sherburn Hill and Crime Rigg Quarries SSSI and may increase levels of local recreational pressure. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. 16km is the current buffer established through reference to study and research. However, please note that this distance is subject to change as a new coastal visitor survey will be conducted this year. 16km buffer set is unlikely to decrease though and may in fact increase. Current mitigation contained within the Habitat Regulations Assessment report recommends contribution towards visitor access management projects to be defined in the Local Plan and the revised Heritage Coast Management Plan. Contribution should be sought from developers to effectively enable the development to go ahead.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Sloping to North. On a hill on a fast road. Proximity to turbines and Crime Rigg Quarry.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site will incur significant adverse residual landscape and visual impact due to incursion into open countryside poorly related to settlement form. Proximity to wind turbines may be an issue, as well as proximity to Crime Rigg Quarry. The site is unsuitable for these reasons.
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4/UM/01	
SITE DETAILS	
Site Name	Land at Works East of Station Road (UM010)
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.73
Estimated Yield	22
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	4/09/00952/FPA
SITE ASSESSMENT	
Adjacent Uses	The site lies to the east of residential properties. The redevelopment of this site would mean the replacement of the existing employment use and therefore would be compatible with adjacent landuses.
Relationship to Settlement	The site lies on the southern edge of Ushaw Moor although it does relate well to the existing row of terrace houses along Station Road.
Highways/ Access Issues	Conditional. Improvements to the highway would be required to secure adequate egress visibility from the lane leading to the development site.
Landscape Impact	There would be no impact on a landscape designation given its urban / developed nature. Development could provide the opportunity to enhance.
Biodiversity Impact	4/UM/01 the site at Ushaw Moor, it abuts the riverside woodland but the woodland itself has no particular designation. Any development would need to respect the existing trees including a root protection zone and preferably there should be buffer planting of native trees between the woodland and any development.
Heritage Impact	Heritage have confirmed that there are no known issues with this site.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA2023
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is identified as having the potential for surface water flooding. This would need to be further investigated if a planning application came forward.
Topography	Whilst the site is situated at the bottom of a bank, the site itself is flat and would not pose any barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The principle of housing on this site has been established through the lapsed planning permissions. However the site is still being used by the current occupier for employment

	purposes and as such development is therefore deemed not currently achievable.
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4/UM/02	
SITE DETAILS	
Site Name	Land West of Station Terrace, Ushaw Moor
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	16.63
Estimated Yield	499
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to housing (east) and allotments (north east). Farmland is situated to the west with the woodland adjoining the River Deerness (a CWS) located to the south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Large greenfield site adjacent to the urban footprint on two sides (north and east) with the remaining two sides (west and south) encroaching significantly into the countryside.
Highways/ Access Issues	New junction could be formed onto B6302 but second access would be needed onto Station Road if land can be obtained. Possible improvements may be needed in centre of village. Two vehicular access points can be created onto the B6302, approx. 90-100 metres apart, connected by an internal loop road link. Alternatively the easternmost secondary access point should be brought through Site Ref. 4/UM/17. A noticeable level difference exists between the B6302 and the site which may require significant engineering works to overcome. Minimum 1.8 metres wide footway required to site frontage. Vegetation may need to be removed to accommodate junction sight visibility splays.
Landscape Impact	Development of site would require structural landscaping. Despite this mitigation, significant adverse visual impact on the landscape will remain, on account it is a prominent sloping site which is not well related to existing built form.
Biodiversity Impact	Site lies adjacent to LWS (and near to ancient woodland) need to mitigate for recreational impacts & buffer zone required. Deerness Valley (CWS) is adjacent to the site.
Heritage Impact	Heritage have confirmed that there are no known issues with this site. Archaeological assessment would be required as site is over 1ha (at application stage).
Open Space Issues	Allotments, OSNA ID: OSNA1939
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to establish what mitigation may be required (site layout and/or incorporation of SuDS), or extent of land sterilised from development.
Topography	The site slopes from north to south, but not more than adjacent developed housing areas to the east. This would not pose any

	significant problems to development, but would impact upon layout/design of a housing estate.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is unsuitable because it is not well related to the existing built form. Its development would have a significant adverse visual impact and it would be a disproportionately large addition to the settlement. The site encroaches towards the Deerness Valley Local Wildlife Site. Whilst highway access can be achieved in theory, there will be a need to assemble land and to remove vegetation which would need to be considered further by ecology and landscape.

4/UM/04	
SITE DETAILS	
Site Name	land South of Eshwood View (UM011)
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	1.71
Estimated Yield	51
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing to the north and recreation ground to the west- the eastern. shortest. edge abuts farmland. Adjacent housing is modern (1990s/2000s) semi-detached. detached or in short terraces. No amenity mitigation issues identified
Relationship to Settlement	This is a greenfield site to the south of the settlement. The site adjoins residential to the north, a sports ground to the west and the Deerness Valley Walk to the south.
Highways/ Access Issues	Could be landlocked from Eshwood View. Existing roads of Eshwood View are unlikely to be able to carry much of the traffic from this site. New access connected to 5.5 meter wide road which looks to be adequate to serve potential development. Two access onto main public highway to gain access onto the wider network.
Landscape Impact	Structural landscaping required. Despite mitigation significant adverse visual impact on the landscape will remain. Part of site within Durham city green belt.
Biodiversity Impact	Deerness Valley (CWS) is adjacent to the site- so further advice from ecology team may be required in respect of potentially mitigating for increased recreational impacts and habitat/ species disturbance.
Heritage Impact	Archaeological assessment would be required due to size of the site/scale of development which could be accommodated.
Open Space Issues	The site adjoins Accessible Natural Green Space, OSNA ID:OSNA843.
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues- may be mitigated by site layout or by incorporation of SuDS.
Topography	No known issues. Site slopes gently towards river north to south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Part of the site lies within the Green Belt and development here would also have a significant adverse visual impact. The site adjoins Accessible Natural Green Space, as identified in the Open Space Needs Assessment. As this is also identified as a County Wildlife Site further assessment will be required by the ecology team.

4/UM/05a	
SITE DETAILS	
Site Name	Land to the North of Ladysmith Terrace
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	3.32
Estimated Yield	100
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as a paddock. Nearby housing is of several types and comprises: C20th semi-detached local authority houses, C19th/20th terraces and modern detached houses at moderate/high density. The development of the site for housing would
Relationship to Settlement	Site is bounded by the existing road network to the north and east, and uncontained to the west and south. Site would be an illogical form of development unless it was developed in conjunction with 4/UM/05b. However this would result in the coalescence o
Highways/ Access Issues	Vehicular access via C18 Whitehouse Lane. Could include internal loop road link with Site Ref. 4/UM/5b. Existing pedestrian footway to C18 Whitehouse Lane frontage to be 1.8 metres minimum width. Vegetation to be removed to accommodate junction sight visibility splays.
Landscape Impact	The development of this site would require structural landscaping. Despite this mitigation, significant adverse visual and landscape impact will remain, on account it is a prominent sloping site which is not well related to existing built form of development. The development would also result in the coalescence of Ushaw Moor and Bearpark.
Biodiversity Impact	Deerness Valley (CWS) and Lower Browney Valley are located 880m and 1.4km respectively from the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to these sites as a result of increased recreational impacts/habitat disturbance.
Heritage Impact	Archaeological assessment would be required due to size of the site/scale of development which could be accommodated.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified.
Topography	Site slopes (in common with other plots in the area) towards the south so features exist which may impact upon layout/design of any development, but it is not considered that this would pose any significant problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Development of this site would result in the coalescence of two distinct settlements and development here would cause a significant adverse visual landscape impact. Part of this site is required to provide the structural planting for the land to the south which benefits from planning permission.

4/UM/05b	
SITE DETAILS	
Site Name	Land to the North of Ladysmith Terrace
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	4.16
Estimated Yield	125
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/00845/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent housing varies - some relatively dense C19th/20th terraces, some moderate-to-high-density detached houses. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Largest boundary to South of site adjacent to terraced rows and on East adjacent to C20th housing. Adjacent to SHLAA site 4/UM/05b
Highways/ Access Issues	Vehicular access via C18 Whitehouse Lane. Could include internal loop road link with Site Ref. 4/UM/5a. Existing pedestrian footway to C18 Whitehouse Lane frontage to be 1.8 metres minimum width. Vegetation to be removed to accommodate junction sight visibility splays.
Landscape Impact	The development of this site would require structural landscaping. Despite this form of mitigation some adverse visual impact on the landscape will remain on account this is a prominent sloping site, but this is not harmful so as to preclude development. Development would consolidate built form to some degree (assumes internal and external structure planting).
Biodiversity Impact	Further investigation required. Deerness Valley (CWS) is 700m and Lower Browney Valley 1.5km from the site- so further advice from ecology team may be required in respect of potentially mitigating for increased recreational impacts. Since the site does not seem to have ever been developed and has been in non-intensive horticulture for some decades.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	No known issues. Site slopes in common with other plots in the area but this would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site benefits from planning permission for 167 dwellings. Discharge of conditions application remains live.

4/UM/06a	
SITE DETAILS	
Site Name	Land East of Broom Hall Estate, Ushaw Moor
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	4.29
Estimated Yield	129
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent housing in Ushaw Moor is large, relatively modern semi-detached houses. The northern and eastern parts of the site abuts farmland. The development of this site for housing would be compatible with existing adjacent uses, and no amenity issues would
Relationship to Settlement	Greenfield site which is adjacent to housing in Ushaw Moor on its western side only (uncontained). Development of the site would lead to urban sprawl and would not consolidate the settlement footprint. It would also extend village away from its centre.
Highways/ Access Issues	Access could be obtained from B6302 however this is likely to require third party land. Major improvements to local highway infrastructure required for this size of housing site. Impact on Stone Bridge R/but.
Landscape Impact	Incursion into open countryside but reasonably well-related to existing settlement form. Overlooked from high ground to south and from adjacent PROW but not otherwise prominent. Effects on Green Belt functions would need to be assessed.
Biodiversity Impact	Deerness Valley (CWS) is 510m from the site. Further investigation required by the proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impacts/habitat disturbance.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeology would need to be assessed through geophysical survey and evaluation. No designated heritage assets on site or nearby
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA20
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some surface water flooding issues- may be mitigated by site layout or by incorporation of SuDS.
Topography	No known issues. Site is relatively flat which would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	<p>The site is within the greenbelt. Development would result in an incursion into open countryside but reasonably well-related to existing settlement form. Overlooked from high ground to south and from adjacent PROW but not otherwise prominent. Some surface water flooding issues are identified on site, these may be mitigated by site layout or by incorporation of SuDS. Although highways likely to be achievable from B6302 the impact on the sports pitch (and third party land) would need to be addressed and major improvements to local highway infrastructure would be required for this size of housing site, including the impact on Stone Bridge roundabout. The site also fails on walking distance to the nearest bus stops. For these reasons the site has been deemed unsuitable.</p>
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4/UM/06b	
SITE DETAILS	
Site Name	Land East of Broom Hall Estate, Ushaw Moor
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	5.42
Estimated Yield	163
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The northern and eastern parts of the site abuts farmland. The development of this site for housing would be compatible with existing adjacent uses, and no amenity issues would be anticipated.
Relationship to Settlement	Development of the site would result in an uncontained incursion into open countryside. Development of the site would lead to urban sprawl and would not consolidate the settlement footprint. It would extend village away from its centre as it is on the op
Highways/ Access Issues	Access could be obtained from B6302. Major improvements to local highway infrastructure required for this size of housing site. Impact on Stone Bridge R/but.
Landscape Impact	Incursion into attractive countryside entailing coalescence of Ushaw Moor and Broompark. Prominent from eastern approaches. Effects on Green Belt functions would need to be assessed.
Biodiversity Impact	Deerness Valley (CWS) is 510m from the site. Further investigation required by the proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impacts/habitat disturbance.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation. Grade II listed West Broom House to SW of site across the B6302 and Grade II listed
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Mitigation required. Some overland flow and surface water issues- may be mitigated by site layout or by incorporation of SuDS.
Topography	No known issues. Site is relatively flat which would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is currently served with a single residential driveway access at a substandard location fronting the A167. As this is an existing single width residential driveway and no objection is offered to a modest increase in residential units for the site off the private driveway. However if the site was to be developed with a yield which reflects the full theoretical capacity of the site a full engineered and adopted residential access road would need to be provided. It would not be possible to engineer an access road from the A167 safely and to current design standards. Therefore access would not be possible from the A167.
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4/UM/10	
SITE DETAILS	
Site Name	Land East of Bracken Court
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.58
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to a school (north), sports facility (east) and housing areas to the west. In view of adjacent land uses no amenity issues are anticipated, however, the loss of the woodland would be harmful to local amenity.
Relationship to Settlement	Site is fully contained within the settlement.
Highways/ Access Issues	Highway access can be achieved from Bracken Court, however, it will require 3rd party land. This could impact on viability if it comprises a ransom strip.
Landscape Impact	Site provides an attractive backdrop to the settlement as it merges with the countryside. It is also situated within the greenbelt, which if developed, would undermine/erode the principles of having the greenbelt.
Biodiversity Impact	The site is currently occupied by a number of mature trees which could have biodiversity potential. Further investigation required by proposer to establish what adverse impact would accrue as a consequence of developing the site and felling the trees.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2962
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	Site slopes gently from north to south which would influence the design/layout of any development, but would not pose any significant barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is Green Belt and is currently an existing woodland which contains a number of mature trees which add amenity value to a predominantly residential area. Access is only possible by acquiring third party land. For these reasons the site is unsuitable.

4/UM/11	
SITE DETAILS	
Site Name	Land adjacent to Deerness Valley School
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	2.36
Estimated Yield	71
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is used as agricultural/scrubland. Existing housing is present to the north and south of the site, with farmland to the west, and school to the east. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site adjoins Ushaw Moor to the south and is bounded by the road network (west and north). Its development would merge Ushaw Moor with Bearpark (coalescence between the two villages). This would destroy the separation between the two, but it would not lead
Highways/ Access Issues	Minor localised highway improvements required. Access could be possible from Whitehouse Lane and/or Woodland Road via new junctions subject to level differences.
Landscape Impact	The development of this site would require structural landscaping. Despite this form of mitigation significant adverse visual and landscape impact would occur on account it is a prominent site resulting in the coalescence of Ushaw Moor and Bearpark. Site is also within the green belt, and if developed, the objectives of green belt would be eroded/undermined.
Biodiversity Impact	Deerness Valley (CWS) and Lower Browney Valley are 900m and 1.2km respectively from the site. Further investigation required by proposer to establish what mitigation may be required in respect of reducing potential adverse effect as a result of increased recreational impacts/habitat disturbance.
Heritage Impact	The size of the site would require an archaeological assessment as part of any future planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	No significant issues. Site slopes, but this is similar to adjacent areas and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the Green Belt. It is unsuitable because development here would lead to coalescence between Ushaw

	Moor and Bearpark. Development of the site would also have a significant adverse visual impact.
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4/UM/12	
SITE DETAILS	
Site Name	Ushaw Moor Infant School
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.41
Estimated Yield	12
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	11/00823/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is nearing completion after having being granted planning permission in 2011.

4/UM/14	
SITE DETAILS	
Site Name	Land adjacent to Broom Hall Farm
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.84
Estimated Yield	25
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing residential areas (east and south) with countryside to the north. Its development for housing would be a compatible use and no amenity issues would be anticipated.
Relationship to Settlement	Site is a long linear land parcel which abuts the settlement at only its southern edge where it meets the existing highway. The site is fairly open. Despite this, it does not encroach significantly into the open countryside and with the existing farmstead
Highways/ Access Issues	Site can be accessed from the adopted highway at Broom Hall Drive.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact. The site is also located within the green belt and its development undermine the purposes of the green belt designation.
Biodiversity Impact	A CWS lies within 650m of the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Historic Environment Record (HER) site within 400m of this site, however this has an unclear definition. Further archaeological investigation required to establish extent of the record, and whether there would be any adverse impact.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	Site slopes gently from east to west, but this would not unduly influence the design/layout of housing and poses no problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is Green Belt and has previously been refused planning permission at appeal. The site is unsuitable on this basis.

4/UM/15	
SITE DETAILS	
Site Name	South of Cockhouse Lane
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	2.50
Estimated Yield	75
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/UM/16	
SITE DETAILS	
Site Name	Land at Broom Hall Drive
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.62
Estimated Yield	19
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1054
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete.

4/UM/17	
SITE DETAILS	
Site Name	Land West of Station Terrace
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	1.30
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Bounded by existing housing and garages to the east and to the North across Cockhouse Lane are residential. Adjacent to site 4/UM/02 to the west and south
Relationship to Settlement	This site is uncontained to the south and west and would extend the settlement in an illogical manner. The site is bound by residential to the north and east.
Highways/ Access Issues	A single vehicular access can be created onto the B6302 to serve this site. However it would be beneficial if this site were developed in conjunction with Site Ref. 4/UM/02 and as such be able to accommodate the easternmost secondary vehicular access for the combined Site Ref. 4/UM/02 & 17 site. Minimum 1.8 metres wide footway required to site frontage. Vegetation may need to be removed to accommodate junction sight visibility splays. Similar to Site Ref. 4/UM/02 a noticeable level difference exists between the B6302 and the site over the central to western section of site frontage which may require significant engineering works to overcome for a vehicular access to be created in this vicinity.
Landscape Impact	Site will be prominent in landscape from settlements to the south.
Biodiversity Impact	Deerness Valley CWS is within 400m of the site, therefore essential ecological advice needed.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA1939
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	None site slopes north to south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	There are a good range of services and facilities in Ushaw Moor however development would have a significant adverse visual impact.. The site is identified as allotments in Open Space Needs Assessment and is well used. Access is possible although significant improvements would be required. Deerness Valley CWS is within 400m of the site, therefore essential ecological advice needed. Site is deemed unsuitable for these reasons.

4/UM/18	
SITE DETAILS	
Site Name	Oversteads House Skippers Meadow
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.28
Estimated Yield	8
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	4/12/00557/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

4/UM/19	
SITE DETAILS	
Site Name	Land east of Aldridge Court
Settlement	Ushaw Moor
Local Plan Monitoring Area	Central
Developable Area	0.99
Estimated Yield	30
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development to west, farm fields to east.
Relationship to Settlement	The site is located on the edge of the built up area, and only partially contained to the south in an area which would be difficult to develop owing to a lack of vehicular access and however
Highways/ Access Issues	Access to the site appears to be from Aldridge court via a private vehicular drive. Access would need to be upgraded to an adoptable 4.8m carriageway with 1.8m footways. Provided this can be achieved the site would be suitable. The site is in a reasonable location for local facilities and public transport.
Landscape Impact	Small incursion into open countryside although a small part (south) would entail consolidation / rounding. Would remove some open views out from properties and public realm on edge of Middlewood. The site lies largely in green belt and development would entail some loss of openness. Unlikely otherwise to have significant landscape effects.
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	There is no archaeological objection to this site.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	South of site at risk of surface water flooding and overland flow, according to records. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is mostly contained within the green belt, apart from a small portion to the south. The area outside of the green belt forms an area of informal open space for existing dwellings and would not be developable in isolation owing to a lack of vehicular access. Access to the site from Aldridge Court would

	not be possible without significant improvements to existing shared driveway.
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4/WG/01	
SITE DETAILS	
Site Name	Land at Witton Hall Farm, Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	0.77
Estimated Yield	23
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03889/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is currently occupied by an existing farm complex with some residential properties to the north. The wider character of the area is open within agricultural land. Otherwise the site is surrounded by open countryside. In view of adjacent land
Relationship to Settlement	The site is within a peripheral location to the built up form of the settlement. The site is remote given the severance of the A691.
Highways/ Access Issues	No highway issues.
Landscape Impact	Whilst the development of this site would result in some adverse residual landscape impact this is not considered to be of a sufficient degree to discount on this basis. However, development of this site will have an impact on the openness of the Green Belt and no exceptional circumstances have been identified for this site's redevelopment. No logical modifications to the existing Green Belt boundary have been identified.
Biodiversity Impact	Adjacent dene and burn. Also borders Area of High Landscape Value, ancient woodland, site of nature conservation interest and falls within the wildlife corridor.
Heritage Impact	Major negative heritage impact as site is upon site of Witton Hall and remains of hospital which is Grade II* and Grade II listed barn. Site is also within 400 metres of St Michaels Church which is Grade II listed and may impact upon setting. Limited oppo
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not fall within a flood zone and therefore no known issues. The River Browney is a flood zone, however. The Strategic Flood Risk Assessment has identified the area as prone to surface water flooding.
Topography	Site would be redeveloping existing Hall, so would be fairly flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site has planning permission for the conversion of 2 barns into 3 dwellings, the site is within a peripheral location to the built up form of the settlement as well as being remote given the severance of the A691. The site is within the existing Green Belt and its development would have an adverse impact

	<p>on its openness. In addition, the site also borders an area of High Landscape Value, ancient woodland, a site of nature conservation interest and falls within the wildlife corridor and will therefore have an unacceptable environmental impact which could not be adequately mitigated. There is a grade II* listed building within the site which may impact on the viability of a scheme due to impact on the setting, yield and the quality of the build and design.</p>
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4/WG/02	
SITE DETAILS	
Site Name	Land at Snook Acre, Front Street, Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	0.45
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03779/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is currently paddock. Pub and housing adjacent. Noise from main road will be a major issue. Abuts 4/WG/05.
Relationship to Settlement	The site lies between the bypass and Front Street near to residential units and a public house.
Highways/ Access Issues	Single access junction from Front Street plus some frontage development would be acceptable
Landscape Impact	Some adverse impact on the landscape would remain. However development within the footprint of the farm would have modest landscape and visual impacts.
Biodiversity Impact	This site is part of the Sacriston Subglacial Channel Local Geological Site and therefore a Category 1 designation site.
Heritage Impact	Possible impact on listed buildings adjacent and their setting.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is at risk from surface water flooding which would need to be investigated further.
Topography	Low lying and sloping, but no major issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Although the (category 1) Sacriston Subglacial Channels Local Geological feature runs through the site, the site has been granted planning permission as it was considered that the benefits that the development would bring in terms of introducing a range of new housing stock into the village as well contributions towards open space/recreational facilities and public art would outweigh the potential harm to the local geological site.

4/WG/03a	
SITE DETAILS	
Site Name	Land Adjacent to Witton Gilbert Carriageway
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	1.50
Estimated Yield	45
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing on one (long) side and to farmland on the others. Adjacent housing is mid-C20th semi-detached houses. Site lies in Green Belt- impact on Green Belt not assessed but no obvious reason to allow. Amenity Mitigation Issues: The site is
Relationship to Settlement	Site is situated on the edge of the settlement.
Highways/ Access Issues	Not suitable. Access will not be approved from A691. No other access is apparent. Major access issues.
Landscape Impact	Incursion into countryside but relatively well related to existing settlement form and not prominent in wider views. Loss of public open space would need to be evaluated. Effects on Green Belt functions would need to be assessed.
Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 340m from the site and connected by Public Right of Way so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA792
Pollution Issues	None Identified
Flood Risk	The site is identified as having the potential for surface water flooding and further investigation would be required.
Topography	Site slopes but this should not cause a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the green belt and development would result in the loss of public open space. The site is a recreation ground and designated in the Open Space Needs Assessment. There are surface water flooding issues identified on the site which would need to be addressed and potential ecology constraints that would require assessment. Highways have identified that the site cannot be accessed from the A691 and an alternative access has not been identified. The site is deemed unsuitable for these reasons.

4/WG/03b	
SITE DETAILS	
Site Name	Land Adjacent to Witton Gilbert Carriageway
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	1.91
Estimated Yield	57
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing on one (long) side and to farmland on the others. Adjacent housing is mid-C20th semi-detached houses. Site lies in Green Belt- impact on Green Belt not assessed but no obvious reason to allow. Amenity Mitigation Issues: The site is
Relationship to Settlement	Site is on the edge of the village.
Highways/ Access Issues	Not suitable. Access will not be approved from A691. No other access is apparent. Major access issues.
Landscape Impact	Incursion into countryside but relatively well related to existing settlement form and not prominent in wider views. Effects on Green Belt functions would need to be assessed.
Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 340m from the site and connected by Public Right of Way so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA792
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No identified issues with flooding on this site.
Topography	Site slopes but this should not cause a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would result in an incursion into countryside but it is relatively well related to existing settlement form and not prominent in wider views. That said the site falls within the Green Belt. Highways have also identified that the site cannot be accessed from the A691 and an alternative access has not been identified. In addition the site is adjacent to the A691 so measures to minimise air and noise pollution will be required and the site fails on walk distance to the nearest bus stops. The site is deemed unsuitable for these reasons.

4/WG/04	
SITE DETAILS	
Site Name	Land East of Brookside, Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	2.52
Estimated Yield	76
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjoins housing along one (long) side- other sides abut farmland. Adjacent housing is later C20th detached houses at medium-to-low density. Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Site is not adjacent to any adopted highway. No access available.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain- incursion into attractive open countryside. Site lies in Green Belt: impact on Green Belt not assessed but no obvious reason to allow.
Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 580m from the site and connected by PROW so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Sloping site. Mitigation would allow housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is Green Belt. There is no suitable highway access. Development here would lead to encroachment into attractive countryside and associated visual impact. For these reasons the site is deemed unsuitable.

4/WG/05	
SITE DETAILS	
Site Name	Land South of Front Street, Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	1.39
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to housing and businesses to the north; to private gardens or yards to the east and west; and to the A691 to the south. Adjacent buildings vary in age and style but form part of the historic village centre. The site is adjacent to the A691 so me
Relationship to Settlement	The site lies to the south of residential properties within Witton Gilbert.
Highways/ Access Issues	No highway issues.
Landscape Impact	Structural landscaping required. Despite mitigation some adverse visual impact on the landscape will remain.
Biodiversity Impact	Further investigation required. Lower Browney Valley (CWS) is 320m from the site and connected by PROW so further advice from the ecology team may be required in respect of potentially mitigating for increased recreational impacts.
Heritage Impact	Development could affect the setting of the Grade II listed former Smithy to the North of the site. This could be a minor negative, which could be mitigated by low density development immediately South of the listed building.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is identified as being at risk from surface water flooding and further investigation is required.
Topography	None identified. Site is slightly sloping, however.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site would result in backland development on land between Front Street (B6312) and the bypass (A691). Issues of noise would need to be reviewed and addressed. Despite mitigation some adverse visual impact on the landscape will remain and there could be some impact on the Grade II listed building and careful design would be necessary. Surface water flooding on the site would need to be addressed. There are known capacity issues at the Witton Gilbert Sewage Treatment Works and improvement works should be completed by 2020. The site is deemed unsuitable for these reasons.

4/WG/06/A	
SITE DETAILS	
Site Name	Land west of Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	13.27
Estimated Yield	398
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/WG/06/B	
SITE DETAILS	
Site Name	Land west of Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	5.66
Estimated Yield	170
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/WG/07	
SITE DETAILS	
Site Name	Land north of Witton Gilbert
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	1.22
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including existing housing to the north east and open countryside. The B 6532 runs along the eastern boundary of the site and may give rise to noise issues. Further investigation is required to identify if the
Relationship to Settlement	This site extends beyond the built up area of the settlement, into adjacent countryside. It breaches the brow of the hill and does not have a good visual relationship with the settlement.
Highways/ Access Issues	The site lies outside Witton Gilbert and is closer to Sacriston. Poorly related to both settlements and difficult to achieve acceptable access.
Landscape Impact	This is a prominent site that breaches the brow of the hill, and is exceptionally visible from parts of Durham City, surrounding roads and settlements. Development would have significant adverse impacts on the landscape and by intruding into the narrow gap between Witton Gilbert and Sacriston would threaten the separate identity of these settlements. The site is also high quality, Grade 3 agricultural land.
Biodiversity Impact	The site is 400 metres from Sacriston Wood Local Wildlife Site. Further investigation is required of potential ecological impacts along with any associated need for mitigation.
Heritage Impact	There is evidence of archaeological interest in the site. Further investigation is required to establish potential impacts on any area of archaeological interest within or near the site along with the need for associated mitigation measures.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	This is a steeply sloping site with gradients which may prejudice development and this requires further investigation.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unsuitable for housing development. It is a prominent site that breaches the brow of the hill, and is exceptionally visible from parts of Durham City, surrounding roads and settlements. Development would have significant adverse impacts on the landscape and by intruding into the

	narrow gap between Witton Gilbert and Sacriston would threaten the seperate identity of these settlements. Highway access into the site would also be difficult to achieve.
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4/WG/08	
SITE DETAILS	
Site Name	Allotment Gardens
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	School and housing adjacent. Outdoor sport space to West.
Relationship to Settlement	Site is bounded on one side (East) by housing, and to the South and South East by a road and housing. It is just outside the current settlement boundary, however.
Highways/ Access Issues	Access from Acorn Croft acceptable.
Landscape Impact	Low landscape and visual impacts but loss of well-used and well managed allotments in a convenient location.
Biodiversity Impact	Possible. Further assessment may be required.
Heritage Impact	No known issues, but further investigation may be required.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2462
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	No known issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is well used and well maintained allotments (OSNA/4/359). The Open Space Needs Assessment identifies a significant shortfall in provision within the ward area. The site is deemed unsuitable for this reason.

4/WG/09	
SITE DETAILS	
Site Name	Land North of Rose Lea
Settlement	Witton Gilbert
Local Plan Monitoring Area	Central
Developable Area	1.18
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There are existing power lines which cross the length of the site.
Relationship to Settlement	Edge of settlement. Not well contained within the built form. Within walking distance of settlement centre.
Highways/ Access Issues	Highways have identified that there is no vehicular access point from The Crescent Witton Gilbert. Access may be acceptable from the B6312 Sacriston Lane subject to speed measurements and suitable design .
Landscape Impact	Development would result in some adverse residual landscape and visual impact. No impact on landscape designation. Identified as Landscape Improvement Priority Area.
Biodiversity Impact	Ecology have confirmed that there are no known issues on this site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter, should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no flood risk issues on this site.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is in the Green Belt. Highways have identified that there is no vehicular access point from The Crescent Witton Gilbert. Access may be acceptable from the B6312 Sacriston Lane subject to speed measurements and suitable design. Development would result in some adverse residual landscape and visual impact. Site is deemed unsuitable to reflect need for further highways assessment and a small part of the site being in the Green Belt.

4/WR/01	
SITE DETAILS	
Site Name	Land at Finchale View, West Rainton, WR005
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	1.28
Estimated Yield	38
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	4/08/01048/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA365
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete.

4/WR/02	
SITE DETAILS	
Site Name	Land at Station Road, West Rainton
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	9.80
Estimated Yield	294
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CMA/4/112
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by open countryside to the south, bounded by the A690 to the east, and the former Leamside Line to the west. Recent housing development has taken place to NE corner of the site with properties fronting on to A690. Development of the
Relationship to Settlement	Site adjoins the settlement on only 1 side (north eastern edge) and its development represents an extension to the settlement southwards.
Highways/ Access Issues	Access is available but the impact of traffic from this development on the A690 junctions at West Rainton would need to be assessed in greater detail.
Landscape Impact	The development of the site would have a significant adverse residual landscape and visual impact (despite mitigation). The site is within a landscape improvement priority area and significant adverse residual impacts would occur if developed.
Biodiversity Impact	The site is within 500m of a pond with potential for Crested Newts and 800m of Moorhouse LWS. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	The site is over 1ha so an archaeological survey will be required. Development may also impact upon the scheduled monument of mining remains in Mallygill wood. This could possibly be mitigated by screening.
Open Space Issues	Site adjoins Amenity Green Space, OSNA ID:OSNA2781 however this is not a constraint.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are surface water issues on the site. Further investigation by the proposer is required to determine the mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.

Topography	The site slopes towards the north west. This would not pose any problems to development, however, the design and layout of the site would have to take this into account.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission granted 27th August 2015 - Residential development of 150 dwellings, small scale community hub within use classes A1, A2, A3, A4 and A5 of up to 950 sq m and within use class D1 of up to 950 sq m with open space, hard and soft landscaping and associated infrastructure (outline), all matters reserved except access) including off site highway improvements

4/WR/02a	
SITE DETAILS	
Site Name	Southern Land at Station Road, West Rainton
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	14.33
Estimated Yield	430
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use and open countryside surrounds the site. The site is also bounded by the A690 to the east and the former Leamside line to the west. Development of the majority of the site for housing would be compatible with exis
Relationship to Settlement	Site is unattached to the settlement of West Rainton, and would represent an illogical extension if developed in isolation. Could only be developed sequentially after 4/WR/02 had been built first, or in conjunction with that site as part of the comprehensi
Highways/ Access Issues	Access is available but via adjacent WR/02a site only. The impact of traffic from this development on the A690 junctions at West Rainton will need to be assessed further in more detail.
Landscape Impact	The development on the site would have a significant adverse residual landscape and visual impact on a prominent sloping site. The site is within a landscape improvement priority area and significant adverse residual impacts would occur if developed.
Biodiversity Impact	<p>The site is within 500m of a pond with potential for Crested Newts. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of development.</p> <p>This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.</p>
Heritage Impact	The site is over 1ha so an archaeological survey will be required as part of any future planning application.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are surface water and overland flow issues on the site. Further investigation by the proposer is required to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterillised by flood risk.
Topography	The site slopes towards the north west. It is not considered that this would pose any significant problems to development,

	however, the design and layout of the site would have to take this into consideration.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and is outside of the West Rainton settlement. Development would represent a very large extension to the village which would need to be developed alongside the adjacent site (4/WR/02) to possibly be considered a logical expansion of the settlement. The resultant site would double the size of the settlement and would be poorly related to the built form and inappropriate in relation to the relative sustainability of the settlement. The development of the site would also have a significant adverse visual and landscape impact, and would undermine the Green Belt through loss of openness. Access to services is relatively poor.

4/WR/04	
SITE DETAILS	
Site Name	Land North of Finchale View, West Rainton
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	0.59
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The Previously Developed Land site is currently used as scrubland with a recent housing estate to the south. The disused Leamside Line is located to the west, meaning if this route was ever reopened appropriate noise attenuation may be necessary. Otherwis
Relationship to Settlement	The site adjoins the settlement on only its southern side, and abuts the recently completed housing estate (4/WR/01). Its development would represent an extension of the settlement to the north west, but the site would be well contained having clearly def
Highways/ Access Issues	Access could be obtained from Finchale View development but this would add to the traffic using the Rainton Gate junction onto A690. Further investigation in the form of a Traffic Assessment would be required to establish if this acceptable.
Landscape Impact	The development of this site would present an opportunity to enhance the landscape and visual impact of this site/area.
Biodiversity Impact	The site is situated within 500m of a pond with potential for crested newts and 1km of Malygill Woods Local Wildlife Site. Further investigation required by proposer to establish what mitigation may be necessary in order to reduce potential adverse impact on protected species/Local Wildlife Site as result of increased recreational activity.
Heritage Impact	Grade II listed railway bridge to south but setting unlikely to be compromised by development on this site
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA365
Pollution Issues	None Identified
Flood Risk	Parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	No issues - the site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is physically well contained and adjoins a recently completed housing estate to the south. Development would

	<p>reuse previously developed land and improve the visual appearance of the area. Access could be obtained from Finchale View development but this would add to the traffic using the Rainton Gate junction onto A690 and a full traffic assessment would be required to establish if this was acceptable. Development would impact upon open space which was desgined as part of the layout of the adjacent new housing development and the site is within 500 of a potential great crested newt pond and so further investigation would be required. For these reasons the site has been deemed unsuitable.</p>
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4/WR/05	
SITE DETAILS	
Site Name	Land at Woodland View, West Rainton
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	0.98
Estimated Yield	29
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises amenity open space within a predominantly residential area. Residential properties surround the site (former Council housing), and a petrol station is adjacent to the site. The A690 is situated in close proximity to the south of the site, a
Relationship to Settlement	The site is fully contained within the settlement of West Rainton.
Highways/ Access Issues	Access to existing highway is possible from Chantry Place. Extra traffic using A690 junctions would need further consideration to determine capacity of network to adsorb additional traffic.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact. However, it is not considered to be of a sufficient degree to discount for this reason. The loss of open space is however of greater importance (see impact upon open space)
Biodiversity Impact	The site is located within 500m of a pond with potential for crested newts - further investigation required to establish what mitigation may be necessary in respect of reducing potential adverse effect to protected species as a result of increased recreational impact.
Heritage Impact	No known issues.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1537
Pollution Issues	None Identified
Flood Risk	Site has some small areas which are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterillised by flood risk.
Topography	The site is flat with isolated trees located on the site. It is not considered that the topogrpahy would pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in the loss of valuable amenity open space adjacent to a residential area. The open space enhances the setting of the residential area. The site contains a number of trees, which although not mature, add amenity value to the area. Little scope to develop a smaller part of the site. The site is therefore deemed unsuitable.

4/WR/06	
SITE DETAILS	
Site Name	West Rainton Stables Farm
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	10.57
Estimated Yield	317
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

4/WR/07	
SITE DETAILS	
Site Name	Rainton Lodge
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	6.16
Estimated Yield	185
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	11/00975/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied as a paddock and neighbouring land uses comprise open countryside and farmland. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site adjoins the settlement on only 1 side (southern edge) and its development would represent a significant encroachment into the open countryside.
Highways/ Access Issues	Access could be obtained from North Street but the cumulative effect of additional traffic on A690 junctions could be significant.
Landscape Impact	The development of this site would have a significant adverse residual landscape and visual impact. This negative landscape impact would be exacerbated on account it is a prominent sloping site. The site is within a landscape improvement priority area.
Biodiversity Impact	Site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. This is not considered to be a barrier to developing this site.
Heritage Impact	Possible minor negative on setting of Church of St Mary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding issues identified.
Topography	The site is steeply sloping from south to north, and the design and layout of the site would have to take this into account.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located outside of the existing settlement and would result in significant encroachment into high quality countryside. Development would be poorly contained and poorly related to the existing settlement. Access could be obtained from North Street but the cumulative effect of additional traffic on A690 junctions could be significant. Development could have an adverse impact on the setting of a listed building. For these reasons the site is deemed unsuitable.

4/WR/08	
SITE DETAILS	
Site Name	Land to the North of Station Road
Settlement	Leamside
Local Plan Monitoring Area	Central
Developable Area	1.50
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes, and adjoins existing housing on its western side. Farmland is situated to the north of the site, with the former Leamside line located to the east. In view of adjacent land uses no significant amenity
Relationship to Settlement	The site adjoins the small village of Leamside on its western boundary only. The scale of development which the site could accommodate would be out of kilter with Leamside's size, scale and function.
Highways/ Access Issues	There is no feasible access to the adopted highway. The impact of traffic from this development on the A690 junctions at West Rainton will need to be assessed in greater detail to establish whether the network can absorb the additional traffic which would result from the development..
Landscape Impact	The development on this site would result in some adverse residual landscape and visual impact. However, this issue alone is not considered to be a reason to discount development. The site is situated within the green belt, and its development would conflict with the purposes of the green belt. The site is also within a landscape improvement priority area.
Biodiversity Impact	<p>The site is located within 500m of a pond with potential for great crested newts. It is also within 800m of Malygill Wood LWS. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to the LWS and protected species as a result of increased recreational impact.</p> <p>This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.</p>
Heritage Impact	The site is over 1ha in size meaning an archaeological assessment would need to accompany any future planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified

Flood Risk	Parts of the site are at risk from surface water flooding. Further investigation required by the proposer to establish mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and outside of the existing settlement. Development would be poorly contained and would result in significant encroachment into high quality countryside, and undermine green belt objectives. Access to services is poor. An acceptable vehicular access is also not achievable. For these reasons the site is deemed unsuitable.

4/WR/09	
SITE DETAILS	
Site Name	Paddock to the east of Pithouse Lane
Settlement	Leamside
Local Plan Monitoring Area	Central
Developable Area	0.40
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used as a paddock, and is situated adjacent to the horse riding school (east). In view of adjacent land uses no significant amenity issues are anticipated.
Relationship to Settlement	The site is an uncontained land parcel which abuts an existing property within Leamside at its southern boundary only. Development would constitute linear sprawl/ribbon development and encroachment into countryside.
Highways/ Access Issues	Access is feasible from Pithouse Lane. The impact of traffic from this development on the A690 junctions at West Rainton will need to be assessed.
Landscape Impact	The development of this site would represent an incursion into open countryside, and would have a significant adverse residual landscape and visual impact (after mitigation). The site is located within a Landscape Improvement Priority Area.
Biodiversity Impact	<p>The site is within 500m of a pond with potential for Crested Newts, and 1km of Malygill Woods LWS. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing harmful impact to protected species and a LWS as a result of increased recreational impact.</p> <p>This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.</p>
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is identified as being at risk from surface water flooding and further investigation will be necessary.
Topography	The site is flat and would pose no problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and outside of the existing settlement. Development would be poorly contained and would result in significant encroachment into high quality

	<p>countryside, and undermine green belt objectives. Access to services, facilities and job opportunities is poor. Development of the site would have a significant adverse landscape and visual impact (despite mitigation). For these reasons the site is deemed unsuitable.</p>
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4/WR/10	
SITE DETAILS	
Site Name	Land to the West of Pithouse Lane
Settlement	Leamside
Local Plan Monitoring Area	Central
Developable Area	4.50
Estimated Yield	135
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is enclosed by the road network to the north and NE. The A1(M) is located to the west of the site. The proximity of this strategic road network to the site is likely to generate both noise and air pollution concerns. If the Leamside line were to
Relationship to Settlement	The site adjoins the small village of Leamside on its eastern boundary only. The scale of development which the site could accommodate would be out of kilter with Leamside's size, scale and function.
Highways/ Access Issues	Access is feasible from Pithouse Lane. The impact of traffic from this development on the A690 junctions at West Rainton will need to be assessed to establish if the road network has the capacity to absorb additional development.
Landscape Impact	The development of this site would have a significant adverse residual landscape and visual impact (despite mitigation). The site is also situated within the Green Belt and its development would conflict with the purposes of having Green Belt. The site is within a landscape improvement priority area.
Biodiversity Impact	The site is within 500m of a pond with potential for Crested Newts and within 1km of Malygill Woods Local Wildlife Site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing harmful impact to protected species and a Local Wildlife Sites.
Heritage Impact	The site is over 1ha so an archaeological survey will be required as part of any future planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water and overland flow issues. Further investigation by the proposer is required to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat, however, there are power lines which run across the site. These have the potential to preclude development on a significant portion of the site if they cannot be diverted. Significant cost associated with diversion, which would impact on
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and outside of the existing settlement. Development would be poorly contained and would result in significant encroachment into high quality countryside. Access to services, facilities and job opportunities is poor. Development of the site would have a significant adverse landscape and visual impact. For these reasons the site is deemed unsuitable.

4/WR/11	
SITE DETAILS	
Site Name	Land at Poplar Cottage
Settlement	Leamside
Local Plan Monitoring Area	Central
Developable Area	1.30
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used for agricultural purposes. Isolated residential properties are located to east of the site. Open countryside surrounds the site. The A1(M) abuts the western boundary of the site. The A1(M) is located to the west of the site. The
Relationship to Settlement	The site is within a peripheral location to the settlement of Leamside. It's development would constitute significant incursion into open countryside.
Highways/ Access Issues	Not accessible to the adopted highway network at present. The impact of traffic from this development on the A690 junctions at West Rainton will need to be assessed.
Landscape Impact	The development of this site would have a significant adverse residual landscape and visual impact. The site is located within the Green Belt and its development would undermine the purposes of having the Green Belt. The site is located within the Landscape Improvement Priority Area.
Biodiversity Impact	The site is within 500m of a pond with potential for Crested Newts. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing harmful impact to protected species.
Heritage Impact	The site is over 1ha so an archaeological survey will be required as part of any future planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site is flat which would not pose any problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located in the Green Belt and outside of the existing settlement. Development would be poorly contained and would result in significant encroachment into high quality countryside and undermine green belt objectives. Access to services, facilities and job opportunities is poor. Development of the site would have a significant adverse landscape and visual impact. The site is deemed unsuitable for these reasons.

4/WR/12	
SITE DETAILS	
Site Name	Land at T Hardy Coal Merchants
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	0.16
Estimated Yield	5
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	10/00237/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is a former coal merchants and is adjacent to 2 recently constructed dwellings, and the route of the former Leamside Line. In view of adjacent land uses no amenity issues are anticipated, and this is reinforced by the fact the site has planning permi
Relationship to Settlement	The site adjoins the settlement on its eastern boundary, and is contained by the former Leamside Line to the west. The site is well contained and its development would not lead to encroachment into the countryside.
Highways/ Access Issues	Site has planning permission and highway access formed part of that assessment. Whilst there is restricted visibility from the NW as a result of the vegetation and the 'S' bend, this access has previously served a public house and coal merchant's yard. Housing access is possible subject to junction improvements relating to footpaths and vehicular accesses.
Landscape Impact	The development of this site presents an opportunity to enhance the landscape and visual appearance of this site.
Biodiversity Impact	The site is within 800 metres of Moorhouse Local Wildlife Site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact.
Heritage Impact	There are no listed buildings on the sites, however, the nearby bridge over the former Leamside Line is a grade II listed structure. The development of this site would need careful design.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	No issues - The site is flat and would pose no problems to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site had previously benefited from planning permission for 14 dwellings on the former coal merchants, which has now lapsed. The site is well contained and its development would

	<p>not lead to encroachment into the countryside. The development of the site would improve the visual appearance of the area. Highways access improvements were required as part of the lapsed planning permission but there were no other issues to be resolved.</p>
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4/WR/13	
SITE DETAILS	
Site Name	Land To The North East Of Hycroft Benridge Bank
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	2.05
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/17/03214/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

4/WR/14	
SITE DETAILS	
Site Name	Land North of Haswells Homer Hill Farm Shop
Settlement	West Rainton
Local Plan Monitoring Area	Central
Developable Area	0.73
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to farm complex which includes shop - mitigation may be required.
Relationship to Settlement	Site is located between existing settlement edge and farm complex - partially contained however the main settlement is on the opposite side of the A690 which has a severing effect upon development within this cluster to the east.
Highways/ Access Issues	Access could be achieved from Pittington Road . The County Council are presently designing a traffic signals scheme at the Pittington Road/ A690 junction which would accommodate the additional movements at the A690 . The site is in a poor location for local facilities but reasonably close to public transport.
Landscape Impact	Small incursion into open countryside between existing settlement edge and large farm / farm shop complex. The site is in green belt and development would entail a loss of openness. Unlikely otherwise to have significant landscape effects.
Biodiversity Impact	Standard survey requirements would be needed in order to identify any mitigation or compensation required in relation to on site biodiversity delivery.
Heritage Impact	A historic tramway runs through this site and recording of the below-ground deposits would be required however this could be secured through a planning condition.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is in green belt and development would entail a loss of openness. The site is poorly related to the main settlement if West Rainton.

5/BL/01	
SITE DETAILS	
Site Name	B1: Land at Pattison Gardens
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	1.34
Estimated Yield	40
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PLAN/2007/0029
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Built-out

5/BL/02	
SITE DETAILS	
Site Name	B2: Coast Road
Settlement	Blackhall Rocks
Local Plan Monitoring Area	East
Developable Area	0.39
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/BL/03	
SITE DETAILS	
Site Name	B3: Coast Road
Settlement	Blackhall Rocks
Local Plan Monitoring Area	East
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/BL/04	
SITE DETAILS	
Site Name	B4: Coronation Garage
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	0.60
Estimated Yield	18
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/BL/05	
SITE DETAILS	
Site Name	B5: Rear of Corry Close
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	0.60
Estimated Yield	18
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are likely to be compatible with residential use, including housing and coastal land. However, it is also adjacent to the East Coast Mail Line which is likely to give rise to issues of noise and vibration which may
Relationship to Settlement	The site extends beyond the edge of the settlement, extending development nearer to the coast into a protected habitat for bird species.
Highways/ Access Issues	This site could be accessed by the extension of East Street into the site.
Landscape Impact	The site extends northeastwards from Blackhall Rocks across an area of open land. It is bounded to the north east by the east coast mainline with the coast beyond. Development would have some impact on the landscape. and may result in the loss of open space adjacent to dense areas of housing.
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2945
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.

5/BL/06	
SITE DETAILS	
Site Name	B6: Rear of Petrol Station
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	0.68
Estimated Yield	20
Land Typology	Mostly Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development including housing and coastal land. However, it is also adjacent to the east coast main line which is likely to give rise to issues of noise and vibration which may
Relationship to Settlement	The site is surrounded on three sides by established housing areas.
Highways/ Access Issues	It does not appear that an acceptable access can be achieved. This site is detached from the public highway of Coronation Avenue, which is itself not of a sufficient standard to support a development such as this without improvements to carriageway/footways, which would require land to be acquired from the garage site.
Landscape Impact	The site extends across an area of amenity open space on the north eastern edge of Blackhall Rocks. It is bounded to the north east by the east coast mainline with the coast beyond. Development would have some impact on the landscape. and may result in the loss of amenity open space adjacent to dense areas of housing.
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species. The site is adjacent to Blackhall Grasslands LNR
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1781
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.

Flood Risk	There are a number of small areas within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land steri
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site extends across an area of amenity open space in a residential area on the north eastern edge of Blackhall Rocks. It is bounded to the north east by the east coast mainline with the coast beyond. It also appears that an acceptable highway access cannot be achieved.</p> <p>The site is also within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p>

5/BL/07	
SITE DETAILS	
Site Name	B7: Rear of Belmonte Avenue
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	0.47
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and open countryside. The site is also adjacent to the East Coast Main Line which is likely to give rise to noise and vibration which will need to be m
Relationship to Settlement	Development would extend this very elongated settlement and appear as ribbon development.
Highways/ Access Issues	Access would require aquisition of 3rd party land
Landscape Impact	The site extends across an area of amenity open space on the south eastern edge of Blackhall Rocks. It is bounded to the north east by the east coast mainline with the coast beyond. It is bisected by a small burn. Development would have some impact on the landscape. and may result in the loss of attractive amenity open space adjacent to dense area of housing. If the site is developed, planting along the stream edge should be retained and strong peripheral planting provided along the south eastern boundary.
Biodiversity Impact	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>The site is adjacent to Blackhall Grasslands Local Nature Reserve. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	This site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are

	necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is bisected by a minor watercourse which is likely to affect layout and yield. Otherwise, the site is relatively level with no obvious barriers to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.

5/BL/08	
SITE DETAILS	
Site Name	B8: Atlee Avenue_Bevin Grove
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	0.78
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	Residential development could consolidate the settlement edge but buffering and planting would be required along the burnside which forms the eastern boundary of the site.
Highways/ Access Issues	This site is land-locked and would not appear to be able to be accessed without the demolition of some existing residential properties.
Landscape Impact	This site extends eastward from the outer edge of the settlement, over open countryside. There is a small burn alongside its eastern edge. Development would have some adverse impact on the landscape. There should be adequate buffering along the burn on the eastern boundary of the site and appropriate planting.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 320 metres of Blackhall Grasslands Local Nature Reserve. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified

Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>In addition, this site extends eastward from the outer edge of the settlement, over open countryside. There is a small burn alongside its eastern edge. The site is landlocked and highway access cannot currently be achieved.</p>

5/BL/09	
SITE DETAILS	
Site Name	Land to Rear of Yoden Hall
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	1.73
Estimated Yield	52
Land Typology	Mostly Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development including housing, open countryside and a school.
Relationship to Settlement	Development would not relate well to the adjoining settlement.
Highways/ Access Issues	Access to this site should be via a new junction onto the C82 Hesleden Road, which will require additional land for the access road and footways and the closure of the northern section of the turning circle which is not part of the public highway. Access onto the B1281 would not be supported by the Highway Authority.
Landscape Impact	This site extends from the western boundary of the settlement across open countryside and farm buildings. There would be some adverse landscape impact from development of this site, an attractive field which compliments the adjacent dene. Development would detract from landscape setting of Blachall Rocks and would also not relate well to the settlement.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of a Pond which evidence suggests might be a habitat for Great Crested Newts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Private Space, OSNA ID:OSNA962
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Even if the requirements of the Habitats Regulations can be met the site would continue to be unacceptable for development. This site extends from the western boundary of the settlement across open countryside and farm buildings. There would be some adverse landscape impact from development of this site, an attractive field which compliments the adjacent dene. Development would unacceptably detract from the landscape setting of Blachall Rocks and would not relate well to the settlement.</p>

5/BL/10	
SITE DETAILS	
Site Name	Land at North Blackhall Farm
Settlement	Blackhall Rocks
Local Plan Monitoring Area	East
Developable Area	3.56
Estimated Yield	107
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and the coast. The adjacent East Coast Main Line may give rise issues of noise and vibration which require mitigation.
Relationship to Settlement	Development of this site, which is on the edge of the urban area , would consolidate the settlement form.
Highways/ Access Issues	Highway access to this site cannot be achieved - The existing farm access onto the C81 Station Road, adjacent no. 20, Station Road Bungalows, is too narrow to support any residential development such as this, which would appear to rely on the demolition of one or more existing dwellings. This site was assessed under the 2003 Urban Capacity Study, Ref. UCB1 as having no suitable means of access.
Landscape Impact	This site extends northeastwards from Blackhall Rocks across a strip of open land between Blackhall Rocks and the East Coast Main Line, with the Coast beyond. Development of this field would give rise to some adverse landscape impact which should be mitigated by appropriate planting.
Biodiversity Impact	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>The site is also 500 metres from a pond which, evidence suggests, might be a habitat for Great Crested Newts.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1781
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues related to flood risk are currently identified

Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.

5/BL/13	
SITE DETAILS	
Site Name	North of Mickle hill Road
Settlement	Blackhall Rocks
Local Plan Monitoring Area	East
Developable Area	4.55
Estimated Yield	137
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible land uses, including an existing residential area to the east, a cemetery to the north, agricultural land to the west and the main road to the south.
Relationship to Settlement	The site extends into open countryside to the east of Blackhall Rocks but is adjacent to existing residential areas to the east and is reasonably accessible to the main road through the settlement.
Highways/ Access Issues	This site should ideally be developed in conjunction with Site Ref. 5/BL/15 to enable the 30mph zone on Mickle Hill Road to be extended out to the western boundary of this site in conjunction with frontage development.
Landscape Impact	Development of this prominent and highly visible site would have a significant adverse impact on approaches to the coast from the west. Development would also unacceptably extend into the strategic gap between High Hesledon and Blackhall Rocks.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>There is a large pond within the site which is identified in the Biodiversity action Plan as a valuable habitat for wildlife which should be retained.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future develop
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2653
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	A small area to the south of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (eg site layout and/or incorporation of SUDS), or extent of land sterilised by flood risk.
Topography	The southern part of the site is level with the x, with land dropping to a lower level to the north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends from Blackhall Rocks into open countryside to the west. The southern half of the site is highly visible from the road and development here would have a significant landscape impact, unacceptably extending into the strategic gap between Blackhall Rocks and High Hesledon. The northern part of the site drops down to a lower level but there is also a large a large pond within this area which is identified in the County Durham Biodiversity Action Plan as being a valuable wildlife habitat, worthy of protection. Given these constraints, it is considered that the site is unsuitable for development.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/BL/14	
SITE DETAILS	
Site Name	Land to South of Hesleden Road
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	2.87
Estimated Yield	86
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/16/03450/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including residential areas to the north, allotments to the east and agricultural land to the west and south.
Relationship to Settlement	The site extends into open countryside to the east of Blackhall Rocks but is adjacent to existing residential areas to the east and is reasonably accessible to the main road through the settlement.
Highways/ Access Issues	The B1281, Hesleden Road is a 60mph de-restricted road across which pedestrian movements associated with the main services in Blackhall Colliery would not be acceptable in relation to a new residential development. This site is therefore deemed to be unsuitable.
Landscape Impact	This site extends into open countryside and development would have some landscape impact. However, the site is relatively well contained in the landscape. Development would require mitigation with peripheral landscaping to the west and south of the site to screen development and re-inforce any new settlement boundary.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA2626
Pollution Issues	None Identified

Flood Risk	There are a number of small areas within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land steri
Topography	This site has a relatively level topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	This site has been minded to approve subject to the S106 agreement for the erection of up to 97 dwellings, construction of new vehicular access, open space and associated infrastructure.

5/BL/15	
SITE DETAILS	
Site Name	Land to west of Ocean View
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	2.58
Estimated Yield	77
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development would be compatible with other adjacent land uses including a residential area to the north and agricultural land to the east, west and south.
Relationship to Settlement	The site extends into open countryside to the east of Blackhall Rocks but is adjacent to existing residential areas to the east and is reasonably accessible to the main road through the settlement.
Highways/ Access Issues	In highways terms, this site should ideally be developed in conjunction with Site Ref. 5/BL/13 to enable the 30mph zone on Mickle Hill Road to be extended out to the western boundary of this site in conjunction with frontage development. The main access road junction should have a minimum separation of 50 metres from the main access road junction into Site Ref. 5/BL/13. A 1.8 metres wide off-site footway link will be required on the site frontage to Mickle Hill Road linking back to the existing public footway on the junction of Ocean View with Mickle Hill Road.
Landscape Impact	Development of this prominent and highly visible site would have a significant adverse impact on approaches to the coast from the west. Development would also unacceptably extend into the strategic gap between High Hesledon and Blackhall Rocks.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	

	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future develop
Open Space Issues	Amenity Green Space, OSNA ID:OSNA83
Pollution Issues	None Identified
Flood Risk	There are a number of small areas within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land steri
Topography	The topography of this site is relatively level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Development of this prominent and highly visible site would have a significant adverse impact on approaches to the coast from the west. Development would also unacceptably extend into the strategic gap between High Hesledon and Blackhall Rocks.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/BL/17	
SITE DETAILS	
Site Name	Land at South Black Halls Farm
Settlement	Blackhall Colliery
Local Plan Monitoring Area	East
Developable Area	9.86
Estimated Yield	296
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE Access could be engineered onto the A1986 Coast Road which should be in form of a roundabout and the relocation of the 30mph speed limit.
Landscape Impact	Incursion into open countryside. Some parts contained by topography but others relatively prominent including in seaward views from PROW. Likely to have some significant landscape and visual effects
Biodiversity Impact	Within 400m of the coastal SAC and SPA, therefore unlikely to be able to comply with the Habitats Regulation assessment requiring no increased access to the protected sites. Not suitable for development.
Heritage Impact	South Blackhalls Farm is shown on the 1860 OS Map but all the current buildings on the site appear to be modern. The site is over 1 ha and so archaeological assessment and evaluation would be required as part of any future planning application
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within 400 metres of the Northumbria Coast Special Protection Area, a European designation aimed at protecting rare and endangered birds. Residential development within a 600 metre buffer zone of this protected designation is considered unacceptable because of its potential impact on protected bird species.

5/CE/01b	
SITE DETAILS	
Site Name	Land at Whinmoor - Site 2
Settlement	Castle Eden
Local Plan Monitoring Area	East
Developable Area	20.72
Estimated Yield	622
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation.

5/CE/02	
SITE DETAILS	
Site Name	Land at Whinmoor - Site 2
Settlement	Castle Eden
Local Plan Monitoring Area	East
Developable Area	7.97
Estimated Yield	239
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation.

5/DH/01	
SITE DETAILS	
Site Name	Land at Deaf Hill
Settlement	Deaf Hill
Local Plan Monitoring Area	East
Developable Area	2.75
Estimated Yield	83
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjacent land uses are agricultural and residential
Relationship to Settlement	There is a good relationship to the settlement but development would result in coalescence.
Highways/ Access Issues	Vehicular access can be achieved onto C22
Landscape Impact	The site is a Landscape Improvement Priority Area. The impact of development depends on whether it would be seen as consolidation or coalescence. There would be some adverse residual impact if it was seen as consolidation and severe residual impact if coalescence.
Biodiversity Impact	No issues identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	Allotments, OSNA ID:OSNA2366
Pollution Issues	None Identified
Flood Risk	There are surface water and overland flow route issues at the south west and north east edges
Topography	The site slopes down to the south but there would be no barrier to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a well contained site that is currently agricultural land adjoining residential areas. However development of the site would inevitably result in coalescence rendering it unsuitable. The housing market is considered to be poor and this may impact on the viability of the site.

5/DH/02	
SITE DETAILS	
Site Name	Tr4: Rear of St Aidens Terrace
Settlement	Deaf Hill
Local Plan Monitoring Area	East
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are housing and agriculture
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	Access is possible to the site but has to rely on the development the adjacent site 5/DH/01
Landscape Impact	Development on the site would have some adverse residual impact
Biodiversity Impact	No issues identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	Allotments, OSNA ID:OSNA2366
Pollution Issues	None Identified
Flood Risk	No flooding issues identified
Topography	There are no topography issues that would prevent delivery
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would be suitable for housing but would only be accessible through 5/DH/01. However the housing market is considered to be poor and this may affect delivery.

5/DH/03	
SITE DETAILS	
Site Name	Land at Station Road West
Settlement	Trimdon Colliery (North)
Local Plan Monitoring Area	East
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential and agriculture
Relationship to Settlement	The site is contained within the settlement
Highways/ Access Issues	The site is remote from the public highway and access to an adoptable standard appears unachievable.
Landscape Impact	The site is LCPA. As with 3/DH/01 the issue in landscape terms is whether development would be seen as consolidation (some adverse residual impact) or coalescence (significant adverse residual impact)
Biodiversity Impact	None identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The entire site has surface water issues and the the northern edge is the path of an overland flow route
Topography	There are no topography issues
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a gently undulating site lower than the existing road level. It is not considered possible to access the site. Development on the site may impact on the adjacent Deaf Hill marsh.

5/DH/04	
SITE DETAILS	
Site Name	Tr2:Cinnamon Drive
Settlement	Trimdon Colliery (North)
Local Plan Monitoring Area	East
Developable Area	2.02
Estimated Yield	61
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	HIST/2005/1182
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1908
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

5/EA/01	
SITE DETAILS	
Site Name	E1: Land north of Little Thorpe
Settlement	Little Thorpe
Local Plan Monitoring Area	East
Developable Area	0.95
Estimated Yield	29
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03647/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access to this site should be in accordance with the approved layout granted Outline planning permission 1.7.09. Ref. PL/5/2009/0271.
Landscape Impact	Small site made up of unmanaged or disturbed land. Contains some TPO trees. Crossed by, and visible from, PROW. Development could obscure legibility of historic settlement of Little Thorpe.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	No designated heritage assets nearby, but Little Thorpe is a historic hamlet and significant expansion would affect its character
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site previously received planning permission for 13 dwellings on appeal, with this permission renewed in 2013. The suitability of the site has therefore previously been confirmed through the Development management Process.

5/EA/02	
SITE DETAILS	
Site Name	E2: Thorpe Lea Farm
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	It is adjacent to other uses which would be compatible with residential including residential and agricultural uses.
Relationship to Settlement	This site intrudes eastwards into open countryside. It is of an awkward shape that does not consolidate or relate well to the settlement form
Highways/ Access Issues	Highway access to the site cannot be achieved.
Landscape Impact	This site extends eastwards from Easington Village into open countryside. It is of an awkward shape. Its development in isolation would not consolidate the settlement form and would detract from the settlement. Residential development would have some impact on the landscape and peripheral planting would not overcome the sites poor relationship to the settlement.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	This is a sloping site visible in long distance views where sensitive design and layout of development would be needed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends eastwards from Easington Village into open countryside. Its development in isolation would not consolidate the settlement form and would detract from the settlement. Highway access to the site also cannot be achieved.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/EA/03	
SITE DETAILS	
Site Name	E3: Land South of North Crescent
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	2.80
Estimated Yield	84
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas, open space and countryside.
Relationship to Settlement	The site is on the outer edge of the settlement. In isolation, it would not create a strong and coherent new boundary to the settlement.
Highways/ Access Issues	The only potential access for this site is via the short cul-de-sac that serves Washington Crescent and Stephenson Square but the junction sight it is unlikely to be possible to accommodate necessary visibility splays.
Landscape Impact	This site extends southwards from Easington Village. Residential development would have some adverse landscape impact and peripheral landscaping is needed on its outer edges to help mitigate its impact and to re-inforce any new settlement boundary.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA764
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood issues identified
Topography	This is a relatively level site with no obvious barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends southwards from Easington Village into open countryside. The site is on the outer edge of the settlement. In isolation, it would not create a strong and coherent new boundary to the settlement. A satisfactory highway access also does not appear achievable.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/EA/04	
SITE DETAILS	
Site Name	E4: Glenhurst Farm
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	1.64
Estimated Yield	49
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including residential areas and countryside.
Relationship to Settlement	This site is on the outer edge of the settlement. It is surrounded on three sides by residential development and would relate well to the existing settlement form.
Highways/ Access Issues	SUITABLE - Access to this site should be from Davis Terrace in accordance with the layout agreed with the Highway Authority in relation to the Ref. PLAN/2008/0072 planning application which was withdrawn.
Landscape Impact	Small urban edge site. Relatively prominent sloping ground but contained by built form on three edges. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	The site is on within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA55
Pollution Issues	None Identified
Flood Risk	No issues of flood risk are currently identified.
Topography	This is a sloping site visible in long distance views where development needs sensitive design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>If this requirement can be met, the site is situated within an established residential area of Easington Colliery and would be suitable for housing development. The site was previously the subject of a planning application which was withdrawn. There is a need for sensitive landscaping on this sloping site which is highly visible in the broader landscape.</p>

5/EA/05	
SITE DETAILS	
Site Name	E5: Snowdons Coach Depot
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	0.63
Estimated Yield	19
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	the site is adjacent to other uses which would be compatible with residential development, including residential and agricultural uses.
Relationship to Settlement	The site is adjacent to other residential uses and whilst it extends somewhat beyond the outer edge of the settlement, the impact of this is modest
Highways/ Access Issues	This site could be accessed via a new junction created centrally on the B1283 frontage. The owners of the site own nearby houses which could be demolished to help in the provision of an acceptable access
Landscape Impact	The site includes existing built development fronting onto the main road and occupied by Snowdens Coach Depot. It is adjacent to residential development. To the north, the site extends further than the established settlement edge and includes undeveloped land. There would only be a very modest adverse impact on the landscape related to its development.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk to the site is currently identified.

Topography	This is a relatively flat site, most of which is previously developed land. There are no apparent barriers to development related to topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>If the requirements of the Habitats Regulations can be met, there are no other constraints that would make the site unsuitable for development. The site already includes built development fronting onto the main road, which is occupied by Snowdens Coach Depot. It is adjacent to established residential development. Whilst the site extends further than the established settlement edge to the north, and includes undeveloped land, residential development on the site would have only a modest adverse impact on the landscape.</p>

5/EA/06	
SITE DETAILS	
Site Name	E6: Dog Track
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.75
Estimated Yield	53
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/07a	
SITE DETAILS	
Site Name	E7: Easington Colliery
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	19.99
Estimated Yield	600
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas, the countryside and the coast. The adjacent East Coast Main Line may give rise to noise issues which require mitigation.
Relationship to Settlement	The site extends beyond the boundary of the existing settlement. Development of the northern part of the site in conjunction with site 5/EA/07b could form a coherent extension to the settlement. The southern part of the site extends beyond the settlement
Highways/ Access Issues	This significant proposal would need to rely on the development of the adjacent Site Ref. 5/EA/07b to the south, including the construction of a new roundabout on the B1283 at the junction of Station Road, Office Street, Ascot Street and Byron Street. The site should have 2 main access roads , preferably linked internally by a loop road system to serve a development of approx. 700 dwellings.
Landscape Impact	This site extends eastward from Easington Colliery over open land which previously formed part of the colliery site. The east coast main line forms its eastern boundary with the coast in very close proximity. There would be significant adverse landscape impact from development of this site.
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	Further archaeological investigation is required by the proposer in relation to potential archaeological interest related to artifacts previously found on this site.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2966
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified

Topography	The site is relatively level and there are no apparent barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.

5/EA/07b	
SITE DETAILS	
Site Name	E7: Easington Colliery
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	18.20
Estimated Yield	546
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas, the countryside and the coast. The adjacent East Coast Main Line may give rise to noise issues which require mitigation.
Relationship to Settlement	The site extends eastwards from the existing settlement boundary, to the east coast main line and includes previously developed colliery land. It would form a coherent extension to the existing settlement form.
Highways/ Access Issues	Highway access can be taken from Station Road and existing roads off Boston Terrace.
Landscape Impact	This site extends eastward from Easington Colliery over open land which previously formed part of the colliery site. The east coast main line forms its eastern boundary with the coast in very close proximity. There is an area of residential development included in its southern boundary. There would be significant adverse landscape impact from development of this site.
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	Further investigation is required by the proposer in relation to the need to safeguard and enhance any remaining industrial heritage at this site.
Open Space Issues	Intersects 8 OSNA polygons, OSNA ID:OSNA139
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The undeveloped part of this site is relatively level with no apparent barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>This site extends eastward from Easington Colliery over open land which previously formed part of the colliery site. The east coast main line forms its eastern boundary with the coast in very close proximity. There is an area of residential development included in its southern boundary. There would be significant adverse landscape impact from development of this site.</p>
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5/EA/08	
SITE DETAILS	
Site Name	E8: Easington School
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	0.66
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential including established housing areas and small scale retail uses.
Relationship to Settlement	The site is centrally located in the middle of a small retail centre serving Easington Colliery.
Highways/ Access Issues	Highway access to the site can be achieved.
Landscape Impact	There is a listed school on this site which has been unoccupied for many years. Listed building consent has recently been granted by the Council for its demolition, but this is subject to confirmation by the Secretary of State. Assuming the site is re-developed using the listed buildings and there is sensitive use of the space in between buildings, a sensitive conversion to residential use could greatly improve the environment. If the building is demolished, a sensitively designed scheme will be needed which is sympathetic to its frontage on the main street.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	The school is a listed building which has been unoccupied for a considerable period of time. The Council recently granted Listed Building consent for its demolition but this is yet to be confirmed by the Secretary of State. If Listed Building consent for
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is a small area within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flo

Topography	This is a level site and there are no obvious barriers to development related to topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>There is a listed school on this site which has been unoccupied for many years. A sensitive conversion to residential use of the listed building could greatly improve the environment. assuming the Habitats Regulations can be met. If the building is demolished, a sensitively designed scheme will be needed which is sympathetic to its frontage on the main street.</p>

5/EA/09	
SITE DETAILS	
Site Name	Land to W and S of Boston Street
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	7.94
Estimated Yield	238
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas, the countryside, public open space and the coast. The adjacent East Coast Main Line may give rise to noise issues which require mitigation.
Relationship to Settlement	This site extends southward from Easington Colliery. It includes open land, including amenity open space and allotments, also intruding into the adjacent Horden Dene . It's development for residential use would have a significant adverse impact on the lan
Highways/ Access Issues	This site should be served via an access onto a new roundabout created at the junction of the B1283 Station Road with the side street between no. 117, Station Road and no. 9, Alisha Vale. The site is relatively steeply sloping down towards the B1283 Station Road and longitudinal road/footway gradients will need to be examined closely to comply with adoption standards. Some retaining structures may be required.
Landscape Impact	This site extends southward from Easington Colliery. It includes open land, including amenity open space and allotments also intruding into the adjacent Horden Dene . It's development for residential use would have a significant adverse impact on the landscape, relating poorly to the existing settlement form and resulting in the loss of amenity open space.
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1817

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified.
Topography	This is a sloping site, visible in long distance views which needs sensitive design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>This site extends southward from Easington Colliery. It includes open land, including amenity open space and allotments also intruding into the adjacent Horden Dene . It's development for residential use would have a significant adverse impact on the landscape, relating poorly to the existing settlement form and resulting in the loss of amenity open space.</p>

5/EA/12a	
SITE DETAILS	
Site Name	Land north of Easington
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.33
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including agriculture and housing areas.
Relationship to Settlement	The site extends beyond the edge of the settlement and its development would detract from the landscape setting of Easington Village, and gateway views from the A19.
Highways/ Access Issues	An acceptable highway access to the site cannot be achieved..
Landscape Impact	This site extends westward from the settlement edge of Easington Colliery and is visible from the A19. Its development would have a significant adverse impact on the landscape.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends westward from the settlement edge of Easington Colliery into open countryside and is visible from the A19. Its development would have a significant adverse impact

	<p>on the landscape, detracting from the landscape setting of Easington Village, and gateway views from the A19. No acceptable highway access to the site can be achieved. The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>
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5/EA/12b	
SITE DETAILS	
Site Name	Land north of Easington
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.57
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/14	
SITE DETAILS	
Site Name	Land adjacent to Stockton Road
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.82
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas and a cemetery. The adjacent A19 and A 1086 may give rise to noise issues which require mitigation.
Relationship to Settlement	Development of this site would detract from gateway views from the A19 and the landscape setting of the settlement.
Highways/ Access Issues	Highway access may be achievable for around 20 dwellings, subject to further investigation. However, this is substantially lower than the anticipated yield of the site of 64.
Landscape Impact	This site extends westward from Easington Village across a field which is sandwiched between the settlement and the A19. There would be some adverse landscape from the loss of this green field. and intrusion of built development in gateway views from the A 19 corridor.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1982
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively flat and there are no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Should it be possible to meet the requirements of the Birds and Habitats directive, the site would continue to be considered unsuitable. This site extends westward from Easington Village across a field which is sandwiched between the settlement and the A19. Development of this site would unacceptably detract from gateway views from the adjacent A19 corridor. An acceptable highway access could also only be achieved for 20 houses, significantly less than the housing capacity of the site.</p>

5/EA/15	
SITE DETAILS	
Site Name	West of Petwell Crescent
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	2.03
Estimated Yield	61
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/16/00152/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture and residential
Relationship to Settlement	The frontage of the site is currently developed, with the site extending into open land on the edge of the settlement to the north. The northern extent of the site matches the extent of housing development immediately to the east. Development of this sma
Highways/ Access Issues	Highway access to the site is achievable.
Landscape Impact	The frontage of the site is currently developed, with the site extending into open land on the edge of the settlement to the north. The northern extent of the site matches the extent of housing development immediately to the east. Development would have some adverse impact and any new settlement edge should be re-inforced by peripheral planting along the northern boundary.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	There is a former working mens club on part of the site and some industrial buildings. The remainder of the site is previously

	developed land with some agricultural use. There are no obvious barriers to development related to topography.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The frontage of the site is currently developed, with the site extending into open land on the edge of the settlement to the north. Providing the requirements of the Habitats Regulations can be met, development of this site would be a coherent extension to the settlement, facilitating the re-development of the disused working mens club on the frontage.</p>

5/EA/16	
SITE DETAILS	
Site Name	Holm Hill Gardens
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	1.65
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is built out - no more units to complete

5/EA/17	
SITE DETAILS	
Site Name	Hall Walk/Essyn Court
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	0.36
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is built out - no more units to complete

5/EA/18	
SITE DETAILS	
Site Name	Council Offices
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.80
Estimated Yield	54
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/00041/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses.
Relationship to Settlement	Within urban area
Highways/ Access Issues	This site requires moderate highway improvements. The main access should be taken off Seaside lane with a secondary access from Osborne Terrace, linked by an internal loop road.
Landscape Impact	Development could improve the appearance of this site providing existing mature trees are retained and some open space is provided.
Biodiversity Impact	Further investigation is required by the proposer on the ecological impact of development as the site is within 500 metres of a Great Crested Newt Pond and is within 1 km of Horden Dene and Warren Gill Local Wildlife Site.
Heritage Impact	Further archaeological investigation is required by the proposer as an area of archaeological interest has been identified on the adjoining site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site is basically flat with a slope down towards the east
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site commenced

5/EA/19	
SITE DETAILS	
Site Name	Welfare Close
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1714
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is built out - no more units to complete

5/EA/20	
SITE DETAILS	
Site Name	West of Fennel Grove
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.67
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/01970/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is not identified as Open Space in the County Durham Open Space Needs Assessment.
Relationship to Settlement	This site extends northwards from Easinton Village into open countryside. There is existing housing areas along three sides of the site, including a housing area along its northern boundary which extends somewhat further than the proposed site. Developmen
Highways/ Access Issues	Highways access is achievable from Fennel Grove, but appears to involve the acquisition of third party land.
Landscape Impact	This site extends northwards from Easinton Village into open countryside. There is existing housing development to the east of the site which extends somewhat further than its northern boundary. Development would have some adverse impact but would form a coherent extension to the settlement. Peripheral planting would be needed on the northern and eastern edges of the site to mitigate development and re-inforce the new settlement boundary.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	This is a sloping site where sensitive design and layout will be required.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site extends northwards from Easinton Village into open countryside. There are existing housing areas along three sides of the site, including a housing area along its northern boundary which extends somewhat further than the proposed site. Development would form a coherent extension to the settlement in this location, provided the requirements of the Habitats Regulations can be met.</p>

5/EA/21	
SITE DETAILS	
Site Name	Littlethorpe Quarry
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	1.64
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The use of the site for residential development would be compatible with immediately adjoining uses which include countryside and residential development. However, the site is 200 metres from the A1086 which may give rise to issues of noise and air quality
Relationship to Settlement	This site has a poor visual relationship to the settlement and would intrude into the narrow strategic gap between Easington and Peterlee.
Highways/ Access Issues	An main estate access could be engineered onto the B1432 site frontage. A 1.8 metres wide footway would be required up the eastern side of the B1432.
Landscape Impact	Relatively prominent site with established trees and scrub poorly related to existing settlement form. Development would increase coalescence of Easington and Peterlee in narrow strategic gap. Potential for some locally significant landscape and visual effects.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1608
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk has currently been identified with respect to the site.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Even if the requirements of the Habitats Regulations can be met, this site would remain unsuitable for development. This is a relatively prominent site with established trees and scrub poorly which is poorly related to the existing settlement form. Development would intrude into the narrow strategic gap between Easington and Peterlee, giving the impression of increasing co-alescence. There is also potential for some locally significant landscape and visual effects.</p>

5/EA/22	
SITE DETAILS	
Site Name	Thorpe Road
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	2.72
Estimated Yield	82
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development would be compatible with adjacent land uses, including residential areas to the north school playing fields to the west and agricultural land to the south and east.
Relationship to Settlement	The site extends the settlement form in a way which detracts from its landscape setting.
Highways/ Access Issues	This site could be developed for circa 50 dwellings. The 30mph zone on Thorpe Road could be extended southwards on the basis of frontage development on this site. Any individual vehicle access points must take account of the brow of the hill to the north of the site frontage and the proximity of the existing A1086/B1432 roundabout to the south. The main access road junction into the site will need to take account of a potential staggered access road junction into the Ref. 5/EA/21 site on the opposite side of Thorpe Road. Based on the circa 50 dwellings a Transport Statement including an assessment of any traffic impact on the Easington Village Conservation Area would be required
Landscape Impact	The site extends southwards from Easington Village into open countryside. It is on the edge of a sloping hillside which is clearly visible from the main road system, including a roundabout, which acts as a key access point to Easington and Peterlee. Development of this site would have a significant landscape impact, unacceptably impinging on the narrow strategic gap between Easington and Peterlee..
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

	A substantial habitat buffer would be required between any residential development and the stream to the south of the site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Education, OSNA ID:OSNA2939
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are small areas at the south eastern tip of the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of l
Topography	This is a sloping site and residential development would need to reflect the nature of this topography in design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site extends southwards from Easington Village into open countryside. It is on the edge of a sloping hillside which is clearly visible from the main road system, including a roundabout, which acts as a key access point to Easington and Peterlee. Development of this site would have a significant landscape impact, unacceptably impinging on the narrow strategic gap between Easington and Peterlee.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/EA/33	
SITE DETAILS	
Site Name	Junction House Farm 1
Settlement	Countryside - East
Local Plan Monitoring Area	East
Developable Area	2.21
Estimated Yield	66
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/34	
SITE DETAILS	
Site Name	Junction House Farm 2
Settlement	Countryside - East
Local Plan Monitoring Area	East
Developable Area	8.72
Estimated Yield	262
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/35	
SITE DETAILS	
Site Name	Junction House Farm 3
Settlement	Countryside - East
Local Plan Monitoring Area	East
Developable Area	20.50
Estimated Yield	615
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/36	
SITE DETAILS	
Site Name	Junction House Farm 4
Settlement	Countryside - East
Local Plan Monitoring Area	East
Developable Area	88.30
Estimated Yield	2649
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/37	
SITE DETAILS	
Site Name	Junction House Farm 5
Settlement	Countryside - East
Local Plan Monitoring Area	East
Developable Area	14.17
Estimated Yield	425
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/38	
SITE DETAILS	
Site Name	Junction House Farm 6
Settlement	Countryside - East
Local Plan Monitoring Area	East
Developable Area	2.00
Estimated Yield	60
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/EA/39	
SITE DETAILS	
Site Name	Dene Hall Care Home Horden Dene
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	0.79
Estimated Yield	24
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03532/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	A detailed layout will need to take into account the proximity to the Ancient Woodland.
Heritage Impact	None Identified
Open Space Issues	Site abutting OSNA2672. Minimal intersection.
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

5/EA/40	
SITE DETAILS	
Site Name	Site south of Wordsworth Road
Settlement	Easington Colliery
Local Plan Monitoring Area	East
Developable Area	27.65
Estimated Yield	830
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Large sprawling incursion into open countryside poorly related to existing settlement form. Likely to have locally significant adverse landscape effects. The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The site is within the buffer zone of a protected designation and Habitat Regulations apply. The site would would require significant local highway improvements.

5/HA/01	
SITE DETAILS	
Site Name	Ha1: Land west of B1280
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	0.39
Estimated Yield	12
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2009/0091
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is built out - permission implemented.

5/HA/02	
SITE DETAILS	
Site Name	Ha2: Land south of Durham Lane
Settlement	Haswell Plough
Local Plan Monitoring Area	East
Developable Area	2.03
Estimated Yield	61
Land Typology	Mostly PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	the site is adjacent to other uses which would be compatible with residential development, including open countryside and residential uses.
Relationship to Settlement	The site is on the opposite side of a main road to Haswell Plough which is a small settlement with virtually no services. The site is poorly located in relation to this settlement and is also inappropriate in scale.
Highways/ Access Issues	Highway access to the site can be achieved but at least two if not all three existing public highway access points from the site onto the B1283 Durham Lane would need to be upgraded to serve this development, including pedestrian linkage.
Landscape Impact	The site extends southwards from a narrow strip of frontage development facing onto the main road at Haswell Plough. It incorporates a number of allotments. Development of this site would result in some adverse landscape and visual impact.
Biodiversity Impact	The site is within 500m of a pond which may be a habitat for Great Crested Newts and is 900m from Ludworth Pit Heap County Wildlife Site. Further ecological assessment is required by the proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA716
Pollution Issues	None Identified
Flood Risk	No issues of flood risk are currently identified. identified
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends southwards from a narrow strip of frontage development facing onto the main road at Haswell Plough. It

	<p>incorporates a number of allotments. The site is on the opposite side of a main road to Haswell Plough which is a small settlement with virtually no services. The site is poorly located in relation to this settlement and is also inappropriate in scale. Development would also result in a loss of allotments.</p>
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5/HA/03	
SITE DETAILS	
Site Name	Land to the east of Salter's Lane, Haswell
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	5.27
Estimated Yield	158
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses that would be compatible with residential development including agricultural land and residential.
Relationship to Settlement	This site extends southward from Haswell into open countryside. It is a relatively large site which is prominent in the broader landscape and poorly related to the existing settlement. Development would result in a significant adverse landscape and visual
Highways/ Access Issues	Highway access could be achieved by a new protected right turn lane junction access located centrally on its frontage onto the B1280 Salters Lane. On the basis of the potential development of the adjacent Site Ref. 5/HA/06 a 6.75 metres wide through link onto the C64 Pesspool Lane would be required. The site should also incorporate a through link onto the end of the public highway between no's 29 & 30, Kestrel Way.
Landscape Impact	This site extends southward from Haswell into open countryside. It is a relatively large site which is prominent in the broader landscape and poorly related to the existing settlement. Development would result in a significant adverse landscape and visual impact.
Biodiversity Impact	The site is within 500m of a pond which may be a habitat for Great Crested Newts and is adjacent to the Hart to Haswell Railway County Wildlife Sites. Further ecological assessments is required to ascertain what mitigation may be necessary to reduce potential recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1445
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The southern portion of the site is at risk of surface water flooding. Further investigation is required to determine if mitigation measures can address these risks (e.g. site layout and/or incorporation of SuDS), or the extent of land that may be sterili

Topography	The site is a sloping undulating site which is prominent in the broader landscape. Sensitive design, layout and landscaping would be required.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends southward from Haswell into open countryside. It is a relatively large site which is prominent in the broader landscape and poorly related to the existing settlement. Development would result in a significant adverse landscape and visual impact and would detract from the settlement.

5/HA/04	
SITE DETAILS	
Site Name	Land at Plough Farm
Settlement	Haswell Plough
Local Plan Monitoring Area	East
Developable Area	1.78
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/HA/05	
SITE DETAILS	
Site Name	Land South of Hillcrest
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	1.34
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development including housing and agriculture.
Relationship to Settlement	The site extends eastwards into open countryside from a small new housing estate on the outer edge of Haswell. It is an isolated incursion into the countryside which has a poor relationship to the settlement. development would significantly detract from t
Highways/ Access Issues	Highway access to this site can be achieved, with a single vehicular access created centrally on the southern boundary to serve this site. The 30mph zone should be extended accordingly to accommodate the site frontage.
Landscape Impact	The site extends eastwards into open countryside from a small new housing estate on the outer edge of Haswell. It is an isolated incursion into the countryside which has a poor relationship to the settlement. development would significantly detract from the landscape and the stting of the settlement.
Biodiversity Impact	The site is within 900m of Dabble Bank SSSI. Further ecological assessments is required to ascertain if mitigation may be necessary in relation to increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A small part of the site is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The is a sloping site eich would require sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site extends eastwards into open countryside from a small new housing estate on the outer edge of Haswell. It is an isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape and the setting of the settlement.

5/HA/06a	
SITE DETAILS	
Site Name	Land south of Blossomfield Way, Haswell
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	3.92
Estimated Yield	118
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be consistent with residential development including residential and open countryside.
Relationship to Settlement	The site extends southwards into open countryside from outer edge of Haswell. It is an isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape and the setting of t
Highways/ Access Issues	Highway access to this site could be achieved by a new protected right turn lane junction access located centrally on its frontage onto the C64 Pesspool Lane, on the basis of the adjacent site, 5/HA/06a also being developed. On the basis of the potential development of the adjacent Site Ref. 5/HA/03 a 6.75 metres wide through link onto the B1280 Salters Lane would be required.
Landscape Impact	The site extends southwards into open countryside from the outer edge of Haswell. It is an isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape and the setting of the settlement.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is is within 200m of a pond which may be a habitat for Great Crested Newts and is adjacent to the Hart to Haswell Railway County Wildlife Site. Further ecological assessments is</p>

	required to ascertain what mitigation may be necessary as a result of increased recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	Site is undulating in nature and needs sensitive landscaping, design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Even if the requirements of the Habitats Regulations could be met, the site remains unsuitable for development. The site extends southwards into open countryside from the outer edge of Haswell. It is an isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape and the setting of the settlement.</p>

5/HA/06b	
SITE DETAILS	
Site Name	Land south of Blossomfield Way, Haswell
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	3.92
Estimated Yield	118
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture and residential.
Relationship to Settlement	The site extends southwards into open countryside from the outer edge of Haswell. It is a substantial and isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape a
Highways/ Access Issues	Highway access to the site can be achieved by a new protected right turn lane junction access located centrally on its frontage onto the C64 Pesspool Lane. On the basis of the potential development of the adjacent and nearby Sites Ref. 5/HA/06a and 5/HA/03 a 6.75 metres wide through link onto the B1280 Salters Lane would be required.
Landscape Impact	The site extends southwards into open countryside from the outer edge of Haswell. It is a substantial and isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape and the setting of Haswell.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 200m of a pond which may be a habitat for Great Crested Newts and is adjacent to the Hart to Haswell Railway County Wildlife Site. Further ecological assessments is required to ascertain what mitigation may be necessary which may result of increased recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues are identified related to flood risk at the current time.
Topography	Site is undulating in nature and requires sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site extends southwards into open countryside from the outer edge of Haswell. It is a substantial and isolated incursion into the countryside which has a poor relationship to the settlement. Development would significantly detract from the landscape and the setting of Haswell.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/HA/07	
SITE DETAILS	
Site Name	Land at Low Row Farm
Settlement	Haswell Plough
Local Plan Monitoring Area	East
Developable Area	2.27
Estimated Yield	68
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture and residential
Relationship to Settlement	This site extends northwards from Haswell Plough into open countryside and intrudes into the strategic gap between Haswell Plough and Haswell. Development of this site would have a significant adverse impact on the landscape aswell as detracting from the
Highways/ Access Issues	Highway access to the site can be achieved but would require the removal of a significant amount of roadside vegetation to achieve necessary visibility splays.. This is likely to impact on the character and appearance of the area.
Landscape Impact	This site extends northwards from Haswell Plough into open countryside and intrudes into the strategic gap between Haswell Plough and Haswell. Development of this site would have a significant adverse impact on the landscape aswell as detracting from the landscape setting of both these settlements.
Biodiversity Impact	The site is within 1km of the Hart to Haswell Railway County Wildlife Site & the Pesspool Wood County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is at risk of surface water flooding. Further investigation is required by the proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The land is undulating and would require sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This site extends northwards from Haswell Plough into open countryside and intrudes into the strategic gap between Haswell Plough and Haswell. Development of this site would have a significant adverse impact on the landscape as well as detracting from the landscape setting of both these settlements. Whilst highway access to the site can be achieved, it would require the removal of a significant amount of roadside vegetation to achieve necessary visibility splays, detracting from the character and appearance of the area. The site is also inappropriate in scale given that Haswell Plough is a very small settlement with virtually no services.
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5/HA/08	
SITE DETAILS	
Site Name	Land at George Street
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	0.41
Estimated Yield	12
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01379/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses.
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - This site can be accessed via George Street and would need to be supported by a minimum 1.8 metres wide public footway on the George Street, North View and Chapel Lane frontages. George Street and the other named streets will need to be widened to a minimum of 4.8 metres if necessary and must include junction radii improvements on the northwest and southwest corners of the site.
Landscape Impact	Small previously developed site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	None Identified
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is an area within the site which is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This is a small previously developed site surrounded by established residential development which lies within the built up area of the settlement. Residential development would be consistent with surrounding land uses.

5/HA/09	
SITE DETAILS	
Site Name	Pesspool Lane
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/17/02022/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access to this site could be created centrally on its frontage onto the C64, Pesspool Lane. 2.4 x 43 metres junction sight visibility splays would be required.
Landscape Impact	Small urban edge site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	No known biodiversity issues. The site lies within the 6km boundary of the coastal European Protected Sites and will require mitigation under the Habitats Regulations, this may make the site undevelopable.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>This paddock is situated at the eastern entrance to Haswell. It is immediately opposite a large, detached house with associated curtilage. Development of this site would form coherent double frontage development at the entrance to the village and would not detract from the settlement form.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment</p>

	under the Birds or Habitats Directives is being considered, planned or determined.
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5/HA/10	
SITE DETAILS	
Site Name	Land at Salters Lane
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	2.06
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/HA/11	
SITE DETAILS	
Site Name	Haswell Childrens Centre Land
Settlement	Haswell
Local Plan Monitoring Area	East
Developable Area	0.79
Estimated Yield	24
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development would be compatible with adjoining uses which include a day centre, a nursery, an established residential area and countryside.
Relationship to Settlement	Residential development would be a coherent rounding off of this settlement, and would be consistent with the settlement form.
Highways/ Access Issues	CONDITIONAL SUBJECT TO - This site could be accessed via a new access created centrally on its frontage onto the C60, Church Street subject to 2.4 x 43 metres junction sight visibility splays. Alternatively access could be via Burt Close, subject to additional intervening DCC owned land being included.
Landscape Impact	Small urban edge site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	The site is within 600 metres of the Hart to Haswell Local Wildlife Site. Further advice should be sought from the Council's ecology team to establish if the proposal would give rise to adverse impacts and if appropriate mitigation is required.
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID:OSNA275
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood related issues are currently identified which affect this site.
Topography	This is a relatively flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This small triangular site extends into an area of amenity open space on land to the north of Haswell. It is bounded on two sides by development and is adjacent to an established residential area. The rear boundary appears to be a disused railway line. Residential development would be a coherent rounding off of this settlement.

5/HE/01	
SITE DETAILS	
Site Name	H4: West of Station Road
Settlement	Hesleden
Local Plan Monitoring Area	East
Developable Area	1.65
Estimated Yield	50
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture, residential and amenity open space
Relationship to Settlement	The site is adjacent to the southern edge of the settlement and adjacent to amenity open space, with a railway footpath forming a defensible southern boundary to the site and the settlement.
Highways/ Access Issues	Highway access could be achieved by a new access created centrally on its Station Road frontage. A 1.8 metres wide footway would be required down the full Station Road frontage. Pedestrian linkage required onto existing public footpath adjacent to no. 12, Harold Wilson Drive.
Landscape Impact	This site extends southwards from Hesleden, across playing fields and amenity open space. The development of this site would result in the loss of these playing fields and would have some adverse landscape impact.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is also adjacent to the Hart to Haswell Local Wildlife Site and within 100 metres of Hesleden Dene Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1350

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	This is a level site with no obvious barriers for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site also extends southwards from Hesledon, across playing fields and amenity open space. The development of this site would result in the loss of these playing fields and would have some adverse landscape impact.</p>

5/HE/02	
SITE DETAILS	
Site Name	Land west of Hesleden Road
Settlement	Hesleden
Local Plan Monitoring Area	East
Developable Area	6.49
Estimated Yield	195
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture, residential and a cemetery.
Relationship to Settlement	This substantial and prominent site extends northwards from Hesledon into open countryside. The site relates poorly to the settlement form and its development would have a significant adverse impact on the landscape. The size of the site is also significant.
Highways/ Access Issues	This site could be served by a new vehicular access created on Gray Avenue as close to no. 3, Temple Lodge as possible to achieve maximum separation from the B1281. A 1.8 metres wide footway will be required along the Gray Avenue frontage. A pedestrian link must be created onto the C81 Hesleden Road in conjunction with a 1.8 metres wide footway linking the B1281 up to the Cemetery. This site could potentially double the numbers of dwellings in Hesleden, along with the other Site Ref's 5/HE/01 & 06 and as such the junction sight visibility of Gray Avenue onto the B1281 will need to be improved to 4.5 x 215 metres in both directions, the western one of which may require third party land. A 4.5 metres junction sight visibility splay will be required on the western side of the junction of the C81, Hesleden Road with the B1281.
Landscape Impact	This substantial and prominent site extends northwards from Hesledon into open countryside. The site relates poorly to the settlement form and its development would have a significant adverse impact on the landscape. The size of the site is also significantly out of scale with the existing settlement.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds

	<p>or Habitats Directives is being considered, planned or determined.</p> <p>The site is also close to the Hart to Haswell Local Wildlife Site and within 100 metres of Hesleden Dene Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2139
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flood risk is identified at the current time.
Topography	The site is flat with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This substantial and prominent site extends northwards from Hesledon into open countryside. The site relates poorly to the settlement form and its development would have a significant adverse impact on the landscape.the size of the site is also significantly out of scale with the existing settlement.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/HE/03	
SITE DETAILS	
Site Name	Land at Castle Eden
Settlement	Castle Eden
Local Plan Monitoring Area	East
Developable Area	1.31
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/HE/04	
SITE DETAILS	
Site Name	Land at High Farm
Settlement	High Hesleden
Local Plan Monitoring Area	East
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CE/14/00086/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture and residential
Relationship to Settlement	Within centre of settlement
Highways/ Access Issues	Access can be achieved from the public highway C81 to the southern frontage.
Landscape Impact	Small previously developed site. Unlikely to have significant landscape or visual effects unless agricultural uses are displaced rather than replaced and assuming sympathetic treatment of frontage buildings/plots to retain historic character.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 1km of the Hart to Haswell Railway County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	This is a level site with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site consists of a number of farm buildings which are still in use. Residential development is unlikely to have a significant landscape or visual effects unless agricultural uses are displaced rather than replaced and assuming sympathetic treatment of frontage buildings/plots to retain historic character. This assumes that the requirements of the Habitat Regulations can be met.</p>

5/HE/05a	
SITE DETAILS	
Site Name	Eden Transport Ltd
Settlement	High Hesleden
Local Plan Monitoring Area	East
Developable Area	1.30
Estimated Yield	39
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential and greenfield current use.
Relationship to Settlement	Southern end of site provides more of an incursion into the countryside whereas the northern edge is central to the settlement.
Highways/ Access Issues	1.015Ha of this 8.651Ha site was granted Outline planning permission on 28.3.13. for 9 no. dwellings with access arrangements as agreed with the Highway Authority and any development of this site must be in accordance with the approved plans relating to the Outline planning permission. The SUITABLE recommendation is only offered in relation to the 1.015Ha part of this site granted Outline planning permission.
Landscape Impact	None Identified
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	The site lies close to the centre of the medieval settlement of High Hesleden and there is potential for archaeological remains. A field evaluation would be required as part of any future planning application.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No issues identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	<p>This site extends into open countryside to the south of High Hesledon. Development of this site would have a significant landscape impact and would be out of scale with this small settlement which has a limited range of services.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>
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5/HE/05b	
SITE DETAILS	
Site Name	Eden Transport Ltd
Settlement	High Hesleden
Local Plan Monitoring Area	East
Developable Area	4.59
Estimated Yield	138
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is not identified as Open Space in the County Durham Open Space Needs Assessment.
Relationship to Settlement	Southern end of site provides more of an incursion into the countryside whereas the northern edge is central to the settlement.
Highways/ Access Issues	1.015Ha of this 8.651Ha site was granted Outline planning permission on 28.3.13. for 9 no. dwellings with access arrangements as agreed with the Highway Authority and any development of this site must be in accordance with the approved plans relating to the Outline planning permission. The SUITABLE recommendation is only offered in relation to the 1.015Ha part of this site granted Outline planning permission.
Landscape Impact	None Identified
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is close to the Hart to Haswell Railway County Wildlife Site any may be a habitat for Great Crested Newts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are no issues of flood risk currently identified.

Topography	This is a relatively level site with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends into open countryside to the south of High Hesledon. Development of this site would have a significant landscape impact and would be out of scale with this small settlement which has a limited range of services.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/HE/06	
SITE DETAILS	
Site Name	Land West of East Terrace
Settlement	Hesleden
Local Plan Monitoring Area	East
Developable Area	1.36
Estimated Yield	41
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture and residential
Relationship to Settlement	The site is adjacent to the southern developed edge of the settlement and adjacent to amenity open space, with a railway footpath forming a defensible southern boundary to the site and the settlement.
Highways/ Access Issues	Highway access could be achieved by a new access onto Station Road, which should achieve approximately 30 metres or so separation from the potential access to serve the site opposite Ref. 5/HE/01. Some frontage access would be permitted opposite Eden Cottages.
Landscape Impact	The site extends southwards from the developed edge of the settlement, across an area of amenity open space. However, the Open space Needs Assessment identifies that there is generally an oversupply of this type of open space in this ward. Development would have some adverse impact on the landscape and peripheral planting along the periphery of the site would be necessary to mitigate impacts and to re-inforce any new settlement boundary.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is also close to the Hart to Haswell Local Wildlife Site and the Hesleden Dene Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA470
Pollution Issues	None Identified
Flood Risk	There are no issues related to flood risk identified at the present time.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site extends southwards from the developed edge of the settlement, across an area of amenity open space which is identified in the Council's Open Space Needs Assessment. It is therefore unsuitable for development.</p>

5/HE/07	
SITE DETAILS	
Site Name	Site at High Hesleden
Settlement	High Hesleden
Local Plan Monitoring Area	East
Developable Area	1.09
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/HH/01	
SITE DETAILS	
Site Name	Hillfield
Settlement	Hutton Henry
Local Plan Monitoring Area	East
Developable Area	0.53
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including agriculture and residential
Relationship to Settlement	Western edge of settlement incursion into countryside
Highways/ Access Issues	The public highway to the north of this site is sub standard and could not support residential development of this site without significant improvement. Efforts to carry out minor highway improvements in the past have been thwarted by local opposition who wish the 'lane' to remain as it is.
Landscape Impact	Small incursion into open countryside beyond historic village boundary but otherwise reasonably consistent with its form. Unlikely to have significant landscape or visual effects
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 200m of Great Crested Newts and 900m from Loch Kenny Pond County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1763
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	No flood risk is identified at the current time.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is flat but there are access issues concerning the road to the north of the site. The public highway to the north of this site is sub standard and could not support residential development without significant improvement. Previous attempts to carry out minor highway improvements in the past have been unsuccessful.</p>

5/HH/02	
SITE DETAILS	
Site Name	Sheraton Hill Farm
Settlement	Hutton Henry
Local Plan Monitoring Area	East
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03402/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

5/HO/01	
SITE DETAILS	
Site Name	Ho1: Car Park and Council Depot
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.69
Estimated Yield	21
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is situated adjacent to industrial uses and a substantial taxi business which may give raise to issues of noise and odour which are incompatible with residential use..
Relationship to Settlement	Site is situated on the edge of the settlement contained on three sides.
Highways/ Access Issues	Highway access can be achieved via an improved junction onto Blackhills Road, ideally 40 metres or so to the south east of the existing access. The existing access into this site from the Industrial Estate should be abandoned.
Landscape Impact	Small previously developed urban site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 246 metres of Horden Grasslands Local Wildlife Site and may increase levels of local recreational pressure. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.

Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>In addition, the site is currently a car park. It has permission for a link road through it with the reconfiguration of the car park. This reduces the developable area. In light of this and its location adjacent to industrial uses the site is not considered appropriate for housing.</p>

5/HO/02	
SITE DETAILS	
Site Name	Ho2:Land South of Former Colliery Pumping Station
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	2.33
Estimated Yield	70
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are likely to be incompatible with residential use. There is a pumping station within the site which is also adjacent to an industrial area and the East Coast Main Line. These uses together are likely to give rise
Relationship to Settlement	The site is situated on the edge of the settlement and is detached from residential areas in Horden by industrial and commercial uses.
Highways/ Access Issues	There is no suitable means of access to this site as it has a poor frontage onto Thompson Street.
Landscape Impact	This site extends eastwards from Horden across land which is currently identified for industrial use. It is sandwiched between an industrial area and the East Coast main line, with the coast lying beyond this. Development of this site would have a significant landscape impact, resulting in a loss of sea views from public vantage points.
Biodiversity Impact	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>The site is adjacent to Horden Grasslands LNR and may increase levels of local recreational pressure.</p>
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends eastwards from Horden across land which is currently identified for industrial use. It is sandwiched between an industrial area and the East Coast main line, with the coast lying beyond this. Development of this site would have a significant landscape impact, resulting in a loss of sea views from public vantage points. The site is also adjacent to other incompatible uses. The pumping station within the site along with the industrial area and East Coast Main Line adjacent to it are likely to give rise to issues of noise and odour which detract significantly from residential amenity.</p> <p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p>

5/HO/03	
SITE DETAILS	
Site Name	Ho3: Sunday School Church
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.36
Estimated Yield	11
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development including housing areas and a church.
Relationship to Settlement	The site is situated within a residential area, close to local shops.
Highways/ Access Issues	Development of this site should include improvements to the existing access road to the south of the site to bring it up to adoption standards, including widening and the creation of a footway. Some southern frontage development would be permitted onto this southern road if required. A single access, if required, could be created onto Sixth Street opposite the gap between Woodlea and the Temperance Hall. A layout design criteria for this site should be to discourage car parking on Blackhills Road.
Landscape Impact	None Identified
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA798
Pollution Issues	None Identified
Flood Risk	There is an area within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood ri
Topography	The site falls away to the east and needs sensitive design and layout..

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site is also an attractive and well maintained recreational area in an area of Horden which is characterised by high density housing. It is identified as children's play space and park and garden in the County Durham Open Space Needs Assessment. The assessment identifies a shortfall of park and gardens and play space in this ward and a small surplus of amenity open space. Retention of this area as open space is desirable to continue to meet a need for this type of open space in this high density residential area.</p>

5/HO/04	
SITE DETAILS	
Site Name	Ho4: Former Third and Fourth Streets
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.63
Estimated Yield	19
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses.
Relationship to Settlement	The site is within an established residential area.
Highways/ Access Issues	Highway access is achievable. Rather than see Fourth Street re-established as a link from north to south through the site, an extension of Fourth Street from both directions, but without a vehicular connection in the middle only a pedestrian connection would be preferable..
Landscape Impact	None Identified
Biodiversity Impact	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>The site is within 747 metres of Limkiln Gill LWS and 461 metres of Horden Grasslands LWS and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1490
Pollution Issues	None Identified
Flood Risk	Parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>The site is identified as amenity open space in the County Durham Open Space Needs Assessment. The assessment also identifies a small surplus of amenity open space within this ward. However, this amenity area is obviously well used and should be retained to continue to serve the needs of residents in this high density housing area.</p>

5/HO/05	
SITE DETAILS	
Site Name	Yohden Primary School
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas and a school. The site is also located adjacent to the A1086 and there may be some issues of noise which require mitigation.
Relationship to Settlement	The site is within an established residential area.
Highways/ Access Issues	Highway access is achievable but will require being able to extend the existing arrangement from Cotsford Park Estate, which is outside the site boundary.
Landscape Impact	None Identified
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 468 metres of Limkiln Gill Laws and 734 metres of Horden Grasslands Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	The site is within 400 metres of Church of St Mary the Virgin and Farmbuildings at Cotsford Grange Farm Grade II listed. Further consultage with the Council's Heritage Team should be undertaken to assess the impact of development proposals on the setting
Open Space Issues	Education, OSNA ID:OSNA2980
Pollution Issues	None Identified
Flood Risk	The site is within 300 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt

Topography	This site is not identified as Open Space in the County Durham Open Space Needs Assessment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site is currently an area of disused land and surplus school playing fields in an established residential area. It is an acceptable infill site, subject to access issues being resolved and to ensuring that development proposals do not detract from the setting of a nearby listed building. This assumes that the requirements of the Habitats Regulations can be met.</p>

5/HO/06	
SITE DETAILS	
Site Name	Sea View
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.37
Estimated Yield	11
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to vacant industrial land and industrial/commercial uses. Issues of noise and odour may arise which are incompatible with residential development.
Relationship to Settlement	The site is on the edge of the built up area of Horden within sight of the coast. It is situated in an area dominated by industrial and commercial uses. However, a derelict building on this site significantly detracts from this coastal location and a small
Highways/ Access Issues	SUITABLE - A new 4.8 metres wide access road into the site, with 1.8 metres wide footways on both sides, should be located centrally between the two existing street lighting columns, north of the existing traffic calming speed cushions to avoid any adverse impact on the speed cushions. The new access road will need to accommodate 2.4 x 43 metres junction sight visibility splays onto Blackhills Road. An on-site turning head to adoption standards would be required within the proposed design.
Landscape Impact	Development would have no landscape impact
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA1033
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>There is a currently a derelict building on the site which detracts from the environment of the coast and the adjoining settlement. A small residential scheme of less than 10 houses could enhance this site and the environment of the coast, whilst minimising negative ecological impacts on the nearby 'Special Conservation Area' and 'Special Protection Area', a European designation aimed at protecting rare and endangered birds.</p>
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5/HO/07	
SITE DETAILS	
Site Name	Sea View
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	8.24
Estimated Yield	247
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be incompatible with residential development, including a sewage works and the access road to an industrial estate. Issues of noise and odour are likely to arise which detract from the residential environment
Relationship to Settlement	This substantial site is situated to the north east of the settlement and is somewhat detached from the main built up and residential areas of Horden by an industrial estate and allotments. It is adjacent to the access road to the industrial estate and a
Highways/ Access Issues	No comments received.
Landscape Impact	The site is in a Landscape Conservation Priority Area. Development would have significant adverse residual impact
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified.
Topography	Site falls away to the north and east. Not considered to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This substantial site is situated to the north east of the settlement and is somewhat detached from the main built up and residential areas of Horden by an industrial estate and allotments. It is adjacent to the access road to the industrial

	<p>estate and a sewage works, with adjoining uses likely to detract significantly from residential amenity.</p> <p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p>
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5/HO/08	
SITE DETAILS	
Site Name	Land at Blackhills
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.09
Estimated Yield	33
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	LAP
App No	PL/5/2010/0223
SITE ASSESSMENT	
Adjacent Uses	The site is immediately adjacent to an industrial estate which includes general industrial uses situated next to the immediate boundary of the site. This is likely to create conflicting issues relating to noise and odour. This piece of land, along with adj
Relationship to Settlement	The site is immediately adjacent to an industrial estate which includes general industrial uses situated next to the immediate boundary of the site. This piece of land, along with adjoining boundary planting acts as a valuable buffer between the residential
Highways/ Access Issues	A Highway access can be created onto Blackhill Road.
Landscape Impact	There is an area of woodland to the north of the site which it would be beneficial to retain. This forms part of the landscape buffer between the residential area to the west of the site and the industrial uses to the immediate east.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is a small area on the eastern boundary of the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of la

Topography	This is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site has previously benefited from planning permission for 30 dwellings. This site is within the settlement of Hordon. There is a business use on its southern corner and an area of woodland which forms part of a broader band of planting along its western edge which should be retained. The site acts as a buffer between the residential area along Blackhills Road to the west and the industrial estate at Seaside Lane to the east. Development of this site for residential use would be incompatible with adjoining industrial uses and the area should be retained as a buffer.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/HO/09	
SITE DETAILS	
Site Name	Cotsford Grange Farm
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.64
Estimated Yield	19
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/01786/OUT
SITE ASSESSMENT	
Adjacent Uses	Site adjoins school, school playing fields and housing. Therefore, residential use will be compatible.
Relationship to Settlement	The site is located within the built up form of the settlement.
Highways/ Access Issues	SUITABLE - Access can be provided in line with the approved access arrangements relating to the 5/PLAN/2008/0459 planning permission granted 3.6.09.
Landscape Impact	Small urban site. Loss of greenspace forming part of setting of Cotsford Grange otherwise unlikely to have significant landscape or visual effects. Some mature trees in south of site which could be avoided.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	Cotsford Grange Farmhouse and the farmbuildings to the north are Grade II listed buildings. The farmbuilding group has been identified as a building of risk due to poor condition and long term redundancy. Current outline planning application for new housi
Open Space Issues	Education, OSNA ID:OSNA2980
Pollution Issues	None Identified
Flood Risk	Some surface water risk.
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a

	<p>European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Cotsford Grange Farmhouse and the farmbuildings to the north are Grade II listed buildings. The farmbuilding group has been identified as a building of risk due to poor condition and long term redundancy. Current outline planning application for new housing development of 6 units to west of farmhouse DM/16/01786/OUT, further details requested to assess impact on setting. Previous permission granted in 2008 has expired. Potential for further development on wider site only if this enabled the retention and conversion of the listed farmhouse as setting likely to be harmed. This assumes the requirements of the Habitats Regulations can be met.</p>
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5/HW/01	
SITE DETAILS	
Site Name	Land at Hawthorn
Settlement	Hawthorn
Local Plan Monitoring Area	East
Developable Area	4.80
Estimated Yield	144
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses, including residential and agriculture.
Relationship to Settlement	This substantial site extends into open countryside from frontage development and is significantly out of scale with this small settlement.
Highways/ Access Issues	Development of this site should be in conjunction with the creation of a 30mph zone from south of the B1432/C14 existing crossroads up to north of the existing dwellings on the western side of the B1432. A 40mph buffer zone will need to be created on the B1432 north of the 30pmh zone to beyond the junction of the northern access into the eastern part of the Hawthorn settlement. An additional 40mph buffer zone will need to be created from the B1432 junction of the northern access into the eastern part of the Hawthorn settlement down to the existing 30mph zone. The creation of the new 30/40mph zones will enable vehicular access to be created into the site whilst offering the option of some frontage development onto the existing public highway. Frontage development onto the B1432 would need to rely on in-curtilage turning facilities being provided to ensure vehicles drive onto the B1432 in a forward gear. A minimum 1.8 metres wide footway will be required to the northern and western boundaries to the site.
Landscape Impact	Substantial incursion into attractive open countryside characterised by a strong early post-mediaeval field system with relic rig and furrow important to the setting of the historic village of Hawthorn. Development would be likely to have significant landscape and visual effects.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds

	<p>or Habitats Directives is being considered, planned or determined.</p> <p>The site is also in close proximity (400m) to Hawthorn Dene ancient semi-natural woodland (SSSI), located within walking distance . The lack of amenity greenspace within the settlement would result in in an unacceptable increase on the numbers of people visiting this site which would unacceptably detract from its ecological value. Protected species have also been recorded in the site.</p>
Heritage Impact	Development would adversely affect the character and setting of the Hawthorn Conservation Area. The plan form of the village would still be considerably compromised with the reduced yield. The setting would be harmed and the reduced site area would provid
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is a small area within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flo
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This substantial site extends northwards from Hawthorn into open countryside. This area of countryside is characterised by a strong early post-medieval field system with relic rig and furrow important to the setting of the historic village of Hawthorn. Development of this site would significantly detract from the landscape and from Hawthorn Conservation Area. The site is also in close proximity (400m) to Hawthorn Dene ancient semi-natural woodland (SSSI), located within walking distance . The lack of amenity greenspace within the settlement would result in in an unacceptable increase on the numbers of people visiting this site which would unacceptably detract from its ecological value.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan</p>

	<p>which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The plan form of the village would still be compromised with the reduced yield.</p>
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5/HW/02	
SITE DETAILS	
Site Name	Land south of A182
Settlement	Hawthorn
Local Plan Monitoring Area	East
Developable Area	59.93
Estimated Yield	1798
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/01	
SITE DETAILS	
Site Name	M1: Thomas Brothers Site
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	3.41
Estimated Yield	102
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	HIST/2004/0160
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA630
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	COMPLETED

5/MU/02	
SITE DETAILS	
Site Name	M10: Land at Watkin Crescent
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.84
Estimated Yield	25
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and amenity open space.
Relationship to Settlement	The site is in the main built up area and within an established residential area.
Highways/ Access Issues	A cul de sac development is possible taking access from existing highways. An existing public footpath would need to be accommodated in any design..
Landscape Impact	This site, along with sites MU10, MU03, and MU05 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little play space or high quality greenspace.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is 800 metres from an area where there may be Great Crested Newts and 1 km from Murton Bridge Carrs County Wildlife Sites. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2693
Pollution Issues	None Identified
Flood Risk	Parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site, along with sites MU10, MU03, and MU05 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing, provided the requirements of the Habitats Regulations can be met. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace. A precautionary approach will be adopted for SHLAA purposes concuding the site should be unsuitable (Amber).</p>

5/MU/03	
SITE DETAILS	
Site Name	M11: Land at Calvert Terrace
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.41
Estimated Yield	12
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to housing
Relationship to Settlement	The site is in the main built up area of the settlement in an established residential area.
Highways/ Access Issues	Frontage development onto the public highway at Calvert Terrace, Calvert Terrace East and Calvert Terrace West is possible.
Landscape Impact	This site, along with sites MU10, MU02, and MU05 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 800km of an area where there is evidence of Great Crested Newts and 1 km of Murton Bridge Carr County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2327

Pollution Issues	None Identified
Flood Risk	Parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site, along with sites MU10, MU02, and MU05 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/05	
SITE DETAILS	
Site Name	M13: Land at Bevan Square
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.63
Estimated Yield	19
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and community woodland.
Relationship to Settlement	The site is on the edge of the settlement in an established residential area.
Highways/ Access Issues	Highway access can be achieved from the public highway.
Landscape Impact	This site, along with sites MU10, MU02, and MU03 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little play space or high quality greenspace.
Biodiversity Impact	<p>The site is on within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds. An Appropriate Assessment and mitigating green infrastructure is required in this buffer zone.</p> <p>The site is 400 metres of an area where there is evidence of Great Crested Newts have been identified and 700 metres of Murton Bridge Carr County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 4 OSNA polygons, OSNA ID:OSNA2177
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk have been identified at the current time..
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site, along with sites MU10, MU02, and MU03 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/08	
SITE DETAILS	
Site Name	Land at Village Farm
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.54
Estimated Yield	16
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	5/PL/2010/0497
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Access arrangements should be in accordance with Ref. PL/5/2010/0497 planning permission about to be granted for 14 no. dwellings. Section 106 Agreement just about to be completed April/May 2013.
Landscape Impact	None Identified
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	As the site has planning consent the suitability of the site for housing has previously been accepted through the Development management process.

5/MU/09	
SITE DETAILS	
Site Name	North of Thomas Brothers Site, Murton Colliery
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	4.21
Estimated Yield	126
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	LAP
App No	PLAN/2008/0081
SITE ASSESSMENT	
Adjacent Uses	Residential development would be compatible given that adjoining uses comprise of open space, allotments and land in residential use.
Relationship to Settlement	The site is within the built up area in an established residential area.
Highways/ Access Issues	SUITABLE - Access arrangements to this site have been agreed under the Ref. PLAN/2008/0081 planning permission, including off-site highway improvements to the B1285 outside the Glebe Centre.
Landscape Impact	Previously developed land. No significant landscape or visual effects likely.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID:OSNA630
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flood risk other than very slight surface water issue on eastern extremity.
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered

	<p>birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This flat arable field on the edge of Murton previously had planning permission for residential and live/work units. Its development would round off the settlement edge when considered together with a housing development which has recently been completed to the south. No unresolvable constraints to development rendering the site unsuitable have been identified. However, any future development of the site would need to take into account a general shortage of play space and quality green space across the densely developed area to the north of Church Road. This, is one of a number of potential housing sites in Murton, including 5/MU/12, 5/MU/13, 5/MU/10, 5/MU/03, 5/MU/05, and 5/MU/02 which need to be considered comprehensively in relation to the open space needs of this area.</p>
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5/MU/10	
SITE DETAILS	
Site Name	M3: Land at Truro Avenue
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	1.77
Estimated Yield	53
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including residential areas and open countryside.
Relationship to Settlement	The site is on the edge of Murton in an established residential area.
Highways/ Access Issues	Highway access should be taken from Truro Avenue.
Landscape Impact	This site, along with sites MU05, MU02, and MU03 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little play space or high quality greenspace.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is 800 metres from Dalton le Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA3182

Pollution Issues	None Identified
Flood Risk	No issues related to flood risk have been identified at the current time.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site, along with sites MU05, MU02, and MU03 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace.</p>

5/MU/11	
SITE DETAILS	
Site Name	Murton Primary
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	1.25
Estimated Yield	38
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PLAN/2007/0827
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	UNDER CONSTRUCTION

5/MU/12	
SITE DETAILS	
Site Name	M5: Murton Nursery
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.55
Estimated Yield	17
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible land uses including housing and open space
Relationship to Settlement	The site is within the built up area in an established residential area.
Highways/ Access Issues	Highway access can be taken from the feeder road to the south or from the existing access off Glebe View with a turning circle.
Landscape Impact	This former school site includes playing pitches and some attractive planting. This, is one of a number of sites in Murton, including sites MU02, MU03, MU05 and MU012 which could reasonably be developed for housing. However, they need to be considered comprehensively in relation to open space needs of the main built up area of Murton to the North of Church Street. This is a densely developed area lacking play space and where quality greenspace/landscaping is an obvious problem.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Dalton Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2098
Pollution Issues	None Identified

Flood Risk	No issues related to flood risk have been identified at the current time.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This former school site includes playing pitches and some attractive planting. This, is one of a number of sites in Murton, including sites MU02, MU03, MU05 and MU013 which could reasonably be developed for housing. However, they need to be considered comprehensively in relation to the open space needs of the main built up area of Murton to the North of Church Street. This is a densely developed area lacking in playspace and quality greenspace. A precautionary principle is therefore being adopted for SHLAA purposes and the site is considered to be unsuitable for housing at the present time.</p> <p>In addition, the site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/13	
SITE DETAILS	
Site Name	Rex Cinema Site
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.39
Estimated Yield	12
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is within an established residential uses.
Relationship to Settlement	The site is within an established residential area.
Highways/ Access Issues	Highway access can be achieved via Knaresborough Road. An existing sub-standard turning head to Oak Terrace/Windsor Terrace at the south end of site must be improved to a more practical size to accommodate turning manoeuvres by large vehicles. Adopted footways will also be required along the east and west boundaries of Knaresborough Road.
Landscape Impact	This site, along with sites MU10, MU2, MU03, and MU05 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 900 metres of Dalton Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA156
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site, along with sites MU10, MU2, MU03, and MU05 are all cleared housing sites that have been grassed, generally including tree planting. They are all defined as amenity open space in the County Durham Open Space Needs Assessment, but offer little real recreational or amenity value. Any one of these sites, including the former school site 5/MU 12, could reasonably be developed for housing. However, they need to be considered comprehensively in relation to landscape and open space needs of the main built up area of Murton to the North of Church Street which is densely developed with little playspace or high quality greenspace. A precautionary approach will be adopted for SHLAA purposes concluding the site should be unsuitable.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/17	
SITE DETAILS	
Site Name	Land east of Seaview Walk
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	3.08
Estimated Yield	92
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas and the open countryside. The adjacent A19 may give rise to noise issues which would require mitigation.
Relationship to Settlement	Development of this site would detract from the landscape context of Murton, extending the settlement into gateway views from the A19 corridor.
Highways/ Access Issues	CONDITIONAL - This site could be accessed via a new access created on its western frontage, however there appears to be 3rd party land between the site and the public highway along some of the frontage which would need to be investigated further .
Landscape Impact	Incursion into open countryside. Northern 25% includes young community woodland partly covered by TPO. Some potential for significant landscape and visual effects depending on extent of development.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site lies between two Local Wildlife Sites and any housing scheme would need to be designed to ensure it does not prejudice their wildlife interest.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p

Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2677
Pollution Issues	None Identified
Flood Risk	A flood risk from surface water has been identified on this site. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk
Topography	This is a sloping site, visible in some wider views, which needs sensitive design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site extends eastwards from Murton, over agricultural land which appears to have previously formed part of Murton Colliery. There will be significant adverse landscape impacts from development, with development detracting unacceptably from the landscape context of Murton, extending the settlement into gateway views from the A19 corridor.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/18	
SITE DETAILS	
Site Name	Land North of Burnip Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	11.45
Estimated Yield	344
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas and the open countryside.
Relationship to Settlement	This site is a substantial extension into open countryside, beyond the outer edge of the settlement. It relates poorly to the existing settlement, detracting from its woodland setting.
Highways/ Access Issues	An acceptable highway access cannot be achieved.
Landscape Impact	This substantial site extends northwards from the outer edge of Murton into an area of maturing community woodland. The site relates very poorly to the existing settlement. There would be significant adverse landscape impact from its development which would detract from the attractive woodland setting of Murton.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of a pond which may be a habitat for Great Crested Newts and is adjacent to a stream. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2177
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified

Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This substantial site extends northwards from the outer edge of Murton into an area of maturing community woodland. The site relates very poorly to the existing settlement. There would be significant adverse landscape impact from its development which would detract from the attractive woodland setting of Murton. An acceptable highway access to this site cannot be achieved.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/19	
SITE DETAILS	
Site Name	Land at Woods Terrace East
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	1.12
Estimated Yield	34
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PLAN/2006/0699
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	COMPLETED

5/MU/20	
SITE DETAILS	
Site Name	Land at Murton
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	12.02
Estimated Yield	361
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like residential areas and the allotments. The adjacent A19 and Dalton retail Park may give rise to noise issues which require mitigation.
Relationship to Settlement	This substantial site extends southwards from Murton over agricultural land, and includes a steep landscaped slope which forms the setting for the road access into Dalton Park. This is a prominent sloping site where development would have significant adverse
Highways/ Access Issues	This is a very large site with a yield that could be in the region of approx. 600 dwellings. The existing public highway infrastructure would need to be investigated in detail to determine if suitable to accommodate such a large site. Known capacity problems at the junctions with the A19 render such large sites as unacceptable without major highway improvements in and around the A19.
Landscape Impact	This substantial site extends southwards from Murton over agricultural land, and includes a steep landscaped slope which forms the setting for the road access into Dalton Park. This is a prominent sloping site where development would have significant adverse visual impacts in views from the approaches to Dalton Park. This extension to the settlement would also unacceptably intrude into gateway views from the A19.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

	The site is located on Murton Meadows Local Wildlife Site which is a protected wildlife site where development will not normally be permitted.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3080
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is relatively level with no obvious barriers to development.
Topography	This is a sloping site, which is very visible from the A19 and feeder road, which needs sensitive design, landscaping and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This substantial site extends southwards from Murton over agricultural land, and includes a steep landscaped slope which forms the setting for the road access into Dalton Park. This is a prominent sloping site where development would have significant adverse visual impacts in views from the approaches to Dalton Park. This extension to the settlement would also unacceptably intrude into gateway views from the A19, and would detract from the landscape setting of Murton. The site is also located on Murton Meadows Local Wildlife Site which is a protected wildlife site where development will not normally be permitted.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/21a	
SITE DETAILS	
Site Name	Brooklyn Fold, Brooklyns Terrace
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	4.12
Estimated Yield	124
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including residential and agricultural land.
Relationship to Settlement	The existing residential development forms a clear boundary to the edge of the settlement. Development of this site would be an inappropriate and prominent incursion into open countryside, clearly visible in long distance views.
Highways/ Access Issues	This site is remote from the public highway and highway access cannot be achieved.
Landscape Impact	This substantial site extends southward from the outer edge of Murton into sloping open countryside. Development would have a significant adverse impact on the landscape, extending into an area of countryside which is prominent in long distance views.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Development would need to be pulled back 15 metres from the existing stream to safeguard ecological interest. The site is also adjacent to South Murton Marsh County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA834
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues related to flood risk are currently identified

Topography	The site is sloping and highly visible in the landscape requiring sensitive design, layout and landscaping of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends southward from the outer edge of Murton into sloping open countryside. Development would have a significant adverse impact on the landscape, extending into an area of countryside which is prominent in long distance views. Development would also relate poorly to the existing settlement form, representing an incoherent extension which would detract from its landscape setting. Highway access to the site also cannot be achieved.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/22a	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	17.84
Estimated Yield	535
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/22b	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	14.88
Estimated Yield	446
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/22c	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	11.78
Estimated Yield	353
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/22d	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	7.36
Estimated Yield	221
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/22e	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	3.53
Estimated Yield	106
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as it is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/22f	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	5.69
Estimated Yield	171
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development on this site would be compatible with other adjoining uses, including residential development to the north and agricultural uses to the east, south and west.
Relationship to Settlement	Development of this site would be a major incursion into open countryside which would relate poorly to the existing settlement form and would have a significant landscape impact.
Highways/ Access Issues	Site Ref's 5/MU/22a to 22h inclusive are all remote from the public highway, in particular from the B1285 through Murton. As a result none of these 8 Murton sites, with a potential cumulative total of 3,000-4,000 dwellings, are suitable. However combined they could be accessible by completion of the A182 East Durham Link Road. Phase 2 of the A182 East Durham Link Road has not been programmed or commenced and could only progress through funding from these development sites.
Landscape Impact	Development of this site would be a major incursion into open countryside which would relate poorly to the existing settlement form and would have a significant landscape impact.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	No issues related to flood risk have been identified at the present time.
Topography	The site is bisected by pylons which are likely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Sites 5/MU/22 a, b, c, d, e, f, g, h and i together form an extremely substantial area which extends into open countryside to the south of Murton. Information accompanying the site submission for the SHLAA suggests that this area would include some retail, would accommodate 1,800 houses and would be served by phase 2 of the East Durham Link Road which is yet to be programmed or commenced. The proposed scheme, and this single parcel of land which forms part of the scheme, would be a major intrusion into the countryside, having a significant impact on the landscape in views from Murton and in longer distance views. A satisfactory highway access also cannot be achieved to any single parcel of land on its own and could only be facilitated by completion of the East Durham Link Road.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/22g	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	6.89
Estimated Yield	207
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development on this site would be compatible with adjoining land uses, including residential development to the north and agricultural uses to the south and west, along with a cemetery to the east.
Relationship to Settlement	Development of this site would be a major incursion into open countryside which would relate poorly to the existing settlement form and would have a significant landscape impact.
Highways/ Access Issues	Site Ref's 5/MU/22a to 22h inclusive are all remote from the public highway, in particular from the B1285 through Murton. As a result none of these 8 Murton sites, with a potential cumulative total of 3,000-4,000 dwellings, are suitable. However combined they could be accessible by completion of the A182 East Durham Link Road. Phase 2 of the A182 East Durham Link Road has not been programmed or commenced and could only progress through funding from these development sites.
Landscape Impact	Development of this site would be a major incursion into open countryside which would relate poorly to the existing settlement form and would have a significant landscape impact.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is a small area on the southern boundary of the site at risk of surface water flooding. Further investigation is required by

	proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of I
Topography	This is a sloping site and residential development would need to reflect the nature of this topography in design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Sites 5/MU/22 a, b, c, d, e, f, g, h and i together form an extremely substantial area which extends into open countryside to the south of Murton. Information accompanying the site submission for the SHLAA suggests that this area would include some retail, would accommodate 1,800 houses and would be served by phase 2 of the East Durham Link Road which is yet to be programmed or commenced. The proposed scheme, and this single parcel of land which forms part of the scheme, would be a major intrusion into the countryside, having a significant impact on the landscape in views from Murton and in longer distance views. A satisfactory highway access also cannot be achieved to any single parcel of land on its own and could only be facilitated by completion of the East Durham Link Road.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/22h	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	7.05
Estimated Yield	212
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential development would be compatible with adjoining uses, including residential uses to the north and agricultural uses to the south, east and west.
Relationship to Settlement	Development of this site would be a major incursion into open countryside which would relate poorly to the existing settlement form and would have a significant landscape impact.
Highways/ Access Issues	Site Ref's 5/MU/22a to 22h inclusive are all remote from the public highway, in particular from the B1285 through Murton. As a result none of these 8 Murton sites, with a potential cumulative total of 3,000-4,000 dwellings, are suitable. However combined they could be accessible by completion of the A182 East Durham Link Road. Phase 2 of the A182 East Durham Link Road has not been programmed or commenced and could only progress through funding from these development sites.
Landscape Impact	Development of this site would be a major incursion into open countryside which would relate poorly to the existing settlement form and would have a significant landscape impact.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1810
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk have been identified at the present time.

Topography	This is a sloping site and residential development would need to reflect the nature of this topography in design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Sites 5/MU/22 a, b, c, d, e, f, g, h and i together form an extremely substantial area which extends into open countryside to the south of Murton. Information accompanying the site submission for the SHLAA suggests that this area would include some retail, would accommodate 1,800 houses and would be served by phase 2 of the East Durham Link Road which is yet to be programmed or commenced. The proposed scheme, and this single parcel of land which forms part of the scheme, would be a major intrusion into the countryside, having a significant impact on the landscape in views from Murton and in longer distance views. A satisfactory highway access also cannot be achieved to any single parcel of land on its own and could only be facilitated by completion of the East Durham Link Road.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/MU/22i	
SITE DETAILS	
Site Name	Land south of Station Road
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	89.10
Estimated Yield	2673
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03046/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/MU/24	
SITE DETAILS	
Site Name	Tudor Lodge
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Use is currently claimed as garden. Site owner indicates that the property is surrounded by residential properties on 3 sides.
Relationship to Settlement	The site does not lie on the periphery of the settlement.
Highways/ Access Issues	The existing vehicular serving this site is not much wider than the single driveway serving the existing Tudor Lodge property. Tudor Lodge would need to be demolished to achieve sufficient site frontage onto the B1285 Church Lane to be able to construct an acceptable vehicular/pedestrian access for approx. 10 dwellings.
Landscape Impact	None Identified
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	Listed buildings nearby but would not be affected by development on this site. The site is very close to the centre of the medieval settlement of Murton and so a field evaluation would be required as part of a future planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered

	<p>birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Little Garth alone is not suitable for housing due to access considerations. In order to facilitate development, Tudor Lodge would need to be demolished to achieve sufficient site frontage onto the B1285 Church Lane to be able to construct an acceptable vehicular/pedestrian access. A larger scheme which would involve the demolition of Tudor Cottage would have potential and would not have an unacceptable impact on settlement form as residential development allready lies both to the west and east of the proposed site.This assumes that the requirements of the Habitats Regulations can be met. Further discussions with site proposers and Highways will be required regarding access.</p>
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5/MU/25	
SITE DETAILS	
Site Name	Murton Victoria Social Club Church Street
Settlement	Murton
Local Plan Monitoring Area	East
Developable Area	0.32
Estimated Yield	10
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03046/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has outline planning permission for housing.

5/PE/01a	
SITE DETAILS	
Site Name	North Blunts
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.09
Estimated Yield	33
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including residential and open space. It is also adjacent to a spine road which may give rise to noise issues requiring mitigation.
Relationship to Settlement	The site is centrally located in Peterlee, adjacent to established residential areas and in close proximity to the town centre.
Highways/ Access Issues	A new access can be created onto Passfield Way, 50metres from the existing Tweed Close junction. This site should be developed in relation to the adjacent Site Ref. 5/PE/01b, allowing a 5.5 metres wide internal loop road to be created through to no. 29. Tweed Close. There should be no direct individual plot frontage accesses permitted onto the B1320 Burnhope Way or Passfield Way. Alternative development types for the combined site should be served via an adjustment of the existing B1320 Burnhope Way/Passfield Way roundabout.
Landscape Impact	This former school site is centrally situated adjacent to established residential areas and close to the Town Centre. Development would have some landscape impact which can be mitigated by sensitive landscaping around and within the site.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of a pond which may be a habitat for Great Crested Newts. The site is within 350 metres of Castle Eden Dene Special Conservation Area. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is within 311 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This former school site is centrally situated adjacent to established residential areas and close to the Town Centre. Residential development would be acceptable on this site provided issues are acceptably mitigated and the requirements of the Habitats Regulations can be met.</p>

5/PE/01b	
SITE DETAILS	
Site Name	North Blunts
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.03
Estimated Yield	31
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential use including open space and housing areas. The site is also adjacent to a spine road which could give rise to noise issues which require mitigation.
Relationship to Settlement	The site is centrally located in Peterlee, adjacent to established residential areas, to public open space and to the town centre.
Highways/ Access Issues	This site should be developed in relation to the adjacent Site Ref. 5/PE/01a, allowing a 5.5 metres wide internal loop road to be created through to Passfield Way. There should be no direct individual plot frontages onto the B1320 Burnhope Way. Alternative development types for the combined site should be served via an adjustment of the existing B1320 Burnhope Way/Passfield Way roundabout.
Landscape Impact	This is a former school site that is currently fenced off and vacant. a sensitively designed residential scheme could potentially enhance this site.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of a pond which may be a habitat for Great Crested Newts and is within 300 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA934
Pollution Issues	None Identified
Flood Risk	The site is within 300 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This former school site is centrally situated adjacent to established residential areas and close to the Town Centre. Residential development would be acceptable on this site provided issues related to flood risk and ecology are acceptably mitigated, and the requirements of the Habitats Regulations can be met.</p>

5/PE/02	
SITE DETAILS	
Site Name	College Site A
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.81
Estimated Yield	54
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to retailing and town centre uses along with the roundabout, and spine roads which serve these uses. This may give rise to noise issues which require mitigation.
Relationship to Settlement	This is a centrally situated site adjacent to the Town Centre.
Highways/ Access Issues	Highway access to the site can be achieved from the adjacent roundabout.
Landscape Impact	This college site, now unoccupied, is opposite the Town Centre. It is adjacent to a busy roundabout, and two busy spine roads. Sensitive development and landscaping could improve the appearance of this prominent, previously developed site in the broader townscape. Existing planting on the site needs to be retained and peripheral landscaping provided.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of a pond which may be a habitat for Great Crested Newts and Castle Eden Dene Special Area of Conservation is within 1 km of the site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA999
Pollution Issues	None Identified

Flood Risk	A flood risk from surface water has been identified on this site. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk
Topography	The site is a relatively flat. The existing, unoccupied college buildings would need to be demolished.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This college site, now unoccupied, is opposite the Town Centre however has an extant retail consent. It is adjacent to a busy roundabout, and two busy spine roads. Sensitive development and landscaping could improve the appearance of this prominent site in the broader townscape. Existing planting on the site needs to be retained and peripheral landscaping provided.. However, although there is no constraint to housing development on this local authority site, its proximity to the Town Centre also makes its ideally suited to Town Centre expansion.</p>

5/PE/03	
SITE DETAILS	
Site Name	College Site B
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.33
Estimated Yield	40
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including a former college, town centre uses and residential areas. the site is also adjacent to a roundabout and two spine roads which may give rise to noise issues which require mitigation.
Relationship to Settlement	Site is centrally situated, adjacent to the town centre and established residential areas.
Highways/ Access Issues	Main vehicular access point or points should be via Brandlings Way. There should be no direct individual plot frontages onto the C145 Essington Way or B1320 Surtees Road. Main vehicular access not permitted onto C145 Essington Way or B1320 Surtees Road. Pedestrian access supported onto C145 Essington Way and/or B1320 Surtees Road to support link to Town Centre. Potential upgrade of existing pedestrian sub-ways required. Existing sections of historic public highway will require Stopping Up within this site.
Landscape Impact	This elevated site is amenity open space located to the north west of the town centre and the large Asda store. Part of the site incorporates a social club.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2856
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified

Topography	This is a prominent sloping site which would require sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The elevated, sloping site forms is an attractive area of amenity open space, and a backdrop to the Town Centre. While there is an acknowledged over supply of open space within the ward, it is felt that the development of this site would be detrimental to the overall attractiveness of the area, and gateway approaches to the Town Centre.</p>

5/PE/04	
SITE DETAILS	
Site Name	P12: Adjacent Burnhope Way
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	5.00
Estimated Yield	150
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including a school, public open space and residential areas. The adjacent feeder road at Burnhope Way may give rise to noise issues which require mitigation.
Relationship to Settlement	Site is centrally located adjacent to established housing areas and close to the Town Centre.
Highways/ Access Issues	Main vehicular access to serve approx. 200 no. dwellings should be via a protected right turn lane created on the B1320 Burnhope Way centred opposite no. 16, Stainton Way. there should be no direct individual plot frontages onto the B1320 Burnhope Way. Additional pedestrian access point required in vicinity of main pedestrian access to College building.
Landscape Impact	This area of public open space is adjacent to a main spine road serving Peterlee. Development of this site would have some adverse impact. The broad strip of open space and trees along Burnhope Way should be retained as a generous boulevard to protect views along the adjacent primary feeder road. Mature trees within the site should also be retained.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 130 metres of Castle Eden Dene SSSI/ NNR/SAC and may increase levels of local recreational pressure or result in other adverse impacts. Further ecological assessment is required</p>

	to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA186
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This area of public open space is also centrally located adjacent to a main spine road serving Peterlee, and to a number of established housing areas. Development would result in the unacceptable loss of a number of pitches and areas of amenity open space which serve these adjacent residential areas.</p>

5/PE/06	
SITE DETAILS	
Site Name	P14: Essington Hill
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses. It also lies adjacent to the busy Essington Way which may give rise to noise issues which need mitigation.
Relationship to Settlement	Site is within the main built up area of Peterlee in an established residential area.
Highways/ Access Issues	Access could be created onto Crawford Avenue to serve this site. There should be no direct individual plot frontages onto the C145 Essington Way. Pedestrian access supported onto C145 Essington Way towards Town Centre.
Landscape Impact	This site is an area of amenity open space with tree planting which is adjacent to a main spine road into Peterlee. It acts as part of a landscape strip important to gateway views along this spine road and as a buffer between the road and adjacent residential areas. Development on this site would have a significant adverse landscape impact on gateway views.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2761
Pollution Issues	None Identified
Flood Risk	A small area of the site has some surface water flooding issues. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or

	incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site is also in an area of amenity open space with tree planting which is adjacent to a main spine road into Peterlee. It acts as part of a landscape strip important to gateway views along this spine road and as a buffer between the road and adjacent residential areas. Development on this site would have a significant adverse landscape impact on gateway views.</p>

5/PE/07	
SITE DETAILS	
Site Name	P15: Edenhill (Fairbairn Road)
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	2.54
Estimated Yield	76
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PLAN/2007/0401
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is under construction and nearing completion.

5/PE/09	
SITE DETAILS	
Site Name	P17:North of Yoden Way
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	2.47
Estimated Yield	74
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to a number of incompatible uses including small industrial premises, a busy feeder road and a significant road junction.
Relationship to Settlement	The site is within the main urban area, but is adjacent to industrial uses which are incompatible with housing.
Highways/ Access Issues	Main vehicular access should be created on frontage onto B1320 Yoden Way via protected right turn lane, which should take account of head to head protected right turn lane for Site Ref. 5/PE/10 opposite. There should be no direct individual plot frontages onto the B1320 Yoden Way.
Landscape Impact	This site is an area of amenity open space with substantial tree planting which is adjacent to a main spine road into Peterlee. It acts as part of a landscape strip important to gateway views along this spine road and as a buffer between the road and adjacent residential/industrial areas. Development on this site would have a significant adverse landscape impact on gateway views.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 480 metres of Castle Eden Dene SSSI/ NNR/ SAC and may increase levels of local recreational pressure or result in other adverse impacts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA876
Pollution Issues	None Identified
Flood Risk	A small area of the site has some surface water flooding issues. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site is an area of amenity open space with substantial tree planting which is adjacent to a main spine road into Peterlee. It acts as part of a landscape strip important to gateway views along this spine road and as a buffer between the road and adjacent residential/industrial areas. Development on this site would have a significant adverse landscape impact on gateway views.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/PE/10	
SITE DETAILS	
Site Name	Dene House School
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	2.18
Estimated Yield	65
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01950/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development, including a school, and residential areas. The adjacent feeder road at Yoden Way may give rise to noise issues which require mitigation.
Relationship to Settlement	The site is centrally located and adjacent to other established residential areas.
Highways/ Access Issues	Main vehicular access should be created on frontage onto B1320 Yoden Way via protected right turn lane, which should take account of head to head protected right turn lane for Site Ref. 5/PE/09 opposite. There should be no direct individual plot frontages onto the B1320 Yoden Way.
Landscape Impact	This site is surplus school playing fields. Provided an area of woodland to the north of the site is retained, development of this site for residential use should have no negative impact on the urban scene. Peripheral planting should be provided adjacent to the spine road along the western edge of the site to maintain and improve gateway views.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 384 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1384
Pollution Issues	None Identified
Flood Risk	The site is within 384 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>These are surplus public sector playing fields in a popular residential area of Peterlee. These playing field are being relocated in another part of the site. The site is ideally placed for residential development provided an area of woodland to the northern part of the site is retained and requirements related to the Habitats Regulations can be met.</p>

5/PE/12	
SITE DETAILS	
Site Name	P2: Thorpe Hospital
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.38
Estimated Yield	41
Land Typology	Mostly PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	APR
App No	CE/13/01014/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to compatible uses like a residential areas, playing fields and open countryside. The adjacent A19, roundabout and feeder roads may give rise to noise issues which require mitigation. Amenity Mitigation Issues: Further investigation
Relationship to Settlement	None identified
Highways/ Access Issues	This site will require significant highway improvements informed by a traffic impact assessment. Major highway works will be required including the creation of a primary and secondary access road and a loop road
Landscape Impact	The site is exposed in views from Easington Village, the A19, the A1086, feeder roads and a main roundabout. It is also situated in a strategic green wedge which separates Peterlee and Easington. Landscaping is only likely to mitigate development in 10 to 15 years time when it approaches maturity. The site is in a Landscape Priority Improvement Area. Major structural planting will be needed and should be carried out as soon as development commences.
Biodiversity Impact	Further Investigation is required by the proposer on the ecological impact of development as the site is within 500 metres of a Great Crested Newt Pond and 1 km of Horden Dene/Warren Gill Grassland.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is in ground water source protection area and further investigation will be required to determine the need for mitigation.
Topography	This site slopes down and is clearly visible from the A 19. Parts of Easington Village also overlook the site at a higher topography. Careful consideration will need to be given to landscaping, layout and design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	This site has outline permission for housing.
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5/PE/13	
SITE DETAILS	
Site Name	P20: Manor Way
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.79
Estimated Yield	54
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential use, including housing and a childrens play area.
Relationship to Settlement	The site is centrally located in an established residential area.
Highways/ Access Issues	The main vehicular access should be created 50 metres east of the Bede Way junction opposite. Frontage individual plot access development onto Manor Way should be resisted as it is out of character with the existing Manor Way.
Landscape Impact	This is an attractive sloping area of greenspace with substantial tree planting, protected by TPO's. It is an important part of the landscaping of this established residential area and its development would have a significant adverse landscape impact.
Biodiversity Impact	<p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p> <p>The site is within 263 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1578
Pollution Issues	None Identified
Flood Risk	The site is within 263 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	This is a sloping site with protected trees where care is needed in design, layout and landscaping.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This is an attractive sloping area of greenspace with substantial tree planting, protected by TPO's. It is an important part of the landscaping of this established residential area and its development would have a significant adverse landscape impact.</p> <p>The site is also within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p>

5/PE/14	
SITE DETAILS	
Site Name	ITEC
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.59
Estimated Yield	48
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	13/00918/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is open space with no formal function. It lies adjacent to compatible residential uses. The adjacent feeder road may give rise to noise issues which require mitigation.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Planning permission was granted 23.2.10. for 52 dwellings subject to a Sect. 106 Agreement. Access arrangements should be as per the Ref. PL/5/2009/0510 approved scheme including the provision of a Puffin signalised pedestrian crossing point on the B1320 Burnhope Way.
Landscape Impact	Some adverse residual impact. Loss of attractive open greenspace but with no formal function. Assumes retention of trees on perimeters which could reduce area by 25%. Could be looked at in conjunction with sites to south to produce a single masterplan for this area.
Biodiversity Impact	The site is within 457 metres of Castle Eden Dene and may increase levels of local recreational pressure / urbanisation impacts. The site is within 2.3km of Durham Coast SAC and 4.7km of Northumbria Coast SPA and is considered likely to increase levels of recreational pressure and disturbance to qualifying species. The developer will need to contribute to Suitable Alternative Natural Greenspace (SANGs) as per guidance to be developed in order to enable the development.
Heritage Impact	None identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA999
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Flat site with some mature trees evident. These may need to be retained and could potentially reduce the housing yield.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning consent and therefore its suitability for housing has been confirmed through the Development Management process.

5/PE/16	
SITE DETAILS	
Site Name	Adjacent Shotton School
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	106
App No	DM/18/00969/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to other uses which would be compatible with residential development, including housing and a school.
Relationship to Settlement	The site is centrally situated in an established housing area.
Highways/ Access Issues	Conditional. Development of this site would need to rely on the creation of an access through the adjacent Site Ref. 5/PE/23 onto Oakerside. The new road link should be created parallel to the northern boundary of Bywell Drive, approximately 25-30 metres or so from the northern boundary of Bywell Drive to the centre line of the new road link.
Landscape Impact	This flat area of rough, featureless grassland is situated behind housing and adjacent to school playing fields. The site is identified as education land in the County Durham Open Space Needs Assessment and may have formerly have been used as playing fields, although no markings remain. It is not used by the adjacent school and its development would not detract from the landscape setting of this established housing area.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA600

Pollution Issues	None Identified
Flood Risk	The site is within 400 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	The site is level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has permission for residential development

5/PE/17	
SITE DETAILS	
Site Name	Eden Lane School
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.95
Estimated Yield	29
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA535
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site developed. School.

5/PE/18	
SITE DETAILS	
Site Name	North East Industrial Estate
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	12.68
Estimated Yield	380
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	106
App No	DM/14/01195/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is currently an underused industrial estate. It lies adjacent to compatible residential uses and to open countryside. An industrial area will remain to the north east of the site and the A 1086 runs along its northern boundary. These uses may give
Relationship to Settlement	Site is situated at the north of the settlement, however development on the site is established and the area is urban in character.
Highways/ Access Issues	Development of this site should include the re-establishment of the link from Eden Lane to the Armstrong Road roundabout, or alternatively the creation of a link from Eden Lane into the proposed residential development and back onto the Armstrong Road roundabout. A new protected right turn lane access is required onto the A1086 Thorpe Road, approximately 80 metres or so west of the existing junction access onto the A1086 Thorpe Road. In view of the potential 1500 dwellings, existing and proposed, that could potentially access onto the A1086 Thorpe Road an assessment should be made on the basis of creating a roundabout at the junction of the A1086 Thorpe Road with Stephenson Road, particularly if the Eden Lane direct link is restored.
Landscape Impact	Opportunity to enhance.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 1km of Horden Dene and Warren Gill Grassland LWS and may increase levels of local recreational pressure.</p>
Heritage Impact	None identified.

Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2713
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A flood risk from surface water has been identified on this site. Further investigation is required by the proposer to determine the type of mitigating measures that are appropriate to address this.
Topography	Site currently has industrial buildings that will need clearing prior to development. Some mature trees exist that may need retaining.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site has outline permission for residential development. The Council is currently enabling site assembly across this former industrial site to enable residential development to progress.

5/PE/19	
SITE DETAILS	
Site Name	P5: South of Avon Road
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is amenity open space almost completely contained within a residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is centrally situated in an established residential area.
Highways/ Access Issues	This site can be accessed via the existing public highway. Existing sections of historic public highway will require Stopping Up within this site.
Landscape Impact	The site is amenity open space with multiple footpaths which appears to have been part of the original design of this residential estate. Whilst some improvement to the layout of this openspace is desirable, its development would detract from the residential area and the adjacent Woodland Dene.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA934
Pollution Issues	None Identified
Flood Risk	The site is within 400 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates

	concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is amenity open space with multiple footpaths which appears to have been part of the original design of this residential estate.</p>

5/PE/20	
SITE DETAILS	
Site Name	P6: North of Helford Road
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.58
Estimated Yield	47
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including open space and housing.
Relationship to Settlement	The site is centrally situated in an established residential area.
Highways/ Access Issues	This site can be accessed via the existing public highway. Sections of public highway may require Stopping Up within this site.
Landscape Impact	This site is amenity open space which is centrally situated in a residential estate and appears to have been part of its original design. Around 40% of the site benefits from mature tree planting. Whilst some improvement to the layout and landscaping of this open space is desirable, its development would detract from the setting and amenity of this residential area.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is within 400 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water

	run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site is amenity open space which is centrally situated in a residential estate and appears to have been part of its original design. Around 40% of the site benefits from mature tree planting. Some improvement to the layout and landscaping of this open space is desirable, and could be achieved by some limited development, providing this does not detract from the setting or amenity of this residential area, and requirements related to the Habitats Regulations can be met.</p>

5/PE/21	
SITE DETAILS	
Site Name	South of Passfield Way
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	2.29
Estimated Yield	69
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently amenity open space which lies adjacent to compatible residential uses. The adjacent feeder road may give rise to noise issues which require mitigation. Further investigation is required by the proposer to identify noise impacts from
Relationship to Settlement	The site is centrally situated in an established residential area.
Highways/ Access Issues	Vehicular access should be via Oakerside Drive or Helford Road. Vehicular access onto Passfield Way would not be supported by the Highway Authority.
Landscape Impact	This substantial area of amenity open space is situated adjacent to a spine road and to an established residential area. Around a quarter of the site is planted with semi mature trees. The area is under-used and lacks any clear function as amenity open space. There is a substantial surplus of amenity open space identified in the County Durham Open Space Needs Assessment in this ward. There is also a significant amount of amenity open space in close proximity to this site. Whilst development of this site would have some impact on the landscape setting of this residential area, a sensitively designed scheme could enhance the area. Semi mature trees should be retained.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2993
Pollution Issues	None Identified
Flood Risk	The site is within 400 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee. Furt
Topography	This is an undulating site where sensitive design, layout and landscaping is needed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This substantial area of amenity open space is situated adjacent to a spine road and to an established residential area. Around a quarter of the site is planted with semi mature trees and the site is identified as amenity open space in the Councils Open Space Needs Assessment. In the context of this designation, the site is considered unacceptable for residential development.</p>

5/PE/22	
SITE DETAILS	
Site Name	P8: Oakerside Drive North
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site amenity open space and is adjacent to compatible uses like a residential area, and a school. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is centrally situated in an established residential area.
Highways/ Access Issues	Vehicular access should be via Oakerside Drive.
Landscape Impact	This strip of amenity open space acts as a landscaped footpath between the school and the surrounding established residential areas. It is heavily used by school children and their parents. Development would have some impact on the setting of this residential area and significant impact on this safe pedestrian link to the school.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 1km of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA600
Pollution Issues	None Identified
Flood Risk	A small area within the site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or

	incorporation of SUDS), or the extent of land sterilised by flood ris
Topography	This site drops significantly in level from east to west and appears undevelopable within reasonable cost.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This strip of amenity open space acts as a landscaped footpath between the school and the surrounding established residential areas. It is heavily used by school children and their parents. Development would have an unacceptable and significant impact on this safe pedestrian link to the school. This site also drops substantially in level from east to west and appears undevelopable at reasonable cost.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/PE/23	
SITE DETAILS	
Site Name	Oakside Drive South
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.73
Estimated Yield	52
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development including housing and open space.
Relationship to Settlement	The site is centrally situated in an established residential area.
Highways/ Access Issues	Access should be created parallel to the northern boundary of Bywell Drive, approximately 25-30 metres or so from the northern boundary of Bywell Drive to the centre line of the new road link, which should provide access to the adjacent Site Ref. 5/PE/16.
Landscape Impact	This site is an attractive strip of amenity open space which is planted with some mature trees. It is adjacent to high density family housing with small back gardens. This amenity space is regularly used by those living in these houses. Development of the site would have a significant adverse impact on landscape and on amenity.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Castle Eden Dene SAC. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA600
Pollution Issues	None Identified

Flood Risk	The site is within 400 metres of Castle Eden Dene SAC. Castle Eden Dene SAC is potentially at risk from increased surface water run off from housing and the Water Cycle Study indicates concentrations of hydraulic sewer flooding incidents in Peterlee.
Topography	There is a pinch point towards the western end of the site which, along with changing levels, appears to make some of the site undevelopable, at cost.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site is an attractive strip of amenity open space which is planted with some mature trees. it is adjacent to high density family housing with small back gardens. This amenity space is regularly used by those living in these houses. Development of the site would have a significant adverse impact on landscape and on amenity. There is also a pinch point towards the western end of the site which, along with changing levels, appears to make some of the site undevelopable, at cost.</p>

5/PE/24	
SITE DETAILS	
Site Name	Land between Easington and Peterlee Site A
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.18
Estimated Yield	35
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/PE/25	
SITE DETAILS	
Site Name	Land between Easington and Peterlee - Site B
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.99
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/PE/26	
SITE DETAILS	
Site Name	Land between Easington and Peterlee - Site C
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.46
Estimated Yield	44
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/PE/27	
SITE DETAILS	
Site Name	Land between Easington and Peterlee Low Hills Road
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	31.38
Estimated Yield	941
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2013/0106
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to compatible uses like a residential areas, playing fields and open countryside. The adjacent A19, roundabout and feeder roads may give rise to noise issues which require mitigation.
Relationship to Settlement	The site is open countryside but within the boundary of the A19 and the A1086
Highways/ Access Issues	This site will require significant highway improvements informed by a traffic impact assessment. Major highway works will be required including the creation of a primary and secondary access road and a loop road
Landscape Impact	The site is exposed in views from Easington Village, the A19, the A1086, feeder roads and a main roundabout. It is also situated in a strategic green wedge which separates Peterlee and Easington. Landscaping is only likely to mitigate development in 10 to 15 years time when it approaches maturity. The site is in a Landscape Priority Improvement Area. Major structural planting will be needed and should be carried out as soon as development commences.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Further Investigation is required by the proposer on the ecological impact of development as the site is within 500 metres of a Great Crested Newt Pond and 1 km of Horden Dene/Warren Gill Grassland.</p>
Heritage Impact	None identified

Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA547
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is in ground water source protection area and further investigation will be required to determine the need for mitigation.
Topography	This site slopes down and is clearly visible from the A 19. Parts of Easington Village also overlook the site at a higher topography. Careful consideration will need to be given to landscaping, layout and design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning consent and therefore its suitability for housing has been determined through the development management process.

5/PE/28	
SITE DETAILS	
Site Name	Land between Easington and Peterlee - Site E
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	44.77
Estimated Yield	1343
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/PE/29	
SITE DETAILS	
Site Name	Register Office & East Durham Education Centre
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.21
Estimated Yield	36
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/00613/FPA
SITE ASSESSMENT	
Adjacent Uses	This is cleared brownfield site in no particular use. It is situated in a residential area with small shopping area opposite the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Main vehicular access can be created off Barsloan Grove.
Landscape Impact	Neutral impact. Assumes retention of mature trees to road frontages.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 900 metres of Horden Dene LWS and may increase levels of local recreational pressure.</p>
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission.

5/PE/31	
SITE DETAILS	
Site Name	Eden Community College
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.58
Estimated Yield	47
Land Typology	Both 50/50
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and open space.
Relationship to Settlement	the site is centrally situated in an established residential area.
Highways/ Access Issues	Vehicular access could be created off Robson Avenue and/or Galloway Road.
Landscape Impact	This cleared school site is in an established residential area and is close to a local shopping centre. A sensitively designed scheme on this disused site would enhance this residential area.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 700 metres of Yoden Village Quarries SSSI and may increase levels of local recreational pressure. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Education, OSNA ID:OSNA1243
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This cleared school site is in an established residential area and is close to a local shopping centre. However, the site is currently identified as Education land in the Councils Open Space Needs Assessment, and in the context of this designation is considered unsuitable for housing.</p>

5/PE/32	
SITE DETAILS	
Site Name	Essington House
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.46
Estimated Yield	14
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01701/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is situated adjacent to a spine road which serves Peterlee and a small industrial estate nearby. This may give rise to noise issues which require mitigation.
Relationship to Settlement	The site is already developed and situated on the edge of the existing built up area. However, the urban edge is to extend southward as a result of a recent and substantial planning permission for residential development, putting this site in
Highways/ Access Issues	Conditional. This site could be served via an upgrade of the existing access road onto Essington Way to adoption standard.
Landscape Impact	This site is currently a care centre. It is situated adjacent to playing fields and close to a large site to the south at Low Hills which was recently granted planning permission for residential development. It is adjacent to a spine road which serves Peterlee. Provided mature trees at the frontage of the site are retained, sensitive development could enhance the urban scene and gateway views from the spine road.
Biodiversity Impact	<p>The site is on within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds. An Appropriate Assessment and mitigating green infrastructure is required in this buffer zone.</p> <p>The site is within 500 metres of Horden Dene LWS and may increase levels of local recreational pressure. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA547
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The existing buildings would need to be cleared. The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site is currently a care centre. It is situated adjacent to playing fields and close to a large site to the south at Low Hills which was recently granted planning permission for residential development. It is adjacent to a spine road which serves Peterlee. Provided mature trees at the frontage.of the site are retained, sensitive development could enhance the urban scene and gateway views from the spine road, assuming requirements related to the Habitats Regulations can be met.</p>

5/PE/33	
SITE DETAILS	
Site Name	North East Peterlee
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.87
Estimated Yield	56
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This vacant industrial site is within a small industrial area. There is an industrial unit to the east and occupied industrial units to the north, including the Walkers Crisp Factory. The road accessing the development carries industrial traffic. This ind
Relationship to Settlement	The site is within an established industrial area where residential development would not be consistent with the industrial nature of the area.
Highways/ Access Issues	Conditional. Access could be created onto this site from Stephenson Road, however access could be improved by the inclusion of the remainder of the Shinwell Training Centre site in line with the DCC Land Disposal enquiry from DCC Assets dated 4.3.13.
Landscape Impact	Development of this vacant industrial site would not have a detrimental impact on this urban, industrial environment.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site is relatively level with no obvious barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This vacant industrial site is within a small industrial area. There is an industrial unit to the east and occupied industrial units to the north, including the Walkers Crisp Factory. The road accessing the development carries industrial traffic. This industrial setting is an inappropriate environment for residential development.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/PE/35	
SITE DETAILS	
Site Name	Peterlee Shinwell Centre
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.14
Estimated Yield	34
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/02536/FPA
SITE ASSESSMENT	
Adjacent Uses	This is on the edge of a small industrial area. There is a vacant industrial site to the east and occupied industrial units to the north. The road accessing the development carries industrial traffic. This industrial setting is an inappropriate environment
Relationship to Settlement	This is on the edge of a small industrial area. There is a vacant industrial site to the east and occupied industrial units to the north. The road accessing the development carries industrial traffic. This industrial setting is an inappropriate environment
Highways/ Access Issues	A highway access can be created onto Stephenson Road or Essington Way.
Landscape Impact	There is some semi-mature vegetation along the boundaries of the site and this should be accommodated in the design and layout of any scheme.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is currently no known flood risk issues affecting this site.
Topography	This is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for 49no. 2, 3 and 4 bedroom two storey dwellings with associated works.

5/PE/36	
SITE DETAILS	
Site Name	Peterlee Grampian House Aged Persons Home
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.23
Estimated Yield	7
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site lies in residential area within Peterlee.
Relationship to Settlement	Site lies in residential area within Peterlee.
Highways/ Access Issues	SUITABLE - Planning permission has been granted for a 55 bedroomed Care Home on this site dated 11.11.15.
Landscape Impact	None Identified
Biodiversity Impact	No ecological impacts have been identified.
Heritage Impact	Site is in Peterlee there is no heritage, it is a new town.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been redeveloped as a 55-bed care home.

5/PE/37	
SITE DETAILS	
Site Name	East Durham College Running Track
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential use to south, education to north. Unlikely to be any amenity concerns.
Relationship to Settlement	Contained within settlement.
Highways/ Access Issues	Conditional: Access including a protected right turn lane with a pedestrian refuge could be created directly onto the B1320 Burnhope Way but would require the relocation of the existing eastbound bus lay-by. The new road junction will need to accommodate 2.4 x 120 metres junction sight visibility splays and 10 metres junction radii.
Landscape Impact	Unlikely to have significant landscape effects.
Biodiversity Impact	The site is within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	The development of this site would result in the loss of a running track. Unless this can be adequately mitigated this would render the site unsuitable.
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	While the site is located within the built up area, it is currently in use as a running track. In the absence of mitigation the site is considered to be unsuitable for housing purposes. Furthermore, the site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to

	<p>determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. This would impact upon the achievability of the site even if the loss of the sports facility is mitigated.</p>
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5/PE/38	
SITE DETAILS	
Site Name	Land south of Robson Avenue
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.70
Estimated Yield	21
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is a cleared school site in no particular use it lies adjacent to compatible residential uses. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Main vehicular access can be created off Robson Avenue.
Landscape Impact	Previously developed site containing some trees of value (some TPO), some of which could be retained on re-development. Unlikely to have significant landscape effects.
Biodiversity Impact	The site is within 900 metres of Yoden Village Quarries SSSI and may increase levels of local recreational pressure. The site is also within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.
Heritage Impact	The proximity of this site to the deserted medieval village of Yoden means that field evaluation would be required in support of an application.
Open Space Issues	Amenity Green Space, OSNA ID: OSNA660
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Brownfield site located within the built up area, however the site is regarded as amenity open space and performs poorly in terms of access to sustainable transport. The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds

	or Habitats Directives is being considered, planned or determined.
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5/PE/39	
SITE DETAILS	
Site Name	Edenhill Community Centre
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	0.69
Estimated Yield	21
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site lies adjacent to compatible residential uses. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is largely contained within the existing settlement.
Highways/ Access Issues	Main vehicular access can be created off Eden Lane.
Landscape Impact	Attractive prominent site containing large numbers of trees of value (TPO), which could not be retained in development of any significant scale. Likely to have significant adverse landscape effects.
Biodiversity Impact	The site is within 900 metres of Yoden Village Quarries SSSI and may increase levels of local recreational pressure. The site is also within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.
Heritage Impact	None Identified
Open Space Issues	Amenity Green Space, OSNA ID: OSNA660
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is regarded as amenity open space and performs poorly in terms of access to sustainable transport. Development would result in significant adverse landscape impacts. The site located within the built up area, however it is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

5/SE/01	
SITE DETAILS	
Site Name	S1: Land East of South Terrace_Foundry Road
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.95
Estimated Yield	29
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	HIST/2005/2219
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

5/SE/02	
SITE DETAILS	
Site Name	S10: Former Housing Site
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	1.17
Estimated Yield	35
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01554/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses which are compatible with residential development like housing, playing fields and open countryside.
Relationship to Settlement	The site is adjacent to a dense area of existing social housing on the outer edge of Seaham.
Highways/ Access Issues	Highway access should be taken from Heathway
Landscape Impact	This is a former housing site adjacent to an area of social housing on the edge of the settlement. Attention should be given to landscaping which will enhance this area of dense housing in the overall design of any scheme proposed on this site.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of a Great Crested Newt Pond and 250 metres of Dawdon Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA3237
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This area of amenity open space, formerly a cleared housing site, is situated iadjacent to a dense residential area on the outer edge of Seaham. Assuming the requirements of the Habitats regulations can bemet, the site should be developed in conjunction with the adjoining site 5/SE/14 and should be carefully landscaped to enhance the appearance of the area.</p>

5/SE/04	
SITE DETAILS	
Site Name	S12: Pumping Station
Settlement	Cold Hesledon
Local Plan Monitoring Area	East
Developable Area	1.81
Estimated Yield	54
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	5/PL/2012/0336
SITE ASSESSMENT	
Adjacent Uses	Light industrial and greenfield. No conflicts identified.
Relationship to Settlement	Poor relationship to settlement in a mainly light industrial area.
Highways/ Access Issues	This site could be served via improvements to the existing access or by the creation of a new access centrally on its frontage onto the B1432.
Landscape Impact	The site is designated as parks and gardens of local interest. There could be some scope for housing development associated with conservation and re-use of listed buildings. Though it is unlikely that a meaningful quantum of development could be accommodated here without a significant adverse impact on a non-designated heritage asset.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	The site has Grade 2 listed buildings pump house chimneys etc. on it. Development could have a significant adverse impact on the heritage asset
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None identified
Topography	Prominent elevated Victorian buildings due to water works.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	The site is designated as parks and gardens of local interest and relates to a listed building. There could be some scope for housing development associated with conservation and re-use

	<p>of listed buildings. Though it is unlikely that a meaningful quantum of development could be accommodated here without a significant adverse impact on a non-designated heritage asset.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>A previous planning permission granted for part residential conversion into 6 dwellings and 3 new blocks for 2 dwellings and 4 apartments has now lapsed posing uncertainty over development.</p>
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5/SE/06	
SITE DETAILS	
Site Name	S14: Dock Site
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	1.22
Estimated Yield	37
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development including a Sure Start Nursery and Seaham Town Centre. It is also adjacent to a busy road and is in a very bustling location. Further advice should be sought on related noise and e
Relationship to Settlement	The site is centrally situated immediately adjacent to the sea front and the Town Centre.
Highways/ Access Issues	This site is remote from the public highway and would need to rely on third party land for highway access.
Landscape Impact	This brownfield site is in an unkempt condition and detracts from this popular seaside location. Development which is sensitive to the public domain and to its situation next to the sea could significantly improve both the site and its environment but only if there are no adverse impacts on ecology. The mature trees within the site should be retained.
Biodiversity Impact	The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	This site is mostly in flood zone 1 and developable. The northern and southern edges of the site are in tidal flood zones so development should be located outside of these areas. Further advice should be sought about potential impacts and the need for mit
Topography	The site is in a prominent and important location in relation to views of the coast and the character of the Town Centre. Care is needed in relation to the design and massing of development
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site is immediately adjacent to the sea in the middle of Seaham sea front, and is adjacent to Seaham Town Centre.</p> <p>The site is within 400 metres of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council, under its application of the Habitats Regulation, considers that residential development within a 400 metre buffer zone of this protected designation is unacceptable because of its potential impact on protected bird species.</p>

5/SE/07	
SITE DETAILS	
Site Name	East of Milton Close (near Council Depot)
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.85
Estimated Yield	26
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development, including housing and allotments.
Relationship to Settlement	The site is adjacent to an established residential area with good pedestrian access to the Town Centre.
Highways/ Access Issues	Access can be achieved from the existing road onto the C112 The Avenue. Due to the existing 4.7 metres wide carriageway and 1.65 metres wide footways, numbers of dwellings should be restricted to approx. 30.
Landscape Impact	This unkempt former depot site, if developed, would have some impact on the urban landscape as it is situated adjacent to a strategic public right of way and can be seen from the coast. However, parts of the site are derelict and untidy. There is potential for a sensitively designed and landscaped scheme to enhance the urban form.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 700 metres of Dawdon Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA73

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Parts of this site, which is situated next to an established residential area, are previously developed and unkept. Development of the site could improve its appearance, provided development is sensitive to its location adjacent to a railway walkway and to views from the coast. Also that the above requirements related to the Habitats Regulations can be met. The existing road system can only support an additional 30 houses.</p>

5/SE/09	
SITE DETAILS	
Site Name	S4: Seaham Colliery Site
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	11.06
Estimated Yield	332
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, like residential areas, a care home and open space. However, sensitive treatment will be required adjacent to the care home. The small industrial estate adjacent to
Relationship to Settlement	This site is adjacent to long established residential areas. However, improvements to pedestrian routes to the Town Centre would be desirable as the site is separated from this part of the town by the Main Line Railway.
Highways/ Access Issues	Highway access should be taken from the B1404, Station Road. Highway access to the southern part of the site can also be achieved from Malvern Crescent. The layout/design of residential development will need to take account of the Public Right of Way on the northern boundary of the site. Improvements are also needed to the broader highway network relating to future residential development on all housing allocations in Seaham
Landscape Impact	There is an opportunity to enhance this substantial former colliery site and adjacent amenity open space through an appropriately landscaped development, which incorporates appropriate greenspace.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 800 metres of Seaham Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	<p>The site forms part of the setting of the Grade 1 listed church of St Mary's which lies to the north. Further advice should be sought from the Heritage Team in relation to potential impacts and the need for mitigation.</p> <p>There is currently no documented</p>
Open Space Issues	Intersects 5 OSNA polygons, OSNA ID:OSNA1229
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	<p>There is a risk of surface water flooding on parts of this site. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.</p>
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This former colliery site and adjoining amenity open space is in a central location, adjacent to long established residential areas. There is an opportunity to enhance this substantial colliery site and amenity area through appropriately landscaped development, provided the requirements of the Habitats Regulations can be met. Seaham School of Technology is also to be located on the former colliery, to the west of the site. Development will affect the setting of the Grade 1 listed church of St Mary's and this needs to be reflected in the design of any scheme. Improvements to pedestrian routes to the Town Centre would be desirable as the site is seperated from this part of the town by the Main Line Railway.</p>

5/SE/10	
SITE DETAILS	
Site Name	S5: Lawnside
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	3.58
Estimated Yield	107
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including residential areas and a school,
Relationship to Settlement	The site is within an established residential area in Seaham. Localised improvements to the footpath network are desirable to achieve better access to services and facilities.
Highways/ Access Issues	Highway access can be achieved from the Avenue and would require a mini roundabout.
Landscape Impact	This is a former housing site in an established residential area. A housing scheme which has been carefully landscaped and designed could enhance the appearance of this area. Peripheral landscaping is required adjacent to the school and allotments to the east. Further advice should be sought from the landscape team to achieve appropriate landscaping in and around the site.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2072
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>If the above requirements can be met, a housing scheme which has been carefully landscaped and designed could enhance the appearance of this cleared housing site which is situated in the heart of an established residential area. Peripheral landscaping is required adjacent to the school and allotments to the east. Localised improvements to the footpath network are desirable to achieve better access to services and facilities.</p>

5/SE/12	
SITE DETAILS	
Site Name	S7: Seaham Hall Farm
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	1.11
Estimated Yield	33
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including a country house hotel, agricultural land and a farmhouse.
Relationship to Settlement	This small, isolated site relates very poorly to the main built up area of Seaham. It is separated from the settlement by a Dene and by the grounds of Seaham Hall, a Country House Hotel.
Highways/ Access Issues	Highway access should be taken from the existing access or from a new access onto Byrons way which would require significant visibility splays.
Landscape Impact	Development of this agricultural land would have a significant adverse affect on the landscape, on the setting of Seaham Hall which is a grade II listed building, on a designated park and garden and on the adjacent historic farmhouse.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 200 metres of Seaham Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	Development of the site would affect the setting of Seaham Hall, a grade II listed building, and would also require listed building consent. It would also affect the setting of an adjacent historic farmhouse. Further advice should be sought from the herit
Open Space Issues	Private Space, OSNA ID:OSNA956
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified

Topography	Currently there are dwellings, farm buildings, gardens and agricultural land on the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This small, isolated site relates very poorly to the main built up area of Seaham. It is seperated from the settlement by a Dene and by the grounds of Seaham Hall, a Country House Hotel. Development of this agricultural land would have a significant adverse affect on the landscape, on the setting of Seaham Hall which is a grade II listed building, on a designated park and garden and on the adjacent historic farmhouse.</p>

5/SE/13	
SITE DETAILS	
Site Name	S8: Camdon
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.53
Estimated Yield	16
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and a school.
Relationship to Settlement	The site is centrally situated in an established residential area, adjacent to a school.
Highways/ Access Issues	Highway access can be achieved from Queen Street to the East and Camden Street to the West.
Landscape Impact	This was a former school and the cleared site is disused and neglected, making no positive contribution to the urban form. A sensitively designed scheme could improve the appearance of the area.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 900 metres of Dalton Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2842
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None known
Topography	The site is relatively level with no obvious barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This site was a former school and is situated in an established residential area. The school has been re-located immediately opposite with substantial playing pitch provision. The site appears untidy and neglected and appropriate housing development could positively improve its appearance, provided requirements related to the Habitats Regulations can be met.</p>

5/SE/14	
SITE DETAILS	
Site Name	S9: Parkside
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	2.40
Estimated Yield	72
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01164/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing, playing fields and open countryside.
Relationship to Settlement	The site is just beyond the built up area of the settlement, adjacent to residential areas and playing fields. It's relationship to the settlement could be seen as a rounding off of the settlement edge.
Highways/ Access Issues	Highway access can be achieved through adjacent site 5/SE/02 onto Heathway. The two sites should be developed together.
Landscape Impact	This site, which is beyond the outer edge of Seaham, is an underused car parking area for the adjoining playing fields. Development would have some adverse effect on the landscape which could be mitigated by careful planting, particularly on the outer edges.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 150 metres of Dawdon Dene County Wildlife Site and 500 metres of a pond where there may be Great Crested Newts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2025
Pollution Issues	None Identified

Flood Risk	None identified.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is just beyond the built up area of the settlement, adjacent to residential areas and playing fields. It's relationship to the settlement could be seen as a rounding off of the settlement edge. It is identified as Education Land in the Open Space Needs Assessment for County Durham. However, it appears to be an under-utilised and vandalised parking area for the adjoining playing field. Provided the requirements of the Habitats Regulations can be met, any development would need to retain pedestrian access to the adjoining playing fields. In order to achieve highway access it should be developed in conjunction with the adjoining site 5/SE/02 and should be carefully landscaped to enhance the appearance of the area.</p>

5/SE/15	
SITE DETAILS	
Site Name	Land to the south of Dalton Heights
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	3.66
Estimated Yield	110
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03487/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to compatible uses including housing and open countryside. It is also adjacent to the A 19 and the B 1285 . Further advice should be sought in relation to noise impacts from these roads along with the potential need for mitigation.
Relationship to Settlement	The site is an isolated extension to Seaham which does not consolidate the existing settlement form. It is very prominent from the A19 and intrudes into the important strategic gap between Seaham and Dalton le Dale. Development would have a significant ad
Highways/ Access Issues	SUITABLE - Access to this site could be via the creation of a protected right turn lane junction on the B1285 as agreed on the Ref. DM/14/02017/FPA planning application for 134 units or via Dalton Heights as agreed on the Ref. DM/15/03487/FPA planning application for 75 units.
Landscape Impact	Incursion into open countryside reducing separation of Seaham and Dalton-le-Dale. Unlikely to have other significant landscape and visual effects.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is also within 100 metres of Field House Farm County Wildlife Site and there is evidence of Great Crested Newts. Further advice should be sought from the Ecology team in relation to potential impacts and the need for mitigation.</p>
Heritage Impact	Site is close to the Grade II* listed Church of St Andrew however this building sits low in the landscape well screened by trees

	<p>which has an insular setting. Development on this site would have no impact on its setting</p> <p>There was a recommendation for a</p>
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	the site slopes up to the west and down to the south but it would not prevent development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has permission for residential development

5/SE/16	
SITE DETAILS	
Site Name	Land at Scawpie Dene
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	6.98
Estimated Yield	209
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to compatible residential uses but the adjacent A 19 may give rise to noise issues. Further advice should be taken in relation to noise impacts from the A19 and the potential need for mitigation.
Relationship to Settlement	The site is bounded by the A 19 and is adjacent to established residential areas. Whilst this site is on the outer edge of Seaham and is substantial, it could be seen as a rounding off of the settlement form, with the A19 forming a consistent boundary with
Highways/ Access Issues	An acceptable highway access to the site cannot be achieved.
Landscape Impact	There is likely to be some adverse landscape impact from the development of this substantial site which is exposed in views from the A19. Substantial structural landscaping would be required along the A19, Seaton Burn and Scawpie Dene as part of any development scheme.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is 800 metres from Field House Farm County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA549

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is bounded by the A 19 and is adjacent to established residential areas. Whilst this site is on the outer edge of Seaham and is substantial, it could be seen as a rounding off of the settlement form, with the A19 forming a consistent boundary with other development to the settlement - providing the requirements of the Habitats Regulations can be met..The over-riding factor preventing its development is that an acceptable highway access to the site cannot be achieved from Seaham.</p>

5/SE/17	
SITE DETAILS	
Site Name	Seaton Nurseries
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	1.55
Estimated Yield	47
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/16/03710/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA154
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Planning permission

5/SE/19	
SITE DETAILS	
Site Name	Dawdon Hill Farm
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	2.49
Estimated Yield	75
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA279
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	COMPLETE

5/SE/20	
SITE DETAILS	
Site Name	East Shore Village
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	20.27
Estimated Yield	608
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2260
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	UNDER CONSTRUCTION

5/SE/21	
SITE DETAILS	
Site Name	Seaham School
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	2.77
Estimated Yield	83
Land Typology	Both 50/50
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and recreational open space and to recreational open space.
Relationship to Settlement	This secondary school is in the main built up area of Seaham, adjacent to established residential areas and open space.
Highways/ Access Issues	Highway access to the site should be from Burnhall Drive. Improvements are also needed to the broader highway network relating to future residential development on all housing allocations in Seaham.
Landscape Impact	Seaham School of Technology is currently located on this site. Landscaping aimed at enhancing the area needs to be carefully considered in the overall design of any housing scheme. Retention of existing planting on the south west and north west boundary of site is needed along with provision of additional peripheral planting along the south eastern boundary
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 1 km of Seaham Dene and Field House Farm Local Wildlife Sites. There is also evidence of Great Crested Newts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1318
Pollution Issues	None Identified
Flood Risk	Parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The existing school on this site will need to be demolished.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This secondary school is in the main built up area of Seaham, adjacent to established residential areas and open space. The School is being relocated to the colliery site. There are some pitches associated with the school but these are largely outwith the site boundary. Residential development would be acceptable, providing the requirements of the Habitats Regulations can be met. Existing mature trees and peripheral planting within the site should be retained.</p>

5/SE/22	
SITE DETAILS	
Site Name	Seaham Leisure Centre
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	3.86
Estimated Yield	116
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including residential and open space. The adjacent feeder road, Graham Way, may give rise to noise issues. Further investigation is required to identify potential noise
Relationship to Settlement	These playing fields and associated leisure centre are within the main built up area of Seaham, next to established, high density residential areas.
Highways/ Access Issues	Site access should be from a new carriageway located between 31 and 33 the Avenue with a new mini roundabout on the Avenue. Improvements are also needed to the broader highway network relating to future residential development on all housing allocations in Seaham.
Landscape Impact	The primary impact would be loss of recreation grounds with value as greenspace close to high density housing. Landscape and other impacts would otherwise be low. Impacts could be insignificant if substantial areas of more accessible greenspace could be provided in the vicinity.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400 metres of Dawden Dene County Wildlife Site. There is also evidence of Great Crested Newts on, or near, the site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 5 OSNA polygons, OSNA ID:OSNA2745
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	There is a culvert crossing the site which is likely to make the development of this site unachievable at reasonable cost.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>These playing fields and associated leisure centre are within the main built up area of Seaham, next to established, high density residential areas. The primary impact would be loss of the leisure centre and recreation grounds with value as greenspace, close to high density housing. There is a culvert crossing the site which is likely to make the development of this site unachievable at reasonable cost.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SE/23	
SITE DETAILS	
Site Name	Former Vane Tempest Club, New Drive
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	6.60
Estimated Yield	198
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and open space. The adjacent East Coast Main Line may give rise to noise issues which require mitigation. Further investigation is required by the prop
Relationship to Settlement	The site is within the urban area and adjacent to residential development.
Highways/ Access Issues	An acceptable highway access to the site cannot be achieved.
Landscape Impact	Development would cause loss of recreation grounds with value as greenspace but landscape and visual impacts would be otherwise low. Impacts could be neutral if substantial areas of higher quality accessible greenspace were built into this development or other housing sites nearby which are being allocated for housing development. Peripheral planting is needed adjacent to the railway and along the bridleway which leads to a Local Wildlife Site to the north.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 1 km of Seaham Dene Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 8 OSNA polygons, OSNA ID:OSNA1506

Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site is unsuitable for housing development as no suitable highway access can be achieved. This site is currently used as playing pitches.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SE/24	
SITE DETAILS	
Site Name	Byrons Way
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	2.51
Estimated Yield	75
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SE/25a	
SITE DETAILS	
Site Name	Seaham Grange
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	29.94
Estimated Yield	898
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SE/25b	
SITE DETAILS	
Site Name	Seaham Grange
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	33.15
Estimated Yield	995
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and agricultural land.
Relationship to Settlement	This is an incursion into open countryside and designated Green Belt beyond the existing boundary of the settlement. Whilst it adjoins to the west and south linkages are poor.
Highways/ Access Issues	The development of this site would require a roundabout created on the B1285 Stockton Road to link to SHLAA Ref. 5/SE/25a via an internal 7.3 metres wide distributor road. Major highway improvements could be required to the existing B1285 Stockton Road/B1404 Seaton Lane junction.
Landscape Impact	Large isolated site in open countryside in strategic gap between Sunderland and Seaham. Likely to have significant landscape and visual effects. Effects on Green Belt functions have been assessed through Greenbelt Study.
Biodiversity Impact	The site is within 100m of Field House Farm CWS and is also within 6km of a coastal SAC/ SPA. A Habitat Regulations Risk Assessment will be required. Further advice should be sought from the Ecology Team in relation to potential impacts and the need for mitigation. A detailed layout will need to take into account the proximity to the Ancient Woodland to the SW.
Heritage Impact	Seaham Hall and former Londonderry Station to the south are Grade II listed buildings within a locally listed park and garden. Due to the openness of the landscape development here could potentially have a substantial adverse impact on the setting of these
Open Space Issues	Private Space, OSNA ID: OSNA956
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None known
Topography	None known
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site lies in the Green belt and development would entail a loss of openness in an area performing strongly in respect of Purpose 1.
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5/SE/25c	
SITE DETAILS	
Site Name	Seaham Grange
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	33.15
Estimated Yield	995
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SE/26	
SITE DETAILS	
Site Name	Land north of Seaton Lane
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	3.04
Estimated Yield	91
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to other uses compatible with residential use, including housing and open countryside. The eastern boundary of the site is also adjacent to the A19 which is likely to give rise to noise issues. Further investigation is required to es
Relationship to Settlement	The site extends substantially from the built up area of Seaham into open countryside.
Highways/ Access Issues	The existing Gateway entrance arrangement into Seaton on B1404 would need to be improved. At least 2 no. `junction on left` `junction on right` approach triangular warning signs need to be replaced with `crossroads` warning signs. Pedestrian/cycle access is required through existing field access adjacent to South View onto the B1404 that would offer more direct pedestrian/cycle access to the amenities/facilities on east side of the A19. South View and the field access are apparently under the control of the owner of this site.
Landscape Impact	This substantial site is in agricultural use and extends into open countryside to the east of Seaton. Its scale bears no relationship to the adjoining settlement. Its development would have a significant and unacceptable landscape impact.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 800m of Field House Farm County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA154
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This substantial site is in agricultural use and extends into open countryside to the east of Seaton. Its scale bears no relationship to the adjoining settlement. Its development would have a significant and unacceptable landscape impact.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SE/27	
SITE DETAILS	
Site Name	George Street
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential use, including housing. However, it is also close to the East Coast Main Line and to other industrial uses. Further advice should be sought about potential noise and environment
Relationship to Settlement	The site is within the main built up area and adjacent to residential areas.
Highways/ Access Issues	This site could accommodate approx. 25 dwellings, served by the existing public highway on George Street. The existing access arrangements within this site appear to be under the control of Durham County Council, who could be regarded as a potential third party landowner.
Landscape Impact	This long standing industrial estate detracts from nearby residential areas. Appropriate housing development could improve the appearance of the area.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is 300 metres from Dawdon Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	<p>Appropriate development could improve the setting of the nearby conservation area.</p> <p>There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be r</p>
Open Space Issues	None Identified

Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	Existing industrial uses, which include a scrap yard would need to be removed and the site de-contaminated.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This is an old industrial area with a number of bad neighbour land uses on the site like scrap yards. Whilst development for housing would improve the site and the setting of a conservation area, contamination issues seem likely to make development of this small site unviable. Existing industrial uses would also be displaced and would need to be relocated.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SE/29	
SITE DETAILS	
Site Name	Land at Seaton West Farm
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	1.86
Estimated Yield	56
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	The site extends beyond the main built up area of Seaton and does not relate well to its settlement form.
Highways/ Access Issues	Conditional: Hillrise Crescent is narrow in relation to supporting future development on a site of this size, in general being only approx 4.65 metres or so in width, with cars parked on the eastern side reducing the road to an effective single width carriageway and the added problem of reduced forward sight visibility over the brow of the hill. The Highway Authority could not support any residential development over and above a maximum of around 5 no. dwellings that can be served via a private shared driveway arrangement.
Landscape Impact	Incursion into open countryside. Visually relatively well contained. Northern part of site affords a degree of connection between the historic village and village green with countryside to the west which would be lost unless open space was provided in that area. Development would incur some adverse landscape impacts however unlikely to be significant.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	To the east of the site is the Grade II listed Seaton Hall as well as the associated walls and gate piers to east and south east. Historic village core and green visible on the first edition OS circa 1860. No impact due to distance and topography. There
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA154

Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends beyond the main built up area of Seaton and does not relate well to its settlement form. Highway access would be conditional and subject to improvements, however an access would not be available for more than around 5 dwellings. The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

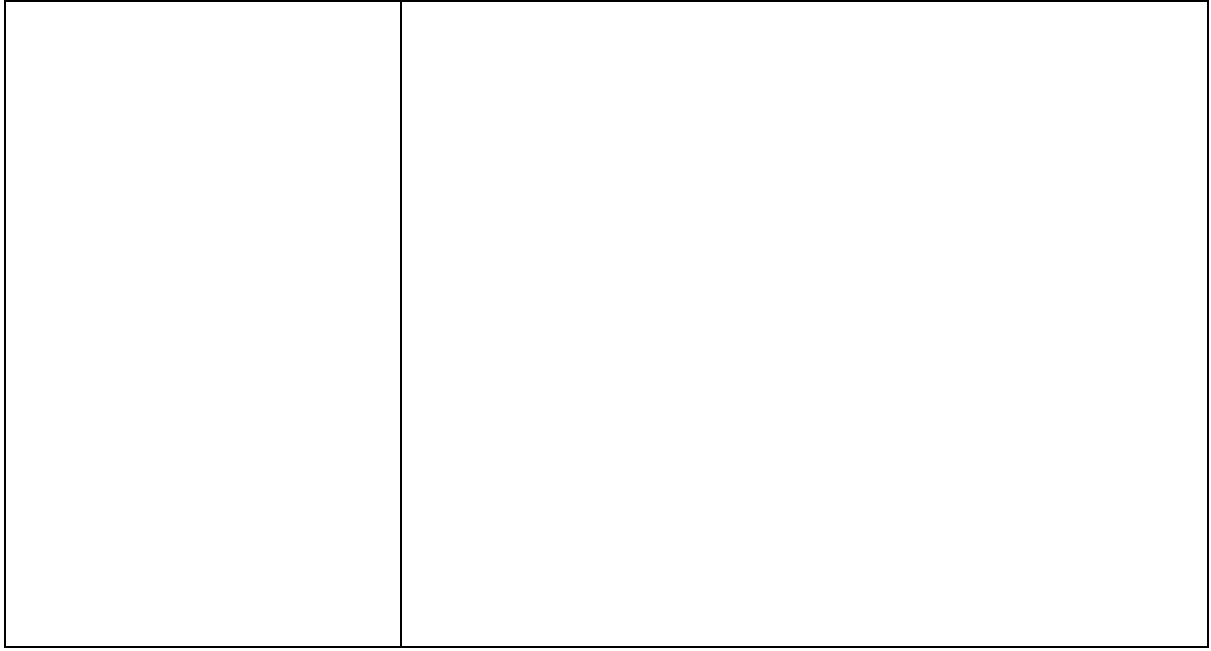
5/SE/30	
SITE DETAILS	
Site Name	Former Vane Tempest Club, New Drive
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.91
Estimated Yield	27
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2010/0491
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Outdoor Sport (Fixed), OSNA ID:OSNA1346
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	under construction

5/SE/32	
SITE DETAILS	
Site Name	St Cuthberts Church Hall
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.18
Estimated Yield	5
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	CE/13/01015/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission was granted for six dwellings on this site on the 12 November 2013. Conditions on this permission were discharged on 28th November 2014.

5/SE/33	
SITE DETAILS	
Site Name	Old Burdon Farm
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	10.46
Estimated Yield	314
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SE/34	
SITE DETAILS	
Site Name	Land at Strangford Road
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is sandwiched between the east coast railway line and a small industrial area. A short terrace of modern houses is situated immediately adjacent to the site. Whilst the development of this site would conflict with adjoining industrial uses and i
Relationship to Settlement	This site is in the main built up area of Seaham and is adjacent to the railway station, situated on the East Coast Main Line.
Highways/ Access Issues	A highway access can be taken off Station Road.
Landscape Impact	Residential development could improve the appearance of this neglected vacant site which is next to a main pedestrian route to the station.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1189
Pollution Issues	None Identified
Flood Risk	The south eastern tip of the site is in the Environment Agencies Flood Zones 2 and 3, suggesting it is at high risk of flooding. Residential development on this area should be avoided.
Topography	This is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This is an awkward narrow wedge of vacant and scrub land in the main built up area of Seaham which is between the east coast railway line and a small industrial area. A short terrace of modern housing is situated immediately adjacent to the site. Whilst the development of this site for residential use could well conflict with adjoining industrial uses and its situation next to the railway will be noisy, a precedent has already been set for the mixed use of this area by the existing modern terrace. Residential development would tidy up an awkward and messy site which is adjacent to a main pedestrian route to the station, providing the requirements of the Habitats Regulations can be met. Planning permission was granted in 2009 on the major part of the site for 36 flats.</p>
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5/SE/35	
SITE DETAILS	
Site Name	Land at Byrons Walk
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	2.79
Estimated Yield	84
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	<p>The site extends northwards from Seaham into an area of open countryside which forms part of the designated Tyne and Wear Green Belt separating Seaham from Sunderland. Development on this land would detract from its openness and conflict with the purposes of the Green Belt. It would reduce the narrow strategic gap between Seaham and Sunderland and also significantly detract from the attractive visual setting of this part of Seaham.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SE/36	
SITE DETAILS	
Site Name	Land south of Escallond Drive - South
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	3.62
Estimated Yield	109
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - This site has a reasonable frontage onto the B1285 that would allow the creation of a vehicular access similar to that proposed in relation to the planning application Ref. DM/14/02017/FPA.
Landscape Impact	Incursion into open countryside poorly related to settlement form and reducing separation of Seaham and Dalton-le-Dale. Likely to have significant landscape and visual effects
Biodiversity Impact	The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	No impact identified on setting of Grade II* listed church of st andrew to southeast during consideration of recent planning application - refused by committee on other grounds Some archaeological assessment has been carried out on this site however fu
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is unacceptable for housing development. It extends beyond the limit of built development on the outer edge of Seaham into open countryside, giving rise to significant

	<p>landscape impact and intruding into the important strategic gap between Seaham and Dalton le Dale.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>
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5/SE/37	
SITE DETAILS	
Site Name	The Waterworks
Settlement	Cold Hesledon
Local Plan Monitoring Area	East
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access could be created onto the B1432 at a point 30 metres or so, centre line to centre line, from the staggered junction opposite serving the Cold Hesledon Industrial Estate. Alternatively there may be the possibility of linking onto the approved access arrangements linked to the Ref. 5/PL/2012/0336 & 337 planning permissions granted 7.6.16. but would involve third party land.
Landscape Impact	Small urban site containing important trees to the roadside part of designed waterworks site. Some potential effects on historic interest of site depending on layout and design.
Biodiversity Impact	The site is on within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	Site immediately adjacent to Grade II* listed pumping station and Grade II listed lodge. Previous permission granted for new housing on land to northeast of lodge as part of enabling development. Also part of locally listed park. Space contributes to sett
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is an area of countryside opposite Hawthorn Industrial Estate. It is in an isolated location, unrelated to a settlement or to facilities and services and is therefore considered unsuitable for residential development. It is also adjacent to a listed II* listed pumping station and listed II lodge and contributes to the setting of these listed buildings. Part of the site is a locally listed park. Planning permission was recently granted for sensitive residential development on the adjacent site, but this was granted as an exception to enable the retention of the listed pumping station.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SE/38	
SITE DETAILS	
Site Name	Land North of Seaham grange Ind Estate
Settlement	Seaham
Local Plan Monitoring Area	East
Developable Area	2.18
Estimated Yield	65
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to Seaham Grange Industrial Estate so potential amenity issues.
Relationship to Settlement	Site is poorly related to built up area and beyond extent of residential development.
Highways/ Access Issues	Conditional: Access could be created onto the B1285 Stockton Road including a southbound protected right turn lane including a pair of pedestrian refuge crossing points. The new road junction will need to accommodate 2.4 x 120 metres junction sight visibility splays and 10 metres junction radii. Public transport infrastructure and off-site pedestrian linkages would need to be investigated further. Questionable whether sustainable or not as site is remote from shops and services therefore totally reliable on motor cars.
Landscape Impact	Incursion into open countryside and prominent from the A1018. The site is poorly related to the existing settlement form in a small undeveloped gap between Seaham and Ryhope. The site lies in the Green belt and development would entail a loss of openness in an area performing strongly in respect of Purpose 1. Likely to have significant landscape effects.
Biodiversity Impact	Site lies close to ancient woodland and LWS may need to mitigate for recreational impacts. The site is within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.
Heritage Impact	Non designated heritage asset East Cherry Knowle Farm to the south, is visible on the first edition OS circa 1860. Asset should be assessed to establish significance. Should significance be established, potential impact on the asset should be a primary
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some areas of the site at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Incursion into open countryside and prominent from the A1018. The site is poorly related to the existing settlement form in a small undeveloped gap between Seaham and Ryhope. The site lies in the Green belt and development would entail a loss of openness in an area performing strongly in respect of Purpose 1. Likely to have significant landscape effects. Vehicular access is conditional upon highway improvements. Site lies close to ancient woodland and LWS may need to mitigate for recreational impacts. The site is within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.

5/SH/01	
SITE DETAILS	
Site Name	Land East of Windsor Place
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	1.62
Estimated Yield	49
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2013/0055
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses. The adjacent scrap yard and builders yard to the east of the site may give rise to noise issues which require mitigation.
Relationship to Settlement	The site is contained within the settlement and development would not encroach into the countryside.
Highways/ Access Issues	The site requires minor localised highway improvements. Highway access to the site should be taken from Front Street in line with the proposed access arrangements agreed in relation to the Ref. PLAN/2008/0082 planning application that was withdrawn 20.3.09. Existing Public Right Of Way Public Footpath would need to be accommodated in the design.
Landscape Impact	There will be some landscape impact from development of this open space. Mature planting adjacent to the adjoining scrapyards and industrial uses should be retained
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A small part of the site (NE corner) is at risk of surface water flooding. Further investigation required by proposer to

	determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is sloping/undulating which would have an impact on the design and layout of development, but would not be a barrier to it coming forward.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for housing.

5/SH/03	
SITE DETAILS	
Site Name	Sh3: Land at Shotton Lane
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/01090/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is currently a paddock with horses grazing on the site. Housing is located to the north of the site. In view of adjacent land uses no amenity issues are anticipated
Relationship to Settlement	The site abuts the settlement on its northern boundary. Development would extend the settlement southwards and erode the gap between the settlement and the industrial estates.
Highways/ Access Issues	This site could be accessed via a new junction created centrally on the Shotton Lane frontage. A 1.8 metres wide footway to adoption standards would be required along the full site frontage onto Shotton Lane.
Landscape Impact	The development of this site would result in a significant adverse residual landscape and visual impact. Development would erode the green wedge separating Shotton from the industrial estates to the east.
Biodiversity Impact	The site is within 200m of Blackenhill Wood (CWS) so further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	No known issues but as the site is greater in size than 1ha the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified.
Topography	The site slopes west to east which would impact on design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site now has planning permission for up to 44 dwellings

5/SH/04	
SITE DETAILS	
Site Name	Sh4: Salters Lane
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	1.56
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a paddock and is adjacent to stables, a school and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is prominent in the broader landscape and its development would result in ribbon development which does not relate well to the adjacent settlement.
Highways/ Access Issues	Access to this site could be via improvements to the existing access or the creation of a new access that would need to incorporate a 2.4 x 90 metres sight visibility splay to the south and a 2.4 x 160 metres sight visibility splay to the north, based on the location of the existing speed limit. A 40mph buffer zone should be investigated in relation to the development of this site. The existing 1.8 metres wide footway on the western side of the B1280 will need to be extended along the full frontage of the site.
Landscape Impact	This site extends eastwards from Shotton Colliery into open countryside. The development of this site would have a significant adverse landscape impact. The site prominent in the broader landscape and its development would result in ribbon development which does not relate well to the adjacent settlement.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500m of Hart to Haswell County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>

Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The northern part of the site is at risk of surface water flooding. Further investigation is required by the proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>In addition, the development of this site would represent peripheral ribbon development along Salter's Lane northwards which would not relate well to the existing settlement or the facilities available. It would significantly detract from the landscape.</p>

5/SH/05	
SITE DETAILS	
Site Name	Sh5: Swan Castle Farm
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	1.98
Estimated Yield	59
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development, including housing and open countryside. There is also an industrial estate in close proximity to the site. Further assessment is required to establish if this will give rise to is
Relationship to Settlement	The site is contained on only 1 side (northern edge) and its development represents an extension to the settlement southwards. Development would be a protrusion into the countryside, although not a significant one.
Highways/ Access Issues	This site could be accessed via a new junction onto the B1280 Salters Lane created 100 metres from the existing Bruce Glasier Terrace junction to the north, centre line to centre line. 10 metres junction radii would be required to serve a 4.8 metres wide carriageway with 1.8 metres wide footways on both sides.
Landscape Impact	This site extends southwards from Shotton and is used for caravan storage. The development of the site for housing would have some landscape impact and would require structural landscaping to mitigate and to screen adjacent industrial uses.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 400m of Haswell Wood County Wildlife Site and Goreburn Pond which evidence suggests might be a habitat for Great Crested Newts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation is required by the proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or de</p> <p>This site extends southwards from Shotton and is used for caravan storage. If the above requirements can be met, it is relevant that the development of the site for housing would have some landscape impact and would require structural landscaping to mitigate and to screen adjacent industrial uses.</p>

5/SH/06	
SITE DETAILS	
Site Name	Sh6: Land North of Station Road
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	3.98
Estimated Yield	119
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2011/0438
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2605
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has permission and Persimmon Homes are on site.

5/SH/07	
SITE DETAILS	
Site Name	Sh7: Former King Street
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	0.60
Estimated Yield	18
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2009/0133
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site complete

5/SH/09	
SITE DETAILS	
Site Name	Land Adjacent to Salters Lane
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	6.01
Estimated Yield	180
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development, including housing and open countryside.
Relationship to Settlement	This substantial site extends westwards from the edge of Shotton into open countryside. This site is prominent in the broader landscape and development would significantly detract from the landscape. The site is also poorly related to the existing settlement
Highways/ Access Issues	This site should be accessed via a protected right turn lane onto the B1280 Salters Lane, created between the existing road junctions at Westgarth Grove and to the front of no's 54/55, Salters Lane.
Landscape Impact	This substantial site extends westwards from the edge of Shotton into open countryside. This site is prominent in the broader landscape and development would significantly detract from the landscape. The site is also poorly related to the existing settlement form.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 500 metres of the Hart to Haswell County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p

Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	A small section at the eastern corner of the site is at risk of surface water flooding. Further investigation is required by the proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or the extent of land sterilised by
Topography	This site is undulating and would require sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This substantial site extends westwards from the edge of Shotton into open countryside. This site is prominent in the broader landscape and development would significantly detract from the landscape. The site is also poorly related to the existing settlement form.</p> <p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SH/10	
SITE DETAILS	
Site Name	Land Behind Burns Terrace
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	7.96
Estimated Yield	239
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development including housing, open countryside, and a pond used for recreational purposes.
Relationship to Settlement	Whilst this is a large site that extends into the countryside it could be designed to have a strong visual and functional relationship to the settlement in conjunction with site 5/SH/05. Careful landscaping could improve gateway views to the settlement.
Highways/ Access Issues	This site is remote from the public highway and hence there is no suitable means of access to this site. Only option would be to develop the site in conjunction with adjoining land (5/SH/05) which would potentially invoke Stokes v Cambridge principles. In addition the disused railway line along the western boundary of the site is now the Haswell to Hart Countryside Walkway.
Landscape Impact	The site extends southward from Shotton Colliery into an area of rough grazing land that was a former claypit. It extends to an attractive pond formerly, which is surrounded by trees and is used for fishing. Development of this site would have some adverse landscape impact and mitigation would need to include substantial area of habitat creation / open space beside Goreburn pond. Structure planting would also be required to screen adjacent industrial uses.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is adjacent to Goreburn Pond where there is evidence of Great Crested Newts and within 500m of Edderacres County</p>

	Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA486
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Small parts of the site are at risk of surface water flooding. Further investigation is required by the proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or the extent of land sterilised by flood risk.
Topography	This site is a former claypit and there are inevitably significant uncertainties related to its developability and viability in the context of this previous use.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This is currently a technical constraint. The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site extends southward from Shotton Colliery into an area of rough grazing land that was a former clay pit. It extends to an attractive pond, which is surrounded by trees and is used for fishing. Development of this site would have some adverse landscape impact and mitigation would need to include a substantial area of habitat creation and structure planting. Whilst this is a large site that extends into the countryside it could be designed to have a strong visual and functional relationship to the settlement in conjunction with site 5/SH/05, provided the requirements of the Habitats Regulations could be met. Highway access could only be achieved through this site and across the Hart to Haswell public right of way. Careful landscaping could also improve gateway views to the settlement. However, given this site is a former clay pit, there</p>

	are inevitably significant uncertainties related to its developability and viability in the context of this previous use.
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5/SH/11	
SITE DETAILS	
Site Name	Land at Dalton le Dale
Settlement	Easington Village
Local Plan Monitoring Area	East
Developable Area	69.74
Estimated Yield	2092
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SH/12	
SITE DETAILS	
Site Name	Bracken Hill
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	2.29
Estimated Yield	69
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CE/13/00862/OUT
SITE ASSESSMENT	
Adjacent Uses	The site lies within the curtilage of an existing residential property, which is adjacent to industrial uses to the east. Further assessment is needed to establish if there are issues related to noise and fumes which require mitigation.
Relationship to Settlement	The site is detached from the settlement of Shotton. There are no footways on Shotton Lane providing pedestrians links with the settlement. The site is also immediately adjacent to a substantial industrial area at Peterlee, and has no meaningful relations
Highways/ Access Issues	The development area of this site at 3.05 ha or so has the opportunity to create in excess of 100 dwellings. In view of this Shotton Lane may require localised road widening and would require a 1.8 metres wide public footway to be created from the northern site frontage to link onto the main residential development in Shotton Colliery to the north west. A 1.8 metres wide public footway link should also be created in the opposite direction to link up with the existing footway/cycleway link onto Birchwood Drive within the Bracken Hill Business Park. The existing streetlighting along the full length of Shotton Lane will need to be assessed for any improvements as a result of the creation of additional public footways.
Landscape Impact	The site has significant tree cover and is protected by an area TPO. LANDSCAPE COMMENTS AWAITED.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

	The site is within 500m of a great crested newt pond and within 1 km of Elder Acres Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1890
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	This site is not identified as Open Space in the County Durham Open Space Needs Assessment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission granted for 6 units.

5/SH/13	
SITE DETAILS	
Site Name	Throstles Nest House, Salters Lane
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	0.76
Estimated Yield	23
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SH/14	
SITE DETAILS	
Site Name	Land to the west of B1280, Shotton
Settlement	Shotton Colliery
Local Plan Monitoring Area	East
Developable Area	9.79
Estimated Yield	294
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	This is a substantial site that extends westward from Shotton Colliery into open countryside. The development of this site would have a significant adverse landscape impact, relating poorly to the existing settlement and to the surrounding landscape.
Highways/ Access Issues	<p>This is a large site, approx. 13Ha from my assessment and based on the adjacent SHLAA Site Ref. 5/SH/09 density could yield approx. 390 dwellings.</p> <p>On this basis this site on its own this site will require 2 no. protected right turn lanes created onto the B1280 Salters Lane, one opposite no. 31, Salters Lane and one opposite no. 25A, Salters Lane. An internal 5.5 metres wide loop access road linking the two new junctions would be required.</p> <p>Alternatively if SHLAA Site Ref's 09 and 14 were to be developed at the same time together to create a combined 630 dwellings site then in addition to the SHLAA Site Ref. 5/SH/09 access requirements already requested a single protected right turn lane could be created onto the B1280 Salters Lane for SHLAA Site ref. 5/SH/14 opposite no. 25, Salters Lane, in conjunction with an internal 5.5 metres wide loop access road linking the two sites.</p> <p>This potential arrangement for the two sites to link should be highlighted in relation to the SHLAA Site Ref. 5/SH/09 original highway comments to ensure that a 5.5 metres wide link is possible on the SHLAA Site ref. 5/SH/14 site.</p>
Landscape Impact	This is a substantial site that extends westward from Shotton Colliery into open countryside. The development of this site would have a significant adverse landscape impact, relating poorly to the existing settlement and to the surrounding landscape.
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate

	<p>Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is adjacent to Haswell Wood County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The western part of the site is at risk of surface water flooding. Further investigation is required by the proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or the extent of land sterilised by flood risk.
Topography	The site is undulating with no obvious barriers to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This is a substantial site that extends westward from the urban edge of Shotton Colliery into open countryside. The development of this site would have a significant adverse landscape impact, relating poorly to the existing settlement and to the surrounding landscape.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SH/15	
SITE DETAILS	
Site Name	Land South of Shotton Road
Settlement	Peterlee
Local Plan Monitoring Area	East
Developable Area	1.72
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access could be created onto the C15 Shotton Road, simialr to that created at Hanover Crescenet to the west.
Landscape Impact	Incursion into open urban fringe countryside poorly related to settlement form and reducing separation of Shotton Colliery and Peterlee. Likely to be some significant landscape and visual effects.
Biodiversity Impact	The site has water course running through it and may have water voles. It lies within the 6km buffer of the coastal European Protected Sites and will require mitigation under the Habitats Regulations, this may make the site undevelopable.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological features will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site intrudes into open countryside and the strategic gap between Peterlee Industrial Estate and the residential area of Shotton. This is an important visual gap between the two settlements and also a buffer between existing residential and industrial uses. The site would also detract significantly from the landscape and is therefore considered unacceptable for residential development.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered</p>

	<p>birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>
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5/SO/02	
SITE DETAILS	
Site Name	So2:Land at Argyle Place
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	0.62
Estimated Yield	19
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1003
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been completed - all units have been built

5/SO/03	
SITE DETAILS	
Site Name	So3: East of Windsor Drive
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	2.66
Estimated Yield	80
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and open countryside. It is also adjacent to a light industrial use which may give rise to noise issues. Further investigation should be carried out to
Relationship to Settlement	The site is within the settlement, adjacent to an established residential area.
Highways/ Access Issues	This site should be accessed via a new protected right turn lane junction created onto the A182 Front Street at least 100 metres from the existing junction serving Windsor Drive. A pedestrian refuge island crossing point should be created on the A182 Front Street to support those already installed in the vicinity of the Pinedale Drive and Windsor Drive junctions with the A182 Front Street..
Landscape Impact	Most of this site is an attractive landscaped area with play space. Only a third of the site, its northern arm, could be developed without affecting these areas. Development of this area would have some landscape impact, and peripheral planting would be required along the outer boundaries, further reducing the developable area.
Biodiversity Impact	The site is within 660m of South Hetton Pond County Wildlife Site and Heseldon Moor West Site of Special Scientific Interest. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1234
Pollution Issues	None Identified
Flood Risk	The site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Most of this site is an attractive landscaped area with play space. Indeed, the whole site is identified as play area in the County Durham Open Space Needs Assessment and it seems likely that the whole site is used for informal play. Whilst there may be some potential for the northern third of the site to accommodate some housing, this could only be achieved by taking an access road through the front of the site which would significantly detract from the landscape and recreational value of the site as a whole.

5/SO/04	
SITE DETAILS	
Site Name	So4: Charters Crescent
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	3.92
Estimated Yield	118
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation

5/SO/05	
SITE DETAILS	
Site Name	So5: Logan Terrace
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	2.45
Estimated Yield	74
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development including residential and open countryside.
Relationship to Settlement	This substantial site extend into open countryside and has a poor relationship to the settlement. A development of this size would also be out of scale with this small settlement.
Highways/ Access Issues	This site could be accessed via a new protected right turn lane junction created directly opposite the party boundary between no's 20 and 21, Logan Terrace. A pedestrian refuge island crossing point should be created on the A182 to support that already installed in the vicinity of the Pinedale Drive junction.
Landscape Impact	This substantial site extends south westwards from South Hetton. Residential development would have some impact on the landscape and peripheral planting would be required around the outer edges of the site to establish a new settlement boundary.
Biodiversity Impact	The site is within 900m of South Hetton Pond County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance. A previous refusal of consent indicated the potential for the presence of a protected species on the site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The easstern and southern edge of the site are in Environment Agency Flood Zone 2 and cannot be developed.
Topography	The site is undulating with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This substantial site extends south westwards from South Hetton into open countryside and would be an unacceptable encroachment. It has a poor relationship to the settlement.
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5/SO/06	
SITE DETAILS	
Site Name	So6: East of Methodist Church
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	1.21
Estimated Yield	36
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	This is an open site, adjacent to open countryside, but has previously been developed and is centrally located in relation to settlement form.
Highways/ Access Issues	This site could be accessed via a new junction created opposite no. 25, Fallowfield Terrace. Redundant vehicular access points must be removed and replaced with footway construction to adoption standards.
Landscape Impact	This grassed site is an open area adjacent to open countryside. It has tree planting along its boundaries and appears to have been previously developed. Given the openness of the area, development would have some adverse impact on the landscape.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 200m of South Hetton Pond County Wildlife Site and Heseldon Moor West Site of Special Scientific Interst. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p

Open Space Issues	Amenity Green Space, OSNA ID:OSNA641
Pollution Issues	None Identified
Flood Risk	The site is at risk of surface water flooding and there are overland flow routes affecting the site. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the exte
Topography	The site has been previously developed and there are telegraph poles across and around the site. There may be prejudicial issues related to development arising from this.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This grassed site is an open area adjacent to open countryside. It has tree planting along its boundaries and appears to have been previously developed. Although open, it is centrally located in relation to the settlement. Residential development would improve the appearance of this disused site and would make the settlement form of this village more cohesive. Further investigation is needed by any developer to establish if the nature of the previous use or telegraph poles around the site would prove prejudicial to development.</p>

5/SO/07	
SITE DETAILS	
Site Name	So7: Hawthorn Cottages
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is in an established residential area, where further residential development would be entirely compatible.
Relationship to Settlement	The site is situated in an established residential area.
Highways/ Access Issues	This site can be accessed via the existing highway network.
Landscape Impact	This is a cleared housing site in the middle of an established housing area which is now used as amenity open space. Development would have some adverse landscape impact.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 200m of South Hetton Pond County Wildlife Site and Heseldon Moor West Site of Special Scientific Interest. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1759
Pollution Issues	None Identified
Flood Risk	The site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This is a cleared housing site in the middle of an established housing area which is now used as amenity open space. Given the central location of this amenity open space in relation to surrounding housing, a precautionary principle should be taken, and it should be protected from development.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SO/08	
SITE DETAILS	
Site Name	South Hetton
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	1.30
Estimated Yield	39
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses that would be compatible with residential development including housing, amenity space and open countryside
Relationship to Settlement	The site is centrally located and adjacent to established residential areas.
Highways/ Access Issues	The existing industrial estate access arrangements could be acceptable to accommodate a change of use to residential.
Landscape Impact	The site is currently in use as a small industrial estate. A sensitive residential development is likely to enhance the landscape.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 550m of South Hetton Pond County wildlife Site and Heseldon Moor West Site of Special Scientific Interest.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	Existing industrial units, some of which are occupied, would need to be demolished. Existing occupiers would need to be re-located.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is centrally located and adjacent to established residential areas. However, the site is currently a small industrial estate and includes occupied units. There would not appear any justification for replacing the current industrial use.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/SO/09	
SITE DETAILS	
Site Name	Land at Woodlands Farm, South Hetton
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	3.26
Estimated Yield	98
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	PL/5/2011/0397
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SO/10	
SITE DETAILS	
Site Name	Land to the North of Windsor Drive, South Hetton
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	2.63
Estimated Yield	79
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	CE/13/01085/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA154
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site has planning permission.

5/SO/11	
SITE DETAILS	
Site Name	Land south of Charters Crescent
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	9.55
Estimated Yield	287
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a settlement as defined in the Settlement Study 2015

5/SO/12	
SITE DETAILS	
Site Name	Land South West of Maythorne Drive
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	12.73
Estimated Yield	382
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation and is detached from a settlement as defined in the Settlement Study 2015

5/SO/13	
SITE DETAILS	
Site Name	South West Charters Crescent
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	2.28
Estimated Yield	68
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SO/14	
SITE DETAILS	
Site Name	South East Charters Crescent
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	2.18
Estimated Yield	65
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/SO/15	
SITE DETAILS	
Site Name	Land West of Linton House
Settlement	South Hetton
Local Plan Monitoring Area	East
Developable Area	1.39
Estimated Yield	42
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access could be created onto the A182. The junction sight visibility splays will need to be supported by actual vehicle speed survey evidence.
Landscape Impact	Urban edge incursion into open countryside unlikely to have significant landscape and visual effects although compounding the sprawling linear form of South Hetton.
Biodiversity Impact	The site has a water course running through it and may have water voles. The site is on within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological features will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Allotments, OSNA ID:OSNA1052
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends north west from South Hetton. It is poorly related to the settlement, intruding into open countryside and detracting significantly from the landscape.

	<p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>
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5/TH/01	
SITE DETAILS	
Site Name	Th1:Land north of Hartlepool Street
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	1.61
Estimated Yield	48
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01230/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with housing including residential development and open countryside.
Relationship to Settlement	The site is within the settlement and adjacent to established housing areas.
Highways/ Access Issues	Moderate highway improvements required. Access achievable from a number of roads around the site
Landscape Impact	This is a sterile, cleared housing site in Thornley which currently detracts from the character of the settlement. A sensitive, appropriately landscaped scheme would improve the appearance of the site, ideally developed in conjunction with the adjoining cleared housing site to the north 5/TH/02.
Biodiversity Impact	The site is within 800 metres of Gore Burn Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	The site is within the setting of grade II listed Church of St Bartholomew. Further advice should be sought from the Council's conservation team in relation to appropriate mitigation. There is currently no documented evidence available to rule out any
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1055
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a former cleared housing site adjacent to established residential areas. The site is allocated as amenity open space in the Council's Open Space Needs Assessment and in the context of this designation is unsuitable for housing.

5/TH/02	
SITE DETAILS	
Site Name	Th2: Land to East of Coopers Close
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	3.93
Estimated Yield	118
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including residential and open space
Relationship to Settlement	The site is within the settlement and adjacent to established housing areas.
Highways/ Access Issues	This site can be accessed via the existing public highway with the only restriction being the brow of the hill on Coopers Terrace which could impact on the junction sight visibility for any vehicular access points.
Landscape Impact	This is a sterile, cleared housing site in Thornley which currently detracts from the character of the settlement. A sensitive, appropriately landscaped scheme would improve the appearance of the site, ideally developed in conjunction with the adjoining cleared housing site to the north 5/TH/02. The site is visible in long distance views, and peripheral planting should be provided along its eastern and northern edge.
Biodiversity Impact	The site is within 800 metres of Gore Burn Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1629
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a former cleared housing site adjacent to established residential areas. The site is allocated as amenity open space in the Council's Open Space Needs Assessment and in the context of this designation is unsuitable for housing.

5/TH/04	
SITE DETAILS	
Site Name	Th4:Kenton Crescent
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	1.78
Estimated Yield	53
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to residential area and open space Amenity Mitigation Issues: None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Minor localised highway improvements required. Access from the B 1280. Footpath would need to be extended to the site
Landscape Impact	Retention of existing planting required.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA1588
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	COMPLETED

5/TH/05	
SITE DETAILS	
Site Name	Th5: Land adjacent Garden Terrace
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	1.55
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	the site is adjacent to other uses that would be compatible with residential development including housing, open countryside and a housing site.
Relationship to Settlement	The site extends northwards from the built up edge of Thornley into open countryside. It is at the entrance of the village and its development in isolation would be ribbon development and would detract from gateway views.
Highways/ Access Issues	Minor localised highway improvements required. Access from the C 65
Landscape Impact	The site extends northwards from the built up edge of Thornley into open countryside. It is at the entrance of the village and its development in isolation would be ribbon development and would detract from gateway views.
Biodiversity Impact	The site is within 800 metres of Gore Burn Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1629
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends northwards from the built up edge of Thornley into open countryside. It is at the entrance of the village and its

	development in isolation would be ribbon development and would detract from gateway views.
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5/TH/06	
SITE DETAILS	
Site Name	Th6: Land at Dunelm Stables
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	4.37
Estimated Yield	131
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01959/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses that would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	This stables is a sloping site on the edge of the built up area of Thornley. It is visible from the main road but partially screened by a row of mature trees. Since the recent development of the site to the west, this would consolidate the existing settle
Highways/ Access Issues	Access from St Bedes Crescent.Development of whole site would require highway improvement at junction of B1279 Dunelm Road and St Bede's Crescent
Landscape Impact	This stables is a sloping site on the edge of the built up area of Thornley. It is visible from the main road but partially screened by a row of mature trees. Since the recent development of the site to the west, this would consolidate the existing settlement, creating a clear edge to the settlement adjacent to an existing public footpath. Existing planting along the eastern boundary needs to be retained and re-inforced.
Biodiversity Impact	Access from St Bedes Crescent.Development of whole site would require highway improvement at junction of B1279 Dunelm Road and St Bede's Crescent
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	This is a sloping site which needs sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	This stables is a sloping site on the edge of the built up area of Thornley. It is visible from the main road but partially screened by a row of mature trees. Since the recent development of the site to the west, development of this site would consolidate the existing settlement, creating a clear edge to the settlement adjacent to an existing public footpath.
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5/TH/07	
SITE DETAILS	
Site Name	Th7: Crossways
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	1.10
Estimated Yield	33
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PLAN/2008/0685
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	UNDER CONSTRUCTION

5/TH/12	
SITE DETAILS	
Site Name	Land off Dunelm Road
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	0.97
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CE/13/01554/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing and agricultural land. It is also adjacent to the A181. Further advice should be sought in relation to potential noise and environmental impacts and the need for mitigation.
Relationship to Settlement	Development of this agricultural field, which slopes down to the main road, would significantly detract from the landscape, from views from the road and from the landscape setting of the settlement.
Highways/ Access Issues	Highway access can be achieved via a new junction onto the B1279 created as close to the north east boundary with Highfield as possible to achieve maximum separation distance from the approved residential access into the Crossways Hotel site opposite.
Landscape Impact	Development of this agricultural field, which slopes down to the main road, would significantly detract from the landscape and views from the road.
Biodiversity Impact	The site is 500 metres from habitats for Great Crested Newts, 800 metres from Shadforth Dene County Wildlife Site and within 16kms from coastal SACs or SPAs. Further advice should be sought from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	None known
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None known
Topography	This is a sloping site where care would need to be taken in relation to design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission and will now be shown as a commitment.

5/TH/13	
SITE DETAILS	
Site Name	Land to the East of Thornley
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	16.40
Estimated Yield	492
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing, allotments and open countryside.
Relationship to Settlement	This substantial site extends eastwards from Thornley into open countryside. Its development would significantly detract from the landscape.
Highways/ Access Issues	At least 2 no. access points would need to be created onto the C65 to serve a development of this size as there is no provision for a vehicular access onto East Lea to the west. Frontage footway improvements may be required to the full frontage onto the C65. Pedestrian access is available via an existing Public Right Of Way Public Footpath through to East Lea, providing pedestrian access to the nearby school and to shops further afield. This Public Right Of Way Public Footpath is to be diverted under planning permission ref. 5/2007/0100, however to serve this development it should be improved to adoption standards including streetlighting provision. The frontage speed limit to this development should be investigated to ascertain extension of the 30mph zone, creation of a 40mph buffer or retention of the 60mph.
Landscape Impact	This substantial site extends eastwards from Thornley into open countryside. Its development would significantly detract from the landscape.
Biodiversity Impact	The site is within 800 metres of Gore Burn Local Wildlife Site and Oxclose Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2259
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation

	measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	This undulating site has no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This substantial site extends eastwards from Thornley into open countryside. Its development would significantly detract from the landscape.

5/TH/16	
SITE DETAILS	
Site Name	Gore Hall Farm
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	0.37
Estimated Yield	11
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	PLAN/2008/0503
SITE ASSESSMENT	
Adjacent Uses	Residential use will be compatible to the adjoining residential uses.
Relationship to Settlement	Site contained by existing residential development
Highways/ Access Issues	SUITABLE - This site should be developed in line with the proposed access and highway infrastructure agreed in relation to the existing planning permission, Ref. PLAN/2008/0503 and Extension of Time planning permission Ref. PL/5/2012/0015.
Landscape Impact	Small urban site. Partly demolition clearance. Contains important TPO trees. These could be accommodated in the public realm in an appropriate housing layout: this would affect the potential quantum of development.
Biodiversity Impact	None Identified
Heritage Impact	Historic Gore Hall buildings were demolished in 2012
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	Well contained small urban site which is partly a cleared housing site with access to Thornley's services and facilities. The site also contains a number of trees which enhance the general area and are protected by Tree Preservation Orders. An appropriately designed scheme which accommodated these trees in its layout would be acceptable but this will reduce the yield of the site. Planning permissions for housing on the site were granted in 2010 and 2012, but both these permissions have now lapsed. It would be desirable to progress a comprehensive scheme for the site to include 5/TH/20.

5/TH/17	
SITE DETAILS	
Site Name	Site at Ashford Grove
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	PL/5/2011/0469
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like housing and agricultural land. It is also adjacent to a small industrial premises. Further advice should be sought in relation to potential noise and environmental impacts and the need for mitigation.
Relationship to Settlement	This site extends into open countryside, on the opposite side of the road to the main built up area of Thornley. It visually intrudes into the strategic gap between Wheatley Hill and Thornley. Its development would significantly detract from the landscape
Highways/ Access Issues	Highway access is achievable from Moor View, utilising access road related to planning permission PL/5/2011/0469
Landscape Impact	Development of this site would significantly detract from the landscape and have significant adverse residual impact. It extends into open countryside, on the opposite side of the road to the main built up area of Thornley and visually intrudes into the strategic gap between Wheatley Hill and Thornley.
Biodiversity Impact	The site is within 800 metres of Gore Burn LWS and within 16km of coastal SAC's and SPA's. Further advice should be sought from the ecology team in relation to potential impacts and the need for mitigation.
Heritage Impact	None known
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None known
Topography	It is a flat site cleared of buildings
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site has previously benefitted from planning permission for 10 houses however this has lapsed. Development of this site would significantly detract from the landscape. It extends into open countryside, on the opposite side of the road to the main built up area of Thornley and visually intrudes into the strategic gap between Wheatley Hill and Thornley.

5/TH/18	
SITE DETAILS	
Site Name	West of Ellerby Mews
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	8.55
Estimated Yield	257
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agricultural land
Relationship to Settlement	The site extends northwestwards from Thornley into open countryside. The undulating nature of the topography means that this site is highly visible at the entrance to the village. Its development would significantly detract from gateway views.
Highways/ Access Issues	170 dwellings in addition to the existing Youll Close development would result in up to 205 dwellings being served via an existing 4.8 metres wide access road onto the existing public highway, which is unacceptable.
Landscape Impact	There are no landscape related landscape designations in or around the site. The development of this site would extend into the countryside, it would be highly visible due to the topography of the land which would significantly detract from gateway views and from the overall landscape. Development of the site would conflict with the adopted landscape spatial strategy, it would have a transformative effect on an entirely rural landscape, would represent a significant reduction in the visual amenity value and unacceptable damage to the landscape character of the area.
Biodiversity Impact	Preliminary Ecological appraisal as a minimum which may conclude species specific surveys would be required to determine the biological resource present on the site. Concerns regarding the removal of a significant proportion of roadside vegetation and concerns development of the site will erode into the green infrastructure provision.
Heritage Impact	Possible impact on the setting of the Shadforth Conservation area which lies approximately 325m to the NW.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no flooding issues identified
Topography	This is an undulating site needing sensitive design, layout and landscaping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The development of this site would result in significant adverse landscape and visual harm. It is not considered that a development of this scale would be proportionate to the role and function of the settlement.
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5/TH/20	
SITE DETAILS	
Site Name	Land adjacent Gore Hall Farm
Settlement	Thornley
Local Plan Monitoring Area	East
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00399/OUT
SITE ASSESSMENT	
Adjacent Uses	Residential use will be compatible with the adjoining existing residential uses.
Relationship to Settlement	The site is located within the built up form of the settlement.
Highways/ Access Issues	The site has previously had planning permission for residential use.
Landscape Impact	Small urban site currently used for horse grazing. Some TPO trees on southern perimeter: These could be accommodated in an appropriate housing layout.
Biodiversity Impact	None Identified
Heritage Impact	The site is not located within a conservation area.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Well contained site comprising an area of grazing land for horses, situated within an established residential area in Thornley. There are a number of trees on the southern periphery of the site which are protected by a Tree Preservation Order. Housing development would be acceptable on this site provided any layout incorporated and protected these trees. It would also be desirable to progress a comprehensive scheme for the site, to include the adjacent 5/TH/16.

5/WH/01	
SITE DETAILS	
Site Name	South of Meadow View
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.74
Estimated Yield	22
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including .
Relationship to Settlement	The site is within an established residential area.
Highways/ Access Issues	Highway access can be achieved from adjacent roads.
Landscape Impact	This is one of a number of cleared housing sites in Wheatley Hill which is also identified as open space in the County Durham Open Space Needs assessment. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement. Development of this site would have some impact on the landscape.
Biodiversity Impact	The site is within 200 metres of the Gore Burn Local Nature Reserve. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1012
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is one of a number of former housing sites in Wheatley Hill, which is identified as amenity open space in the Open Space Needs Assessment for County Durham. Other sites include 5/WH/08, 5/WH/09, and 5/WH/13. The assessment

	<p>also identifies a surplus of amenity open space across this ward. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement. A precautionary approach should be taken to development at the present time.</p>
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5/WH/02	
SITE DETAILS	
Site Name	Wh2:Former Scrap Yard Site
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.75
Estimated Yield	23
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	LAP
App No	PL/5/2010/0419
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development including housing and open countryside
Relationship to Settlement	The site extends into open countryside from the built up edge of Wheatley Hill. It's development would result in an incoherent settlement boundary which would detract from the landscape setting of Wheatley Hill and also significantly detract from the landsc
Highways/ Access Issues	SUITABLE - Development of this site should be in accordance with highway requirements associated with the original planning permission Ref. PLAN/2007/0508, kept alive by extension of time planning permission PL/5/2010/0419.
Landscape Impact	The site extends into open countryside from the built up edge of Wheatley Hill. It's development would result in an incoherent settlement boundary which would detract from the landscape setting of Wheatley Hill and also significantly detract from the landscape.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID: OSNA1167 and Accessible Natural Green Space, OSNA ID: OSNA1210
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A flood risk has been identified on a small part of the site. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst this site had previously benefited from planning permission, this has now lapsed. The site extends into open countryside from the built up edge of Wheatley Hill. It's development would result in an incoherent settlement

	boundary which would detract from the landscape setting of Wheatley Hill and also significantly detract from the landscape.
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5/WH/05	
SITE DETAILS	
Site Name	Wh5: Dog Track
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	2.12
Estimated Yield	64
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential housing and open countryside.
Relationship to Settlement	This site extends northwards from Wheatley Hill into an open area of land used as a greyhound stadium. There is some tree planting around the stadium. Development of this site would intrude into the valley landscape between Thornley and Wheatley Hill and
Highways/ Access Issues	Conditional - Previous interest in this land for residential use highlighted that there was an intervening strip of land between the road to the public highway and the development land. Subject to this issue being resolved an access could be created onto Black Lane to serve this site. Offsite highway improvements in line with those required in relation to Site Ref. 5/WH/02 would be required to improve vehicular access up to the B1279 Front Street. It is noted that the northern half of this site, Ref. Wh5. was designated as unsuitable by the former District of Easington Council in the 2008 SHLAA assessment.
Landscape Impact	This site extends northwards from Wheatley Hill into an open area of land used as a greyhound stadium. There is some tree planting around the stadium. Development of this site would intrude into the valley landscape between Thornley and Wheatley Hill and relate poorly to the settlement. It would have a significantly adverse impact on the landscape.
Biodiversity Impact	The site is adjacent to Gore Burn Local Nature Reserve. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1210
Pollution Issues	None Identified
Flood Risk	A small part of the site is at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.

Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends northwards from Wheatley Hill into an open area of land used as a greyhound stadium. There is some tree planting around the stadium. Development of this site would intrude into the valley landscape between Thornley and Wheatley Hill and relate poorly to the settlement. It would have a significantly adverse impact on the landscape.

5/WH/08	
SITE DETAILS	
Site Name	Wh8: Wheatley Terrace
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other residential uses.
Relationship to Settlement	The site is situated in an established residential area.
Highways/ Access Issues	Highway access can be achieved from the B1280, subject to the provision of appropriate visibility splays.
Landscape Impact	This is one of a number of cleared housing sites in Wheatley Hill which is also identified as open space in the County Durham Open Space Needs Assessment. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement. Development of this site would have some impact on the landscape.
Biodiversity Impact	The site is within 600 metres of Gore Burn Local Nature Reserve. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2631
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is one of a number of cleared housing sites in Wheatley Hill which is also identified as open space in the County Durham Open Space Needs Assessment. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement.

	Development of this site would have some impact on the landscape.
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5/WH/09	
SITE DETAILS	
Site Name	Wh9: Rear of Peterlee Cottages
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	1.28
Estimated Yield	38
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This is adjacent to other residential uses.
Relationship to Settlement	The site is situated in an established residential area.
Highways/ Access Issues	Highway access should be taken from opposite the eastern boundary of no. 8, Townend Court. Vehicular access to individual plots could be created onto Rodridge Street but not onto the rear lane to the B1280 Front Street. Significant junction improvements are required on additional DCC owned land where Rodridge Street meets the B1280 Front Street, requiring the re-alignment of Rodridge Street to improve junction sight visibility to the north.
Landscape Impact	This is one of a number of cleared housing sites in Wheatley Hill which is also identified as open space in the County Durham Open Space Needs Assessment. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement. Development of this site would have some impact on the landscape.
Biodiversity Impact	The site is 600 metres from Gore Burn Local Nature Reserve. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1554
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This is one of a number of former housing sites in Wheatley Hill, which is identified as amenity open space in the Open Space Needs Assessment for County Durham. Other sites include 5/WH/08, 5/WH/01, and 5/WH/13. The assessment also identifies a surplus of amenity open space across this ward. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement. A precautionary approach should be taken to development at the present time.
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5/WH/10	
SITE DETAILS	
Site Name	Land south of Wingate Lane
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	1.79
Estimated Yield	54
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses that would be compatible with residential development, including housing and open countryside. It is also adjacent to the A 181 which may give rise to noise issues. Further investigation is needed to establish if mitigat
Relationship to Settlement	The site prominent from views from the A181. Development would intrude and detract from gateway views of the settlement.
Highways/ Access Issues	Access could be taken from Wingate Lane but could only be achieved by major incursion into popular allotments to the east of the site.
Landscape Impact	The site prominent from views from the A181. Development would intrude and detract from gateway views of the settlement at the present time and have some adverse impact on the landscape. In the longer term the site could be developed with lower impact with if substantial advance perimeter planting planting was carried out in advance of development
Biodiversity Impact	The site is within 500 metres of a pond where there may be evidence of Great Crested Newts. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA8
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is prominent from views from the A181. Development would intrude and detract from gateway views of the settlement at the present time and have some adverse impact on the landscape. In the longer term the site could be

	<p>developed with lower impact, if substantial advance perimeter planting planting was carried out in advance of development. Whilst highway access can be taken from Wingate Lane, this could only be achieved by major incursion into popular allotments to the east of the site.</p>
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5/WH/11	
SITE DETAILS	
Site Name	Land West of Bevan Crescent
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	5.47
Estimated Yield	164
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02976/FPA
SITE ASSESSMENT	
Adjacent Uses	Adjacent to the A 181 open countryside and residential development. Further investigation required to identify impacts from the A181 along with potential need for mitigation.
Relationship to Settlement	Development of this site would have a significant adverse effect on the landscape, detracting from gateway views of the settlement from the A181 and relating poorly to the settlement.
Highways/ Access Issues	Conditional - This site could be accessed via a new junction created as near to no. 6, Wayside as practically possible to achieve maximum separation from the brow of the hill to the west on Wingate Lane. A 40mph buffer zone should be created to support the creation of the new junction. A 1.8 metres wide footway will be required along the full site frontage.
Landscape Impact	This site extends westward from Wheatley Hill into open countryside. It is highly visible from the A181 which forms the southern boundary of the site. Development of this site would have a significant adverse effect on the landscape, detracting from gateway views of the settlement from the A181 and relating poorly to the settlement. Could be developed with lower impact with substantial perimeter planting planted well in advance (15 years).
Biodiversity Impact	The site is within 550m of Wingate Quarry Site of Special Scientific Interest. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Small parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission granted.

5/WH/12a	
SITE DETAILS	
Site Name	Land East of Cemetery Road
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.79
Estimated Yield	24
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to uses that would be compatible with residential development, including agricultural land and housing. It is also adjacent to the A181. Further advice should be sought in relation to noise and environmental impacts that may arise fr
Relationship to Settlement	This site extends southwards from the main built up area of Wheatley Hill across allotments. It is highly visible from the A181 which forms the southern boundary of the site. Development of this site would have some effect on the landscape, and would resu
Highways/ Access Issues	Highway access should be from a single vehicular access point on to Wingate Road as close to the north east corner of the site as possible. Should nearby sites to the west, 5/WH/10 and 5/WH/12b, be developed, the north west corner of the site should be reserved for the construction of part of a physical roundabout to be constructed in association with the development of this site.
Landscape Impact	This site extends southwards from the main built up area of Wheatley Hill across allotments. It is highly visible from the A181 which forms the southern boundary of the site. Development of this site would have some effect on the landscape, and would result in the loss of well used allotments.
Biodiversity Impact	The site is within 650metres of Wingate Quarry Site of Special Scientific Interest. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA8
Pollution Issues	None Identified
Flood Risk	Pockets of the site are subject to surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends southwards from the main built up area of Wheatley Hill across allotments. It is highly visible from the A181 which forms the southern boundary of the site. Development of this site would have some effect on the landscape, would relate poorly to the settlement, and would result in the loss of well used allotments.

5/WH/12b	
SITE DETAILS	
Site Name	Land West of Cemetery Road
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.93
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to uses which are compatible with residential development like agricultural land and housing. It is also adjacent to the A181. Further advice should be sought in relation to noise and environmental impacts that might arise from the A
Relationship to Settlement	Development of this site could consolidate the settlement. However, without mature advance tree planting it would form an unacceptable intrusion into views from the main road.
Highways/ Access Issues	Highway access should be from a single vehicular access point on to Wingate Road as close to the north west corner of the site as possible. The north east corner of the site should be reserved for the construction of part of a physical roundabout to be constructed in association with the development of this site.
Landscape Impact	This site extends southwards from the main built up area of Wheatley Hill across allotments. It is highly visible from the A181 which forms the southern boundary of the site. Development of this site would have some effect on the landscape, and would result in the loss of well used allotments.
Biodiversity Impact	The site is within 620 metres of Wingate Quarry SSSI. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID:OSNA8
Pollution Issues	None Identified
Flood Risk	There are pockets of surface water flooding within the site. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	This site extends southwards from the main built up area of Wheatley Hill across allotments. It is highly visible from the A181 which forms the southern boundary of the site. Development of this site would have some effect on the landscape, and would result in the loss of well used allotments.

5/WH/13	
SITE DETAILS	
Site Name	Land at Henderson Avenue
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.70
Estimated Yield	21
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/00609/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and a school
Relationship to Settlement	This site is in an established residential area
Highways/ Access Issues	Highway access can be achieved from the existing public highway which forms the frontage of the site. The existing public footways will be disturbed by multiple vehicular access crossings and the full length of road kerbs should be replaced and the footways reconstructed.
Landscape Impact	This is one of a number of cleared housing sites in Wheatley Hill which is also identified as open space in the County Durham Open Space Needs Assessment. Whilst it would be reasonable for one or more of these areas to be developed, care needs to be taken to ensure that sufficient amenity open space remains to serve the community in this densely developed settlement. Development of this site would have some impact on the landscape.
Biodiversity Impact	The site is within 450 metres of Gore Burn Local Nature Reserve. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for housing.

5/WH/14	
SITE DETAILS	
Site Name	Wheatley Hill Workshops
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.25
Estimated Yield	8
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to other uses which would be compatible with open space, including housing and public open space
Relationship to Settlement	This is a small industrial estate with a number of occupied properties. There would appear to be no reason to replace the existing use.
Highways/ Access Issues	Highway access could be achieved by individual plots being created from the rear lane accessed over 1.8 metres wide footway/vehicular access crossing and pedestrian access only to the front.
Landscape Impact	This is a small industrial estate with some occupied properties. Replacing industrial development with residential development would have no material impact on the landscape.
Biodiversity Impact	The site is within 600 metres of Gore Burn Local Nature Reserve. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is occupied by a small industrial estate, with some occupied premises. Achieving vacancy in properties is likely to take time and money. Properties would need to be demolished.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a small industrial estate with a number of occupied properties. There would appear to be no reason to replace the existing use.

5/WH/17	
SITE DETAILS	
Site Name	Land east of Lynn Terrace
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	1.55
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation and is in an isolated location, detached from the settlement.

5/WH/18	
SITE DETAILS	
Site Name	Land north of Lynn Terrace
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	2.74
Estimated Yield	82
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site relates to a Category 1 Designation and is in an isolated location detached from the settlement.

5/WH/19	
SITE DETAILS	
Site Name	West of White House
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	2.81
Estimated Yield	84
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development, including residential development to the east and agricultural uses to the west, north and south.
Relationship to Settlement	The site extends westward from the settlement into open countryside. It does not relate well to the existing settlement form and will detract significantly from its landscape setting.
Highways/ Access Issues	There is intervening 3rd party land between the site and the public highway which would potentially prevent development of this land. The existing track linking the site is only 3.7 metres or so in width and would need to be widened to at least 5.5 metres in conjunction with 1.8 metres wide footways on both sides. A Transport Assessment would be required.
Landscape Impact	The site extends westward from the settlement into open countryside. It does not relate well to the existing settlement form and would detract significantly from its landscape setting.
Biodiversity Impact	There are no known issues but the site is adjacent to ponds which may be a habitat for protected species like great crested newts. Further advice should be sought from the Council's Ecology Team.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA1516
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is a very small area along the eastern boundary of the site which is at risk of surface water flooding. Further investigation is required by the proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS)
Topography	this is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends westward from the settlement into open countryside. It does not relate well to the existing settlement

	form and residential development would detract significantly from the landscape setting of Wheatley Hill.
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5/WH/20c	
SITE DETAILS	
Site Name	Land north of Church Park - South
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.15
Estimated Yield	5
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing lies to the north, south and east of the site. An area of hardstanding lies to the west with containers stored on site.
Relationship to Settlement	Site lies within the built up framework of the settlement. It lies near to shops along Front Street.
Highways/ Access Issues	Site is accessible off existing highway.
Landscape Impact	Site lies within the built up framework of the settlement. It also lies in a Landscape Conservation Improvement Priority Area.
Biodiversity Impact	Site lies within 500 metres of a crested newt pond. Site is not directly affected by any ecological designation.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The site is suitable for housing and is not affected by any constraints. It lies within the existing built up framework of the settlement and can be accessed off the local highway.

5/WH/21	
SITE DETAILS	
Site Name	Land north of Quilstyle Road
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	2.70
Estimated Yield	81
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential development including residential development to the south and agricultural uses to the north, east and west.
Relationship to Settlement	This site extends into open countryside to the north of Wheatley Hill. Development of this site would unacceptably intrude into the strategic gap between Wheatley Hill and Thornley. It would also significantly detract from the attractive valley landscape
Highways/ Access Issues	TA Required. 6.75 metres wide through link road required linking the B1279, opposite Cypress View, to Quilstyle Road in line with Quetlaw Road. Pedestrian/cycle link between no's 9 and 9A, Quilstyle Road. Potential 4.8 metres wide road link onto Quilstyle Road at Club site.
Landscape Impact	This site extends into open countryside to the north of Wheatley Hill. Development of this site would unacceptably intrude into the strategic gap between Wheatley Hill and Thornley. It would also significantly detract from the attractive valley landscape which is part of the setting of these two settlements.
Biodiversity Impact	There are currently no known ecology issues affecting this site.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Allotments, OSNA ID: OSNA1625
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is a very small area on the eastern boundary of the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent
Topography	This is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends into open countryside to the north of Wheatley Hill. Its development would unacceptably intrude

	<p>into the strategic gap between Wheatley Hill and Thornley. It would also significantly detract from the attractive valley landscape which is part of the setting of these two settlements.</p>
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5/WH/22	
SITE DETAILS	
Site Name	Land to the east of Moor View
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	0.90
Estimated Yield	27
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to other uses which would be compatible with residential development including housing to the east, agricultural land to the south, and a vacant site to the west.
Relationship to Settlement	The farm house and some of the farm buildings on this site front onto the main street. The complex of farm buildings behind constitute the edge of the settlement.
Highways/ Access Issues	TA Required. Access onto B1279 Front Street via a protected right turn lane arrangement would be possible for a smaller development.
Landscape Impact	<p>Incursion into open countryside, not particularly well related to existing settlement form although northern part could entail some consolidation / rounding. Not prominent in wider views from public vantage points. Unlikely to have significant landscape effects.</p> <p>This farm site is largely developed with a farm house and associated farm complex of, largely modern, agricultural buildings. It forms part of the settlement of Wheatley Hill.</p>
Biodiversity Impact	There are currently no known ecological issues affecting this site.
Heritage Impact	<p>Incursion into open countryside but a smaller area of the northernmost part of the site could entail an element of rounding off.</p> <p>There is a very attractive old farmhouse and an old farm building which make a positive contribution to the street scene in</p>
Open Space Issues	Amenity Green Space, OSNA ID: OSNA920
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is a small area on the northern part of the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land
Topography	This is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Significant landscape impact not well related to settlement form. There is a very attractive old farmhouse on this site which makes a positive contribution to the street scene in Wheatley Hill. However, this does not have any designated historic protection. The farm site is largely developed. The farmhouse and associated farm buildings, mostly modern, form part of the settlement of Wheatley Hill. This site could reasonably be developed for residential use but retention/conversion of the farmhouse is to be preferred.
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5/WH/23	
SITE DETAILS	
Site Name	Land to east of Wheatley Hill
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	16.28
Estimated Yield	488
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is adjacent to other uses which would be compatible with residential development, including housing, a cemetery and a recreational area to the west, along with agricultural uses to the south and east.
Relationship to Settlement	This site would increase the extent of Wheatley Hill by half as much again and would change the nature and character of the settlement.
Highways/ Access Issues	This is a large site, circa 600-800 dwellings. Highway access would require a roundabout to the B1279, Church Street, through Site Ref. 5/WH/22, and then a secondary link onto Wingate Lane to the south.
Landscape Impact	This large site extends eastwards from Wheatley Hill into open countryside. Within Wheatley Hill, key vantage points across the site are from the historic cemetery and from the recreation ground. Development would significantly detract from this landscape and these views, with some of this area currently identified as an Area of High Landscape Value. There is a heavily wooded area within the site which is protected by a TPO which must be retained.
Biodiversity Impact	A full ecological assessments would be required. The area of woodland included within the site, along with a suitable buffer would need to be retained, and excluded from the developable area.
Heritage Impact	The site is immediately adjacent to Wheatley Hill Cemetery to the west. Wheatley Hill cemetery dates from 1907. there is a potential issue with a change in countryside surroundings and ambience of this cemetery. The site also appears to include part of th
Open Space Issues	Churchyards and Cemeteries, OSNA ID: OSNA2735
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	There is a substantial area in the middle of the site which is at risk of surface water flooding. Further investigation is required by the proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the ext
Topography	This site is reasonably level.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This large site extends eastwards from Wheatley Hill into open countryside. Within Wheatley Hill, key vantage points across the site are from the historic cemetery and from the recreation ground. Development would significantly detract from this landscape and these views, with some of this area currently identified as an Area of High Landscape Value. This site would change the nature and character of this settlement.

5/WH/24	
SITE DETAILS	
Site Name	Land south of Sandwich Terrace
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	1.17
Estimated Yield	35
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No known issues
Relationship to Settlement	Partially contained within the settlement form however poor connectivity with existing streets/pathways.
Highways/ Access Issues	The site is landlocked with no apparent link to the public highway.
Landscape Impact	Small site entailing a degree of consolidation / 'rounding off' of existing settlement form. Prominent in shallow view from A181 but potential for mitigation in roadside and perimeter planting. Unlikely to have significant landscape effects.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	There is no archaeological objection to this site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No significant issues. Overland flow recorded near the soth western corner of the site. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood ris
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	While the site is partially contained within the existing settlement form, there is no acceptable vehicular access available.

5/WH/25	
SITE DETAILS	
Site Name	Land West of Bevan Crescent
Settlement	Wheatley Hill
Local Plan Monitoring Area	East
Developable Area	2.76
Estimated Yield	83
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site extends westward from the settlement into open countryside. It does not relate well to the existing settlement form and residential development would detract significantly from the landscape setting of the settlement.

5/WI/01	
SITE DETAILS	
Site Name	Wi1:Tonks Site
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	2.30
Estimated Yield	69
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete - all houses built

5/WI/02	
SITE DETAILS	
Site Name	Wi10: Adjacent to Victoria House
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	0.53
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	The site is adjacent to established residential areas.
Highways/ Access Issues	Site can be accessed from the adjacent public highway network.
Landscape Impact	This site is a former cleared housing site which is now identified as amenity open space in the County Durham Open Space Needs Assessment. Development of this site would have some effect on the landscape.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 900m of Wellfield Brick Ponds County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2044
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>This cleared housing site is identified as amenity open space in the County Durham Open Space Needs Assessment. Whilst it is not of high quality, it appears to be the only area of amenity space serving the substantial housing areas surrounding it. As a precautionary measure, it should be retained.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/WI/03	
SITE DETAILS	
Site Name	Wi2:Land South of Moor Lane
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	1.91
Estimated Yield	57
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	DCC Highway Engineers: This site is built out.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1015
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

5/WI/04	
SITE DETAILS	
Site Name	Wi3: Wingate Grange Industrial Estate
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	0.79
Estimated Yield	24
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site forms part of an existing industrial estate and is used for skip storage and a car breaking yard. Industrial uses are operational adjacent to the site. The close proximity of the industrial uses is likely to lead to unacceptable noise or vibrati
Relationship to Settlement	This developed area is contained on two sides (south & east) and residential development would consolidate the settlement.
Highways/ Access Issues	This site forms part of a larger site that was refused planning permission on 2 June 2009, Ref. PLAN/2008/0646. The highway requirements referred to within the failed planning application would need to be satisfied in relation to any potential residential development of this site to achieve segregation between existing industrial traffic and potential residential traffic. Difficult to achieve as majority of industrial estate remains in operational use.
Landscape Impact	This site forms part of an existing industrial estate and is used for skip storage and a car breaking yard. The development of this site would present an opportunity to enhance the landscape and visual appearance of the area.
Biodiversity Impact	The site is within 500m of Wellfield BrickPonds County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1769
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site forms part of an existing industrial estate and is used for skip storage and a car breaking yard. Industrial uses are operational adjacent to the site. The close proximity of these industrial uses is likely to lead to unacceptable noise or vibration levels, and to industrial traffic which would conflict with the residential use of this site. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.

5/WI/05	
SITE DETAILS	
Site Name	Wi5: Land at Wingate
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	1.63
Estimated Yield	49
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses compatible with residential uses including housing and open countryside.
Relationship to Settlement	This site extends southwards across open countryside from the southern most tip of Station Town. This site is an intrusion into open countryside, would significantly detract from the landscape, and would relate poorly to the settlement.
Highways/ Access Issues	The width of the existing access track adjacent to no. 1, Ellerbourne Terrace is not wide enough to accommodate an access to adoption standards to serve 65 dwellings.
Landscape Impact	This site extends southwards across open countryside from the southern most tip of Station Town. This site is an intrusion into open countryside. Development would significantly detract from the landscape, and would relate poorly to the settlement.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 700m of Carstead Wood West County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified

Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends southwards across open countryside from the southern most tip of Station Town. This site is an intrusion into open countryside. Development would significantly detract from the landscape, and would relate poorly to the settlement. An acceptable access to the site also appears unachievable. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>

5/WI/08	
SITE DETAILS	
Site Name	Wi6: North of Heaton Terrace
Settlement	Station Town
Local Plan Monitoring Area	East
Developable Area	0.49
Estimated Yield	15
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which would be compatible with residential development, including housing and open countryside.
Relationship to Settlement	Central to settlement adjacent to main road through Station Town.
Highways/ Access Issues	This site was refused Outline planning permission, Ref. PLAN/2007/0562, on 6 November 2007 for 17 dwellings. Any residential development on this site would need to accommodate minimum 2.4 x 43 metres junction sight visibility splays onto the B1280.
Landscape Impact	The development of this site would present an opportunity to enhance the landscape and visual appearance of the area
Biodiversity Impact	The site is within 500m of Carstead Wood West County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are a number of small areas within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land steri
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would present an opportunity to enhance the landscape and visual appearance of the settlement. Part of the site fronts onto the main street, and the site is adjacent to other residential development. However, an acceptable access to the site cannot currently be achieved.

	<p>Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.</p>
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5/WI/09	
SITE DETAILS	
Site Name	Wi8: Land North of Rodridge Street
Settlement	Station Town
Local Plan Monitoring Area	East
Developable Area	1.78
Estimated Yield	53
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development, including housing and open countryside.
Relationship to Settlement	This is an attractive recreation area with a pitch which is contained by trees. Development would have a significant adverse impact on the landscape and result in the loss of an attractive area of recreational open space.
Highways/ Access Issues	Highway access should be taken from the road to the South East of the site with junction improvements to the B1280 to improve visibility. The impact of development on the public footpath to the north of the site needs to be carefully considered in relation to the design of the scheme.
Landscape Impact	This is an attractive recreation area with a pitch which is contained by trees. Development would have a significant adverse impact on the landscape and result in the loss of an attractive area of recreational open space.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>Further investigation is required by the proposer on the ecological impact of development as the site is within 500 metres of a Great Crested Newt Pond and within 1km of Heads Hope Dene and Loch Kenny Pond.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific

	archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2739
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are a number of small areas within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land steri
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>This is an attractive recreation area with a pitch which is contained by trees. Development would have a significant adverse impact on the landscape and result in the loss of an attractive area of recreational open space. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.</p>

5/WI/11a	
SITE DETAILS	
Site Name	Martindale Walk
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	22.68
Estimated Yield	680
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CE/13/01568/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including housing, a school and to open countryside.
Relationship to Settlement	The site is situated in an edge of settlement location and the proposal is a substantial incursion into open countryside. However, development would integrate reasonably well with the existing built form and the railway footpath to the east could form a c
Highways/ Access Issues	Highway access for housing on the bottom third of the site which has planning permission for 161 houses has been approved as part of this permission. Highway access for development of the whole site would need to rely on adequate and acceptable vehicular access being created onto the C35 Wellfield Road to accommodate a combined potential development site of nearly 800 dwellings. This is likely to require the construction of a mini-roundabout on Wellfield Road at its junction with the Maltings requiring the acquisition of the bungalow on the south side of Wellfield Road .
Landscape Impact	Most of this site already has a planning permission (subject to a Section 106) which has not yet commenced. This includes permission for 161 houses on the front third of the site, with most of the remainder to remain open and to include footpath improvements to mitigate the impact of housing and to meet the Habitats Regulations. A new SHLAA submission has now been made for a bigger site with a bigger development area. Supporting information proposes that most of the site should be developed, with 3 school playing fields to the west of the site retained and moved to the south of the site. The development of the whole site would constitute a large incursion into open countryside visible primarily from footpath network and housing areas and would have a significant landscape impact. This impact would be reduced if the playing fields were retained, as suggested.
Biodiversity Impact	The site is within 6km of a Coastal Special Protection Area, a European Designation which protects rare and vulnerable birds. An appropriate Assessment and Green Infrastructure mitigation

	is required in this buffer zone to meet the requirements of the Habitats Regulations. A major part of the southern part of the site is set aside as mitigation as part of the planning permission for 161 houses to the north of the site in order to satisfy the requirements of the Habitats Regulations. If the developable area of the site increases to include the whole of this site, further mitigation would be required to meet the Habitats Regulations.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Education, OSNA ID:OSNA860
Pollution Issues	None Identified
Flood Risk	No significant issues. There are small areas at risk of surface water flooding within the site. Further investigation is required by the proposer to determine if mitigation measures are required (e.g. site layout and/or incorporation of SuDS), or the exte
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has planning permission.

5/WI/11b	
SITE DETAILS	
Site Name	Martindale Walk
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	22.68
Estimated Yield	680
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/16/03958/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses, including housing, a school and to open countryside.
Relationship to Settlement	The site is situated in an edge of settlement location and the proposal is a substantial incursion into open countryside. However, development would integrate reasonably well with the existing built form and the railway footpath to the east could form a c
Highways/ Access Issues	Highway access for housing on the bottom third of the site which has planning permission for 161 houses has been approved as part of this permission. Highway access for development of the whole site would need to rely on adequate and acceptable vehicular access being created onto the C35 Wellfield Road to accommodate a combined potential development site of nearly 800 dwellings. This is likely to require the construction of a mini-roundabout on Wellfield Road at its junction with the Maltings requiring the acquisition of the bungalow on the south side of Wellfield Road .
Landscape Impact	Most of this site already has a planning permission (subject to a Section 106) which has not yet commenced. This includes permission for 161 houses on the front third of the site, with most of the remainder to remain open and to include footpath improvements to mitigate the impact of housing and to meet the Habitats Regulations. A new SHLAA submission has now been made for a bigger site with a bigger development area. Supporting information proposes that most of the site should be developed, with 3 school playing fields to the west of the site retained and moved to the south of the site. The development of the whole site would constitute a large incursion into open countryside visible primarily from footpath network and housing areas and would have a significant landscape impact. This impact would be reduced if the playing fields were retained, as suggested.
Biodiversity Impact	The site is within 6km of a Coastal Special Protection Area, a European Designation which protects rare and vulnerable birds. An appropriate Assessment and Green Infrastructure mitigation

	is required in this buffer zone to meet the requirements of the Habitats Regulations. A major part of the southern part of the site is set aside as mitigation as part of the planning permission for 161 houses to the north of the site in order to satisfy the requirements of the Habitats Regulations. If the developable area of the site increases to include the whole of this site, further mitigation would be required to meet the Habitats Regulations.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA860
Pollution Issues	None Identified
Flood Risk	No significant issues. There are small areas at risk of surface water flooding within the site. Further investigation is required by the proposer to determine if mitigation measures are required (e.g. site layout and/or incorporation of SuDS), or the exte
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has permission for residential development

5/WI/11c	
SITE DETAILS	
Site Name	Wellfield Site
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing residential uses. Cricket pitch to south however unlikely to cause issues given proximity.
Relationship to Settlement	Existing residential uses to two sides so possible to integrate new development into the settlement form.
Highways/ Access Issues	Conditional: Access could be gained via DCC-owned land to link onto Stewart Drive for a maximum of 30 no. dwellings.
Landscape Impact	Small site entailing a degree of consolidation of existing settlement form. Unlikely to have significant landscape effects.
Biodiversity Impact	The site is identified as a potential alternative green space for mitigation purposes within the Habitat Regulations Assessment and is within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	Education, OSNA ID: OSNA860
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No known issues
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is contained by development on two sides (potentially three sides should approved development proceed to east), however it is identified as a potential alternative greenspace mitigation site within the 2018 Habitat Regulations Assessment and is within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply.

5/WI/12	
SITE DETAILS	
Site Name	Land South of Wellfield Road
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	1.79
Estimated Yield	54
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other residential uses.
Relationship to Settlement	The site is adjacent to other established residential areas.
Highways/ Access Issues	Site can be accessed from the adjacent public highway network with a main single vehicular access onto Roxby Wynd.
Landscape Impact	There would be some adverse landscape impact on this open space from development but this could be mitigated by the retention of existing planting and provision of some dedicated open space within the site.
Biodiversity Impact	<p>The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The site is within 1km of the Castle Eden Dene Special Area of Conservation and the Hart to Haswell Railway Local Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.</p>
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1121
Pollution Issues	None Identified
Flood Risk	No issues related to flood risk are currently identified
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site is identified as amenity open space in the County Durham Open Space Needs Assessment.. There is a restrictive covenant on this site protecting its use as open space and preventing development. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.

5/WI/13	
SITE DETAILS	
Site Name	Former Allotment Wingate Grange Farm
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	1.71
Estimated Yield	51
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/WI/15	
SITE DETAILS	
Site Name	Hart Bushes
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	10.17
Estimated Yield	305
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/WI/16	
SITE DETAILS	
Site Name	Land West of Wingate
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	7.93
Estimated Yield	238
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/WI/17	
SITE DETAILS	
Site Name	Land at Low Grange Farm
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	1.40
Estimated Yield	42
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other uses which are compatible with residential development including housing, allotments and open countryside.
Relationship to Settlement	This site extends northwest from Wingate across open countryside.
Highways/ Access Issues	This site has no suitable means of access.
Landscape Impact	This site extends northwest from Wingate across open countryside. There would be some adverse landscape and visual impact from development on this open field. Necessary mitigation would include peripheral planting along outer boundaries.
Biodiversity Impact	The site is within 450m of Wellfield BrickPonds County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land sterilised by flood risk.
Topography	The site is relatively level with no obvious barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site extends northwest from Wingate across open countryside. There would be some adverse landscape and visual impact from development on this open field. An acceptable access to the site cannot be achieved. Wingate Infant School is also close to critical capacity and cannot be

	extended, potentially triggering a requirement for a new school before further development can take place in this settlement.
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5/WI/18	
SITE DETAILS	
Site Name	Wingate Grange
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	0.61
Estimated Yield	18
Land Typology	100% PDL
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site forms part of an existing industrial estate, and industrial uses are operational adjacent to the site. This would present a conflict as housing is a pollution sensitive form of development and the close proximity of the industrial uses could lead
Relationship to Settlement	Site is an edge of settlement site which is contained on two sides, and development would not extend significantly into the open countryside.
Highways/ Access Issues	The northern part of this site formed part of a larger site that was refused planning permission on 2 June 2009 and the northern part of this site could be developed in conjunction with the development of Site Ref. 5/WI/04. The Highway Authority would not support the creation residential development that would need to rely on vehicular access through the industrial estate.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact, but this would not preclude development of the site. Visually contained but a very poor site in urban design terms unless part of comprehensive redevelopment of the wider area.
Biodiversity Impact	The site is within 600m of Wellfield BrickPonds (CWS)/GCNs so may increase levels of local recreational pressure. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 8km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	No known issues.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1769
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine

	mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The majority of the site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This area of vacant land lies to the rear of an employment site. Existing industrial uses would prejudice residential amenity. This would be a very poor site in urban design terms unless part of comprehensive redevelopment of the wider area. An acceptable access which separates industrial and residential traffic cannot be achieved. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.

5/WI/19	
SITE DETAILS	
Site Name	Dormand Villa
Settlement	Station Town
Local Plan Monitoring Area	East
Developable Area	0.36
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	PL/5/2012/0292
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning Permission exists for 22 units to Gleeson Developments Ltd.

5/WI/22	
SITE DETAILS	
Site Name	Land to west of Fir Tree Inn
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	0.22
Estimated Yield	7
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00542/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	The site is within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for ten houses.

5/WI/23	
SITE DETAILS	
Site Name	Land to the rear of Front Street
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	4.46
Estimated Yield	134
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Other uses adjacent to the site are compatible with residential development including residential areas to the east and agricultural uses to the west, north and south.
Relationship to Settlement	Whilst development of this site would be a fairly substantial incursion into open countryside, it is relatively low lying land and would form a coherent new extension to the settlement, relating well to the welfare park beyond its western boundary.
Highways/ Access Issues	There is no suitable highway access to serve a development of this size.
Landscape Impact	This site extends westwards into open countryside from Wingate, reaching to Wingate Welfare Park to the west. There is a railway footpath along its south western boundary. The land is relatively low lying in the landscape and development would have a relatively limited landscape impact. Peripheral planting would be needed on the sites outer boundary to re-inforce the amenity of the railway footpath and any new settlement boundary created.
Biodiversity Impact	No issues related to ecology have currently been identified but a full ecological assessment would be required as part of any development proposal.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	Park and Recreation Ground, OSNA ID: OSNA1260 and Allotments, OSNA ID: OSNA1530
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Around a quarter of the site along its northern and western boundary is in Environment Agency Flood Zone 2 and should not be developed. The remainder of the site is largely at risk of surface water flooding. Further investigation is required by propo
Topography	This is a relatively level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>This site extends westward from Wingate into open countryside. It is bounded by a railway footpath to the south and reaches to the Welfare Park to the west. Whilst development of this site would be a fairly substantial incursion into open countryside, it is relatively low lying land and would form a coherent new extension to the settlement, relating well to the welfare park beyond its western boundary. However, a highway access to the site cannot be achieved. Around a quarter of the site along its northern and western boundary is in Environment Agency Flood Zone 2 and should not be developed. The remainder of the site is largely at risk of surface water flooding. Further investigation is required to determine the extent of land sterilised by flood risk. The topography also suggests there has been previous development or industrial activity on the site and this may prejudice its developability. depending on its precise nature.</p>

5/WI/24	
SITE DETAILS	
Site Name	Rodridge Farm
Settlement	Station Town
Local Plan Monitoring Area	East
Developable Area	6.29
Estimated Yield	189
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Other uses adjacent to the site are compatible with residential development including residential areas to the east and agricultural uses to the west, north and south.
Relationship to Settlement	Whilst the site is a relatively substantial incursion into open countryside, it broadly mirrors development at the opposite side of the road in scale. It is also relatively well contained, largely falling below a ridgeline along the hedgeline on its weste
Highways/ Access Issues	This site will require the creation of a 5.5 metres wide loop road from the B1280, Station Road to the north down to an extension of the public highway from in front of no's 75b and 76b, Newholme Estate to the south to link onto the existing roundabout at the junction of the B1280 and the C22. The B1280, Station Road link to the north will require the relocation of the northbound bus stop. Vehicular links onto the existing two cul de sacs on Newholme Estate would be welcomed.
Landscape Impact	The site extends westward from Station Town into open countryside. It is locally visible from Public Rights of Way and adjacent roads but otherwise relatively well contained, largely falling below a ridgeline along its western boundary. Peripheral landscaping along the western boundary of the site would be required to screen development and re-inforce any new boundary to the settlement.
Biodiversity Impact	None Identified
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There are a number of small areas within the site at risk of surface water flooding. Further investigation is required by proposer to determine if mitigation measures are necessary (eg site layout and/or incorporation of SUDS), or the extent of land steri
Topography	This site has a gentle slope which raises no specific issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	11-15 years
Outcome of Assessment	This site extends from the whole of the western edge of Station Town into open countryside. It is relatively well contained in the landscape, largely falling within a ridgeline along an established hedge on its western boundary. Whilst it is a reasonably substantial incursion into the countryside, it broadly mirrors development on the opposite side of the road and creates a coherent settlement form. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.

5/WI/26	
SITE DETAILS	
Site Name	Wingate Industrial Estate Plateau
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	0.35
Estimated Yield	11
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - This site could be developed based on frontage development onto the rear lane with a 1.8 metres public footway created along its full eastern frontage onto the rear lane. The rear lane has 4 no. access points onto the B1280 North Road.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects
Biodiversity Impact	No known biodiversity issues. The site lies on the margin of the 6km buffer to the coastal European Protected Sites and will require mitigation under the Habitats Regulations.
Heritage Impact	No heritage constraints on site. Grade II listed church and war memorial nearby would not be affected by development on this site
Open Space Issues	Allotments, OSNA ID:OSNA1285
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is identified as public open space in the current County Durham Open Space Needs Assessment. The Council is taking a precautionary approach in relation to these sites until the next Open Space Needs Assessment has re-assessed. Wingate Infant School is also close to critical capacity and cannot be extended, potentially triggering a requirement for a new school before further development can take place in this settlement.</p> <p>The site is also within the 6km buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', a European designation aimed at protecting rare and endangered birds and habitats. Under the Habitats Regulations, it will be necessary for the Council, as the Competent Authority, to determine if an Appropriate Assessment is needed when a</p>

	<p>planning application is submitted (unless the site is allocated in an the future adopted County Durham Local Plan which meets the Habitats Regulations). Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>
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5/WI/27	
SITE DETAILS	
Site Name	Land west of Wingate
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	22.77
Estimated Yield	683
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

5/WI/28	
SITE DETAILS	
Site Name	Land West of the A19 Wingate
Settlement	Wingate
Local Plan Monitoring Area	East
Developable Area	22.65
Estimated Yield	680
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is not contained within an existing settlement and poorly connected to the existing settlement form. Development would form a large isolated and sprawling incursion into open countryside, likely to have significant adverse landscape effects. Highway access would be conditional upon significant improvements and a transport assessment to determine acceptability. The site is unsuitable in terms of access to public transport. There are ecological concerns (Great Crested Newts and LWS nearby) and the site is within the buffer zone of a 'Special Conservation Area' and/or a 'Special Protection Area', so Habitats Regulations apply. Large powerlines and pylons cross the site.</p>

6/BC/01	
SITE DETAILS	
Site Name	Land at Groves Works
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.98
Estimated Yield	29
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is in industrial use and is situated within a predominantly residential area. No obvious compatibility or amenity issues.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Frontage improvements to Queen Street footway. Sole access to be from Queen Street, not via northern boundary. Relatively poor access to wider highway network, low density housing preferred as a result.
Landscape Impact	No impact on landscape designation. In terms of landscape and visual impact development would provide an opportunity to enhance the site.
Biodiversity Impact	The site is within 600 metres of Flatts Wood LWS and may increase levels of local recreational pressure.
Heritage Impact	Part of site is within a conservation area, adjacent to an area of archaeological interest, flints recorded on site and listed buildings within close proximity (magistrates court etc). Sensitive site with access and boundary directly adjacent to conserva
Open Space Issues	This site adjoins three OSNA sites: OSNA2480; OSNA1130; and, OSNA2729
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The factory building would need to be cleared prior to development. Flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site offers a logical brownfield infill opportunity in a highly sustainable location. There is scope to incorporate adjoining land 6/BC/13.

6/BC/02	
SITE DETAILS	
Site Name	Land South of Green Lane
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	1.78
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2014/0005/DM
SITE ASSESSMENT	
Adjacent Uses	The site is in agricultural use with residential properties to the west and a school adjacent to the north western part of the site. Otherwise the site adjoins undeveloped land. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained on two sides. Development of the site would see a small incursion in the open countryside.
Highways/ Access Issues	Conditional - Involves third party land. May be potential to develop if intervening (byway) land is improved and adopted
Landscape Impact	Some adverse impact on designation as well as some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	Within the setting of grade I listed Bowes Museum, Grade II listed Barnard Castle School Building and Grade II* Barnard Castle Chapel. Sensitive site within expansive open setting of numerous nationally significant buildings, careful consideration will be
Open Space Issues	This site adjoins two OSNA sites in Educational Use: OSNA1785 & OSNA1296
Pollution Issues	None Identified
Flood Risk	Small area of the site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site falls away to the south, unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission and the development is under construction.

6/BC/06	
SITE DETAILS	
Site Name	Land to the rear of High Riggs
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	2.22
Estimated Yield	67
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of business use and agricultural land. The adjoining uses comprise housing, agriculture, skip hire / storage and the A688 to the west. In the main the proposed use of housing is considered compatible to the existing uses. However, th
Relationship to Settlement	Site is relatively well contained and would consolidate the built up framework given the development now commenced on High Riggs (HA/105) adjoining to the east.
Highways/ Access Issues	Conditional - Poor pedestrian links to Barnard Castle, requires pedestrians to cross A688 traffic flow away from main urban area. Narrow road to east of 46 High Riggs is private therefore no apparent right to use this. Latter means A688 pedestrian link issues more important. Potential need for road widening on A688 subject to housing yield.
Landscape Impact	Some adverse impact on designation as well as some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues identified.
Topography	Eastern part of the site is on a higher level than the A688 and the western part of the site which is occupied by the auction house with car park. Although this should not prevent the site's capability of being developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Potentially the site is capable of development as it would consolidate the built up form with the new residential development to the east. However, this is subject to the relocation of the Auction House and improvements relating to pedestrian access via the A688. Barnard Castle is the main centre for employment, retail and services in this part of West Durham and it also has a stronger market in terms of delivery

6/BC/08	
SITE DETAILS	
Site Name	Land at Disused Sewage Works
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	21.06
Estimated Yield	632
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2010/0417/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/BC/09	
SITE DETAILS	
Site Name	Land at Auction Mart
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	1.24
Estimated Yield	37
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is an auction mart, adjoining uses comprise housing and a cricket field. The proposed use of housing is considered compatible to the existing uses. No obvious amenity issues.
Relationship to Settlement	Site is contained within the settlement being bounded by development on three sides, apart from a cricket field to the east which in turn is surrounded by existing built up development.
Highways/ Access Issues	Frontage improvements to Vere Road footway required. Also, relatively poor vehicular access to wider highway network given that some of the existing roads are narrow, as a result low density housing preferred, as is residential use preferred to retail i.e. a supermarket.
Landscape Impact	The landscape and visual impact will be neutral as the site is contained by existing development, with the exception of the eastern boundary. Also, its development would not impact on long distance views.
Biodiversity Impact	Existing buildings. No impacts identified although protected species surveys will be required.
Heritage Impact	Development would not have a major impact on the setting of Barnard Castle Conservation Area which is located to the south of the site. In terms of possible heritage constraints buildings connected with existing use could potentially be considered non de
Open Space Issues	This site adjoins a Cricket Field on its eastern boundary - OSNA571
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site with no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Whilst this site would be a logical, brownfield, infill opportunity, there remains an active use on the site and is therefore not currently achievable.

6/BC/10	
SITE DETAILS	
Site Name	Land North of Darlington Road (High Riggs)
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	4.49
Estimated Yield	135
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2012/0047/DM
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses of housing and farming Amenity Mitigation Issues: None identified
Relationship to Settlement	Current application for site approved subject to S106
Highways/ Access Issues	Moderate highway improvements required. Direct access to the A67 and highway capacity would be no obstacle to development
Landscape Impact	Structural landscaping required. Current application for site approved subject to S106
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No issues identified.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission and it is now well under construction.

6/BC/11	
SITE DETAILS	
Site Name	Land Adjoining Green Lane
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	1.09
Estimated Yield	33
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/BC/12	
SITE DETAILS	
Site Name	Thorngate
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2001/0004/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site fully developed.

6/BC/13	
SITE DETAILS	
Site Name	Former allotments adjacent to Grove Works
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.23
Estimated Yield	7
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is not in any obvious use. Adjoining uses comprise housing and a Church Yard. The proposed use of housing is considered compatible to the existing uses. Therefore, no amenity issues.
Relationship to Settlement	The site is contained within the main body of the existing built up area of the settlement, with development to the north, south, east and west of the site.
Highways/ Access Issues	Highway access is unsuitable via the road to the north of the site. However, there may be potential for vehicular access via 6/BC/01. Therefore, the acceptability of the site is conditional on access being taken through 6/BC/01.
Landscape Impact	Some adverse residual landscape and visual impact - loss of allotments.
Biodiversity Impact	Neglected site. No known issues.
Heritage Impact	Site is within vicinity of listed buildings and is located within the setting of the Conservation Area. Some potential archaeological interest on the site.
Open Space Issues	This site comprises of land is possibly in use as allotments and this takes up 60% (OSNA2480) with the remainder of the SHLAA site comprising a part of OSNA2729 (Churchyard and Cemeteries).
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues identified.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site has the potential to be developed alongside BC/01, given that it adjoins that site to the west. It offers a good infill opportunity being located close to the town centre, although access would need to be via 6/BC/01.</p> <p>However, most of the site is identified as allotments in the Open Space Needs Assessment (OSNA), although they appear not to be in use. As well as this, the smaller southern portion of the site is identified in the OSNA as churchyard / cemetery. The site is unsuitable on this basis.</p>

6/BC/14	
SITE DETAILS	
Site Name	Newgate
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.94
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/BC/15	
SITE DETAILS	
Site Name	Land south of Green Lane
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.87
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is in agricultural use and is surrounded by open countryside, there are therefore no amenity issues. However, the site is not compatible due to being isolated (see comments re. landscape impact).
Relationship to Settlement	Site is detached from the settlement and would form a significant uncontained extension into the countryside outside of the main body of the existing built development of the settlement. Even if the land to the west is developed the site would form an unc
Highways/ Access Issues	This site must be served by site 6/BC/02.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	The site is within the setting of grade I listed Bowes Museum, Grade II listed Barnard Castle School Building and Grade II* Barnard Castle Chapel. Therefore, it is possible that development will have a major negative impact given sensitive site within
Open Space Issues	Adjoins education land to the east and south. Education, OSNA ID:OSNA1785
Pollution Issues	None Identified
Flood Risk	No flood risk issues identified.
Topography	Site falls away to the south, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would represent a significant extension to 6/BC/02 which is under construction. It is not well contained by existing built development in that it forms an incursion into the countryside with significant adverse residual landscape and visual impact, as well as a possible major negative impact on heritage.

6/BC/16	
SITE DETAILS	
Site Name	Land at Harmire Enterprise Park, Barnard Castle
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	4.20
Estimated Yield	126
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises undeveloped land on Harmire Business Park. Golf course and protected woodland to the north and west. The ELR recommends retention of the site for employment purposes and this is reflected in the CDP. It is not possible to segregate res
Relationship to Settlement	The site is situated in an edge of settlement location which is remote of existing residential areas within Barnard Castle. The development of an isolated pocket of housing on the back of an industrial estate would not lead to the creation of sustainable
Highways/ Access Issues	A new access from Harmire Road would not be acceptable due to the close proximity of existing accesses on Harmire Road. Utilising the existing industrial estate roads as access point for significant residential use traffic would create conflict and amenity issues for all road users.
Landscape Impact	Incursion into countryside but on land allocated for employment use and not prominent in wider views. Unlikely to have more significant landscape and visual effects than employment use.
Biodiversity Impact	The site lies immediately adjacent Flatts Wood LWS. Suitable standoff (excluding allocated garden space) from semi-natural ancient woodland and designated LWS will be required together with alternate greenspace provision to reduce likely recreational impacts.
Heritage Impact	In setting of Barnard Castle Conservation Area. Development with the potential to have a minor but positive impact. Archaeological potential would need to be assessed through geophysical survey and evaluation.
Open Space Issues	The site adjoins OSNA 153 an Accessible Natural Green Space to the west. It also forms a part of OSNA 2210 to the north, golf course.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The majority of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	There appear to be no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The land at Harmire Business Park is recommended for employment allocation within the Employment Land Review (ELR). The undeveloped part of the site represents the only remaining land on the only employment site within Barnard Castle. The importance of Barnard Castle is further emphasised within the ELR, identifying that it acts as the main service centre for the rural west as well as being the principal focus for employment in the area. Also, utilising the existing industrial estate roads as access point for significant residential use traffic would create conflict and amenity issues for all road users and a new access from Harmire Road would not be acceptable due to the close proximity of existing accesses on Harmire Road.

6/BC/17	
SITE DETAILS	
Site Name	Shawbank
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	2.29
Estimated Yield	69
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of rough pasture/shrubs. The triangular site adjoins the A688 Shaw Bank highway on its south-eastern boundary. To the north and west the site is adjoined by both land in agricultural use and sports pitches associated with Teesdale School.
Relationship to Settlement	The site is located near to the 'Community Hub', it also adjoins school playing fields, with business use on the opposite side of the A688 highway. However, it is detached from main urban core of the settlement and its development would result in a detac
Highways/ Access Issues	Unsuitable. While a vehicular access from the A688 is possible the footway links to the settlement give serious concern. The connecting A688 footway link to Barnard Castle is already significantly substandard in places and the A688 carriageway is of insufficient width to widen the footway. Latter is incompatible with large housing development.
Landscape Impact	There would be likely to be substantial and significant adverse effects on the character of the landscape at a site and local landscape level. Significant effects would be localised but conspicuous. The effects at the site level would be transformative. In the local landscape development would read as a notable incursion of built form in open countryside beyond open playing fields and largely disassociated from the existing built form of the town. The visual effects on character could be reduced over time by robust structural landscaping but given the current open character of the site this would take time (=>15 years) during which period the effects would remain significant. There would be some significant residual effects at the site level.
Biodiversity Impact	No known ecological issues. Full ecological assessment required due to existing buildings on site.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological features would need to be assessed through geophysical survey and evaluation. No designated heritage assets on site or nearby
Open Space Issues	Site adjoins Outdoor Sport (Pitches), OSNA ID:OSNA677 to the west

Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flooding recorded at the very edges of the site which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques. No major flood zone issues, however.
Topography	As the site slopes gently there are unlikely to be topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement form. Its development would be as a notable incursion of built form in open countryside beyond open playing fields and largely disassociated from the existing built form of the town. There would be likely to be substantial and significant adverse effects on the character of the landscape at a site and local landscape level. Also, footway links to the settlement give serious concern with the A688 carriageway being of insufficient width to widen the footway.

6/BC/18	
SITE DETAILS	
Site Name	Barnard Castle Police Station
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.49
Estimated Yield	15
Land Typology	Both 50/50
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of police station with associated landscaping including mature trees located within a residential area adjacent to dwellings and a business use. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is well contained within the main urban core of the settlement.
Highways/ Access Issues	Given development capacity of the site highway constraints are considered unlikely.
Landscape Impact	Small urban site but containing visually important trees which will constrain development potential. Given the landscape quality of the green space development should be steered towards the previously developed part of the site.
Biodiversity Impact	No known ecological issues. Ecological surveys will be required due to presence of existing buildings on site.
Heritage Impact	Site outside but close to the Barnard Castle Conservation Area. Existing building is of no architectural or historic interest. There are a number of trees on the southern part of the site which would help screen any new development from within the conserv
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding risk which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques. No major flood zone issues, however.
Topography	Overall the site is relatively flat as such unlikely to be topographical constraints. Although it should be stated that the site is a couple of metres above the main road and as such there may be minor topographical constraints on the western boundary of
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is located within the main urban core of the settlement and it comprises of a police station set within an area of green

	space. Given the landscape quality of the green space only the previously developed land should be re-developed.
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6/BC/19	
SITE DETAILS	
Site Name	Teesdale House
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.05
Estimated Yield	2
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02418/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Completed

6/BC/20	
SITE DETAILS	
Site Name	SS District Office & Teesdale Multi Use Centre
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.19
Estimated Yield	6
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Previously used site. Adjoins allotments and residential sites. In view of adjacent land uses no amenity issues are anticipated. However, vehicular access to the east would be via the Community Hospital and adjacent to an ambulance station.
Relationship to Settlement	Barnard Castle is a large settlement with good access to retail, services and facilities with good public transport links.
Highways/ Access Issues	Vehicular access to be, as now, solely via hospital site to east and not via A67. Sight visibility from the latter junction is substandard.
Landscape Impact	Urban redevelopment site. Some trees on site which may contribute to character of Conservation Area but could be retained. Neutral impact assumes sensitive redevelopment.
Biodiversity Impact	None Identified
Heritage Impact	This site lies within the Barnard Castle Conservation Area and appears to incorporate sections of the late Victorian Workhouse. As such some of the buildings on site are likely to be considered non-designated heritage assets which would need to be retained.
Open Space Issues	Site abutting OSNA1220. Minimal Intersection
Pollution Issues	None Identified
Flood Risk	Some surface water flooding risk which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques. No major flood zone issues, however.
Topography	The local area is relatively flat - therefore unlikely to be any topographical issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	Urban redevelopment site well contained by the existing built up form with good access to services and facilities. It lies within the Barnard Castle Conservation Area requiring sensitive development. It also appears to incorporate sections of the late Victorian Workhouse which is likely to be considered as a non-designated heritage asset to be retained in any proposal. Some of the trees on the site which may contribute to character of Conservation Area could be retained. Vehicular access has to be via the community hospital to the east.

6/BC/21	
SITE DETAILS	
Site Name	Land to the East of Ashtree Drive
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	4.16
Estimated Yield	125
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, with open countryside to the east. A new residential estate has been developed immediately to the west by Taylor Wimpey (Ashfield Drive), and the town of Barnard Castle is further west.
Relationship to Settlement	The site adjoins the existing settlement of Barnard Castle on one side only, a recently completed housing estate.
Highways/ Access Issues	A67 access possible. Protected right turn required.
Landscape Impact	Development of this site would have a significant adverse impact on a landscape designation. The site is situated within a Landscape Conservation Priority Area (Landscape Strategy). Development would comprise an incursion into attractive open countryside (AHLV) beyond newly established settlement edge, not well related to existing settlement form and with greater prominence and impact than development to the west. Likely to have significant landscape effects (significant adverse residual impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues.
Open Space Issues	The site is not open space within the OSNA.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no flood risk issues associated with this site.
Topography	The site slopes from north to south, but this is similar to the adjacent land which has been developed by Taylor Wimpey so would not prevent development. Power lines run across the site overhead which would need to be diverted underground.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would comprise an incursion into attractive open countryside (AHLV) beyond newly established settlement edge, not well related to existing settlement form and with greater prominence and impact than development to

	the west. Likely to have significant landscape effects (significant adverse residual impact).
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6/BD/02	
SITE DETAILS	
Site Name	Land North of Boldron
Settlement	Boldron
Local Plan Monitoring Area	West
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is bounded by residential use to the south with agricultural use on the other three boundaries.
Relationship to Settlement	The site is edge of settlement, not in keeping with the scale and form of the existing settlement.
Highways/ Access Issues	Acceptable in highway safety terms.
Landscape Impact	Development of the site would have a significant residual landscape and visual impact. It would have a significant adverse residual impact on the Area of High Landscape Value. It is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	Improved field no impacts identified
Heritage Impact	No known issues however as site over 1ha a full archeological survey would be required.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some minor surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Relatively flat site. with no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Would not consolidate the built form, creating an uncontained extension into the countryside and its development would have a significant residual landscape and visual impact. It is poorly related to the settlement form and scale. The site also scores poorly in sustainability and transport link terms. As a result it is unsuitable for housing development.

6/BN/01	
SITE DETAILS	
Site Name	Gill Bank Farm
Settlement	Countryside - West
Local Plan Monitoring Area	West
Developable Area	3.44
Estimated Yield	103
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	6/2011/0432/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/BN/02	
SITE DETAILS	
Site Name	Land at West View
Settlement	Butterknowle
Local Plan Monitoring Area	West
Developable Area	0.25
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	6/2011/0046/DM
SITE ASSESSMENT	
Adjacent Uses	The site currently comprises of green open space, it is adjacent to other compatible uses including residential and open space. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located on the edge of the settlement contained by existing housing located to the north and east. The site would consolidate the built up form of the settlement.
Highways/ Access Issues	Suitable. No objection to principle. Sight lines for access will impinge upon developable area.
Landscape Impact	Some adverse residual landscape and visual impact.
Biodiversity Impact	There is a pond that potentially could have Great Crested Newts within 500 metres. Therefore, a survey would be required prior to development.
Heritage Impact	The site is not located within or adjacent to a conservation area nor are there any listed buildings adjoining. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	The site does not have any unresolvable development constraints and relates well to the settlement. However, the access to services, facilities and employment is limited given the size of the settlement. The site has previously benefitted from planning consent which has now lapsed, posing uncertainty over delivery.

6/BN/03	
SITE DETAILS	
Site Name	Land adjacent to Victoria Cottages
Settlement	Butterknowle
Local Plan Monitoring Area	West
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/00259/OUT
SITE ASSESSMENT	
Adjacent Uses	Has outline permission 12 dwellings fronting the highway including 4 affordable S106 required dated 19 November 2010. The site currently comprises of green open space, it is adjacent to other compatible uses including residential and open space. In view
Relationship to Settlement	The site is located on the southern edge of the settlement and it is contained by existing housing located to the north, across the highway, and to east. The site would form a logical extension to the built up form in that it would counterbalance the rib
Highways/ Access Issues	Suitable. Has consent for housing.
Landscape Impact	The site's development would be an incursion into the open countryside, outside of long established village boundary, resulting in a significant adverse residual landscape and visual impact.
Biodiversity Impact	There is a Great Crested Newt site within 500 metres. However, unlikely to be issues with this site.
Heritage Impact	No heritage impact
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None
Topography	No topographical barriers to development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has outline permission 8 dwellings and is therefore a housing committment. The suitability of the site for housing purposes has therefore previously been confirmed through the development management process.

6/BN/04	
SITE DETAILS	
Site Name	Land South of Diamond Hill Road
Settlement	Butterknowle
Local Plan Monitoring Area	West
Developable Area	0.54
Estimated Yield	16
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site currently comprises of green open space bounded by a depot to the east, a highway to the north (Diamond Hill) separating the site from allotments and housing, trees and shrubs to the south, open space to the west. The depot comprises of scrap, co
Relationship to Settlement	The site is bounded by existing development to the north west, a highway to the north separating the site from allotments then dwellings, with a depot to the east. To the south and west lie open space. Therefore it would form a partly, contained site. How
Highways/ Access Issues	Acceptability is conditional given the very uneven ground levels and site access would have to be very carefully located and be demonstrated as affording acceptable sight visibilities.
Landscape Impact	Some adverse residual landscape and visual impact that may require mitigation measures such as peripheral planting. However, there may still be some adverse impact remaining.
Biodiversity Impact	No known issues but likely to be Biodiversity Action Plan (BAP) priority habitat from aerial photos.
Heritage Impact	The site is not located within or adjacent to either a conservation area or listed buildings. However the topography indicates that there may be historical workings and developers should seek advice from Durham County Council Design and Conservation to
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not fall within a flood zone. However, the land immediately to the south falls within EA Flood Zones 2 & 3 as well as having Surface Water Flooding issues. Further investigation required by proposer to determine mitigation measures, or the
Topography	The site is characterised by small hillocks - perhaps evidence of historic mineral workings. The sites falls away at the eastern end towards the Depot. Taking this into consideration there may be topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	There are several issues affecting this site which when put together justify it being deemed unsuitable. These issues include: the site extends into the countryside and there are landscape issues; there are topography and access issues which may be hard to resolve; the site appears to be used for informal recreation (as well as having a Public Right of Way); and, there are possible flooding issues.

6/BN/05	
SITE DETAILS	
Site Name	Moorfields, South Side
Settlement	South Side
Local Plan Monitoring Area	West
Developable Area	1.13
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is used as a paddock with horses present and a public bridleway runs adjacent to the site. There would be no compatibility issues with developing the site for housing.
Relationship to Settlement	The site is poorly related to the existing settlement pattern and form of Butterknowle and the only form of housing located close to the site is a row of linear terraced housing immediately to the west, however, they are also physically divorced from the
Highways/ Access Issues	<p>A safe highway access is possible, subject to detail design.</p> <p>Sustainability is the cited 'golden thread' within the NPPF. New build dwellings should be in close proximity to community, education, employment and shopping facilities where realistic opportunities exist for sustainable travel modes rather than place reliance on the private motor car.</p> <p>The site is relatively isolated from nearby settlements. The footway route to Butterknowle is not on the same side throughout and involves crossing the road twice in each direction.</p> <p>The nearest bus stop to the site carries a daily school bus route only, as below:</p> <p>http://www.cartogold.co.uk/durhamPT/PDF/HDG_891.pdf</p> <p>The nearest bus stop to the route between Barnard Castle and Cockfield is circa 850m south west, in Butterknowle. The maximum recommended walking distance is less than half this, at 400m. In practice, sustainable transport aspirations are unlikely to be fulfilled.</p>
Landscape Impact	Isolated development in open countryside unrelated to existing development pattern. Likely to have significant landscape effects (significant adverse residual landscape and visual impact). Development would have no impact on any landscape designations and the site is situated within a Landscape Conservation Priority Area (Landscape Strategy).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc

Heritage Impact	non-designated heritage assets to the west of the site visible on the first edition OS map circa 1860. Assets should be assessed to establish significance. Should significance be established, potential impact on the asset should be a primary consideration
Open Space Issues	The site is not open space within the OSNA.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is not at risk of flooding.
Topography	The site is largely flat and level, but does slope away at the southern end. Would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the existing settlement pattern and form of Butterknowle. Development would extend in to the open countryside and would likely have significant landscape effects (significant adverse residual landscape and visual impact).

6/BW/02	
SITE DETAILS	
Site Name	West of County Highways Depot
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	1.30
Estimated Yield	39
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03521/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south and the A66 to the north. The wider character of the area is agricultural land and open countryside. The site is within 200 metres of A66 and as such a noise assessment sh
Relationship to Settlement	Development of the site would result in a large uncontained incursion into the countryside outside the long established settlement boundary which is not in keeping with the scale or form of the village.
Highways/ Access Issues	Development in terms of highways is acceptable subject to potential access via Durham County Council Depot Land but not via the derestricted highway to east.
Landscape Impact	Development of the site would have a significant impact on the AHLV. Further, development of the site would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site comprises of agricultural land and buildings. It is within 1km of designated SAC/SPA (North Pennine Moors) and Bowes Moor SSSI. No interlinking footpaths from the site however due to proximity alternate greenspace provision will be required.
Heritage Impact	Likely for development to have a major negative impact on Bowes Conservation Area. Further, mitigation is unlikely to overcome harm. Development here would impact upon views to/from the conservation area, would encroach upon and erode the historic settlem
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some minor surface water flooding issues on the north eastern edge of the site. However it is only the very edge of the site which is affected.
Topography	The site rises relatively steeply from road level which may affect potential access design and layout. The remainder of the site is gently sloping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site would have a significant adverse residual landscape and visual impact. It would constitute a large incursion into countryside and is poorly related to the settlement form and scale. Bowes is a small settlement with few services and facilities with bus services that do not meet minimum requirements for frequency or network. There is likely to be a negative impact on the Bowes Conservation Area and potential heritage impacts. The site is very visible from the A66 and approach into the settlement.
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6/BW/04	
SITE DETAILS	
Site Name	Land at Bowes
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	1.41
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south and the A66 to the north. The wider character of the area is agricultural land and open countryside. The site is within 200 metres of A66 and as such a noise assessment sh
Relationship to Settlement	Development of the site would result in a large uncontained incursion into the countryside outside the long established settlement boundary which is not in keeping with the scale or form of the village.
Highways/ Access Issues	Highways access to the site is unsuitable with no alternative access via slip road highway to north.
Landscape Impact	Development of the site would have a significant residual landscape and visual impact as well as on the Area of High Landscape designation which could not be adequately be mitigated. Further it is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	No known issues.
Heritage Impact	Development of the site would result in major negative impact on townscape and heritage assets. Possible major negative on Bowes Conservation Area. This site is highly visible from the A66 and would obliterate the historic two row layout of the village,
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some minor surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site is gently sloping, dropping more steeply at northern edge. May have some impact on layout and design if site were to be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Bowes is a small settlement with few services and facilities, with a bus service which does not meet minimum requirements for frequency and accessibility to main centres. The site is unsuitable on highway grounds given that there is no suitable

	<p>access. Development of the site would have a significant landscape and visual impact, constituting a large incursion into the countryside, poorly related to the settlement form and scale. The site is very visible from the A66 and approach into the settlement. There is likely to be a negative impact on the Bowes Conservation Area and significant heritage impacts.</p>
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6/BW/05	
SITE DETAILS	
Site Name	Central Garage
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently scrub land with some residential properties to the south and the A66 to the north. The wider character of the area is agricultural land and open countryside. The site is within 200 metres of A66 and as such a noise assessment should be carried out.
Relationship to Settlement	Although centrally located development of the site would result in a reasonably large extension which is not in keeping with the form of the village.
Highways/ Access Issues	Highways access is conditional given that adoptable access is impossible due to width of garage and the site does not abut the public highway. However, there may be potential for some small scale development, ie less than 5 units.
Landscape Impact	Development of the site would have a significant residual designation, landscape and visual impact. It is poorly related to the settlement form. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	No known issues.
Heritage Impact	Development of the site would result in major negative impact on townscape and heritage assets. Possible major negative on Bowes Conservation Area. This site is highly visible from the A66 and would obliterate the historic two row layout of the village,
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding issues.
Topography	Site is relatively flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Bowes is a small settlement with few services and facilities, with a bus service that does not meet minimum requirements for frequency and accessibility to main centres. No access to adoptable highway, although there may be potential for small scale development. Development of the site would have a significant landscape and visual impact. It is poorly related to the settlement form and scale. The site is very visible from the A66 and approach into the settlement. There is likely to be a negative impact on the Bowes Conservation Area and significant heritage impacts.

6/BW/07	
SITE DETAILS	
Site Name	Land south of A66
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	0.55
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is detached from the main built up area of the settlement it would form an uncontained extension into the countryside with a significant adverse landscape and visual impact.

6/BW/08	
SITE DETAILS	
Site Name	Land east of Clint Gardens
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a settlement as defined in the Settlement Study 2015

6/BW/09	
SITE DETAILS	
Site Name	Clint Gardens
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	0.55
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a settlement as defined in the Settlement Study 2015

6/BW/10	
SITE DETAILS	
Site Name	Former Department Of Transport Storage Depot
Settlement	Bowes
Local Plan Monitoring Area	West
Developable Area	0.33
Estimated Yield	10
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	106
App No	DM/17/00013/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site benefits from planning permission for 9 dwellings subject to the completion of a S106.

6/CF/02	
SITE DETAILS	
Site Name	Land east of Bleak Terrace
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.93
Estimated Yield	28
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The former chicken farm site comprises a mixture of green and brownfield. The site is adjacent to other compatible uses including residential and open space; although there may be some other miscellaneous uses including storage on the southern boundary of
Relationship to Settlement	Site within the existing built up form within the north west corner of settlement
Highways/ Access Issues	Site does not abut public highway. Access required through third party land. Even if this was overcome the width of access would not permit an adoptable standard access to be created; may require demolition of existing dwellings. The lane to the rear of Prospect Terrace and Bleak Terrace is too narrow and would require widening, but would still have on-street parking issues and inadequate visibility splays. An alternative access through 6/CF/07 would be unacceptable given capacity issues along Meadow Croft / Manor Grove. Although access may be possible southwards and eventually through 6/CF/06 this would pose Village Green and adoption issues.
Landscape Impact	Some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	Development is likely to have a minor impact on the conservation area. The site has been previously built upon but not for residential. Historically the curving residential group of terraced properties have dominated this part of the conservation area. I
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The SFRA identifies a very small area within the north part of the site as Flood Surface Water Risk.
Topography	None identified, no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Given that a satisfactory means of vehicular access cannot be identified the site is considered unsuitable for development.

6/CF/04	
SITE DETAILS	
Site Name	Land North East of Alpine Terrace
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.37
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of a mown grassed parcel of land. It is bounded by a mixture of land uses including residential, open space, with the former chicken farm site comprises a mixture of green and brownfield land to the west. The proposed use would be comp
Relationship to Settlement	Located within the settlement's built-up form.
Highways/ Access Issues	Unacceptable as the site does not abut the public highway. If this could be overcome access southwards would be through unadopted lanes considered too narrow for the additional traffic a housing development would bring and the width of access would not permit adoptable standard.
Landscape Impact	There will be some adverse landscape and visual residual impact
Biodiversity Impact	Improved field, no impacts identified
Heritage Impact	Development would need to take account of the location within a conservation area in terms of design, layout and use of materials etc. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known issues.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Satisfactory access cannot be identified. Therefore, unacceptable as the site does not abut the public highway. If this could be overcome access southwards would be through unadopted lanes considered too narrow for the additional traffic a housing development would bring and the width of access would not permit adoptable standard. Therefore the site is considered unsuitable.

6/CF/06	
SITE DETAILS	
Site Name	Land north of Club
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.67
Estimated Yield	20
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of a club with carpark to rear and beyond that and area of open space to the north. The site is adjacent to other compatible uses including housing, open space and a highway to the south. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is contained on all four sides and is located within the main built up farm of the settlement.
Highways/ Access Issues	The site is unacceptable as it does not abut the public highway. However, access may be possible onto the C42 road to the south, but village green issues must be addressed first in order to allow access this.
Landscape Impact	Some adverse residual landscape and visual impact
Biodiversity Impact	There is a pond that potentially could have Great Crested Newts within 500 metres. Therefore, a survey would be required prior to development.
Heritage Impact	Development would need to take account of the location within a conservation area in terms of design, layout and use of materials etc. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is well contained within the urban form. However, in highway terms the site is unsuitable as it does not abut the public highway. If access was to be achieved then Village Green issues must be addressed to allow access onto C42 road to south.

6/CF/07	
SITE DETAILS	
Site Name	Land West of Meadow Croft
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.83
Estimated Yield	25
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	<p>The site comprises of a rough grassed area of open space. The proposed use is compatible with Compatible with adjoining existing uses.</p> <p>Amenity Mitigation Issues: None identified</p>
Relationship to Settlement	The site is located within the settlement and would consolidate the main built up form.
Highways/ Access Issues	In terms of land ownership the site does not abut the public highway and therefore would not be acceptable unless a developer could gain control of land to gain access. If this was overcome there would still be negative issues in regards to Meadow Croft / Manor Grove as there are significant levels on-street parking for long stretches due in part to many dwellings not having off-street parking facilities. An alternative could have been if access were taken through 6/CF/06, via 6/CF/04, directly on to Front Street, but there would be Village Green issues to resolve first.
Landscape Impact	Some adverse residual landscape and visual impact
Biodiversity Impact	There is a pond that potentially could have Great Crested Newts within 500 metres. Therefore, a survey would be required prior to development.
Heritage Impact	Development would need to take account of the location within a conservation area in terms of design, layout and use of materials etc. Developers should also be aware of ancient mine workings to the north. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Given that a satisfactory means of vehicular access cannot be identified the site is considered unsuitable for development.

6/CF/08	
SITE DETAILS	
Site Name	East of Prospect Terrace
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.67
Estimated Yield	20
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is covered by rough grass, shrubs and a few trees on its southern boundary. The site is adjacent to other compatible uses including residential to the north and west, open space to the east and a former chicken farm with open space to the south.
Relationship to Settlement	Located within the settlement's built up form
Highways/ Access Issues	Unacceptable. The site does not abut public highway and even if this was overcome the width of access would not permit an adoptable standard access to be created.
Landscape Impact	Some adverse residual visual and landscape impact.
Biodiversity Impact	There is a pond that potentially could have Great Crested Newts within 500 metres. Therefore, a survey would be required prior to development.
Heritage Impact	Development would need to take account of the location within a conservation area in terms of design, layout and use of materials etc. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues identified.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has highway access issues in that it does not abut the public highway. Even if this was overcome the width of access does not permit an adoptable standard access to be created.

6/CF/09	
SITE DETAILS	
Site Name	Blackburn Bridge
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/CF/10	
SITE DETAILS	
Site Name	Land at Staindrop Road
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	2.07
Estimated Yield	62
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including residential, open space / recreational use and agriculture / pasture. In view of adjacent land uses no amenity issues are anticipated. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is located on the periphery of the settlement. It is contained on two sides, although it would also extend the settlement southwards. The site would form an uncontained extension into the countryside without consolidating the boundary.
Highways/ Access Issues	The only potential access is via Staindrop Road, however road alignment is such that it must be demonstrated that a 2.4m by 160m visibility splay in both horizontal and vertical plan is achievable in a southern direction.
Landscape Impact	Significant adverse residual landscape and visual impact. Intact early post-medieval field system with frequent mature trees. Key component of Conservation Area and its setting.
Biodiversity Impact	There is a pond that potentially could have Great Crested Newts within 500 metres. Therefore, a survey would be required prior to development.
Heritage Impact	Mitigation required given that the site is within the Conservation Area and development could possibly lead to major negative impact in heritage terms due to loss of intact early post-medieval field system. Also, the site makes a significant contribution
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3102
Pollution Issues	None Identified
Flood Risk	There is a small risk of surface water flooding on the North Eastern Boundary which may require mitigation by means of a Sustainable Urban Drainage System.
Topography	No topographical barriers to development. Although, there are some existing hedgerows which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Would not consolidate the built form, creating an uncontained extension into the countryside. Development would mean the

	<p>loss of countryside that makes a major contribution to the Conservation Area and involve the loss of intact early post-medieval field system. Its development would cause significant adverse landscape and visual impact.</p>
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6/CF/11	
SITE DETAILS	
Site Name	South of existing Industrial Units, Cockfield
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.23
Estimated Yield	7
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/CF/12	
SITE DETAILS	
Site Name	South of existing Industrial Units, Cockfield
Settlement	Cockfield
Local Plan Monitoring Area	West
Developable Area	0.26
Estimated Yield	8
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/CP/02	
SITE DETAILS	
Site Name	Land at Glencrest
Settlement	Copley
Local Plan Monitoring Area	West
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. The fact the site boundary has been amended it does not alter this assessment outcome.

6/CP/03	
SITE DETAILS	
Site Name	Glencrest Site B
Settlement	Copley
Local Plan Monitoring Area	West
Developable Area	0.87
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/CS/04	
SITE DETAILS	
Site Name	Marwood Terrace
Settlement	Cotherstone
Local Plan Monitoring Area	West
Developable Area	0.45
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/14/01322/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to 3 sides, with a good quality play space to the forth side. The wider character of the area is residential, agricultural land and open countryside. In view of adjacent land uses no conflicts are anticipated.
Relationship to Settlement	The site is contained by existing residential development on three sides, with a large area of playspace to the west.
Highways/ Access Issues	Highway access would only be acceptable via garage area at Fitzhugh Court. Off-site footway improvements would be required at Fitzhugh Court, but this would be upon land that is neither adopted or shown as DCC owned.
Landscape Impact	Development of the site would have an adverse residual designation (AHLV), landscape and visual impact. The site is also within a Landscape Conservation Priority Area (3).
Biodiversity Impact	Improved field, no impacts identified
Heritage Impact	The site is located within the Conservation Area and development is likely to have a major negative impact given that loss of open space which has never been developed and impact on views through the conservation area would be an issue. Consider only partial development of site with mitigation is acceptable.
Open Space Issues	The SHLAA site adjoins Amenity Green Space, OSNA ID:OSNA1713
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	No topographical barriers to development evident.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	The acceptability of the site in terms of housing has previously been determined through the development management process with the approval for eight dwellings. partial

	development of the site may be acceptable. However the lapsed consent poses uncertainty over delivery.
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6/CS/05	
SITE DETAILS	
Site Name	Land at Cotherstone
Settlement	Cotherstone
Local Plan Monitoring Area	West
Developable Area	0.39
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently meadow with some residential properties to the south and west. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Development would not consolidate the built form, creating an uncontained extension into the countryside. Development would also mean the loss of countryside that makes a major contribution to the Conservation Area and its development would cause signifi
Highways/ Access Issues	Highways unsuitable. No suitable access.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact as well as on the Conservation Area. Development would also have a significant adverse impact on the Area of High Landscape Value.
Biodiversity Impact	The site is within 680m of Cotherstone Moor SSSI, and North Pennine Moors SAC/SPA. This may increase levels of local recreational pressure therefore further advice should be sought from the Ecology team in respect of any mitigation measures required.
Heritage Impact	Possible major negative impact on Cotherstone Conservation Area (historical asset). No mitigation possible to protect historic linear layout of the village. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface minor water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is relatively flat and no topographical barriers to development are evident.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site poorly related to the settlement form and scale and its development would form an uncontained extension into the countryside resulting in a significant adverse residual landscape and visual impact. There would also be a major negative

	impact on the Conservation Area. In addition there is no suitable vehicular access to the site.
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6/CS/06	
SITE DETAILS	
Site Name	Low Lathbury
Settlement	Cotherstone
Local Plan Monitoring Area	West
Developable Area	0.79
Estimated Yield	24
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north east corner of the site. The wider character of the area is agricultural land, open countryside and play space which is identified in the OSNA. In view of adjacent land us
Relationship to Settlement	The site is at the edge of the settlement and is not well related to existing form of development. The large extension would not consolidate the built form, creating an uncontained extension into the countryside. Development would mean the loss of country
Highways/ Access Issues	There is no suitable highway access. Further, a complete swathe of trees facing the public highway would have to be removed for sight visibility purposes. Even if the trees are removed sight visibility issues likely to remain even.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact as well as on the Conservation Area. Development would also have a significant adverse impact on the Area of High Landscape Value.
Biodiversity Impact	The site is within 400m distance of Cotherstone Moor SSSI and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. The site is within 400m distance of North Pennine Moors SAC and SPA and as such should not be allocated unless appropriate assessment identifies that the site is unlikely to affect the integrity of qualifying species.
Heritage Impact	Minor negative impact on historical asset identified (Cotherstone Conservation Area) and development would need to take account of the location within a conservation area in terms of design, layout and use of materials etc. Archaeological potential yet
Open Space Issues	Adjoins Accessible Natural Green Space, OSNA ID:OSNA2513
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some minor surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Slight slope to NW edge. No obstacle to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable on highways grounds as access is very poor. Development of the site would result in significant adverse residual landscape and visual impact, as well as on the Conservation Area. There will also be a significant adverse impact on the Area of High Landscape Value. Further, the site poorly related to the settlement form and scale.

6/CS/07	
SITE DETAILS	
Site Name	Land North of Silver Birches
Settlement	Cotherstone
Local Plan Monitoring Area	West
Developable Area	0.24
Estimated Yield	7
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the south and east corner of the site. The wider character of the area is agricultural land, open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is at the edge of the settlement and is not well related to existing form of development. The extension would not consolidate the built form, creating an uncontained intrusion into the countryside. Development would mean the loss of countryside
Highways/ Access Issues	No suitable access to public highway.
Landscape Impact	Small incursion into attractive countryside forming part of the rural setting of Cotherstone village and poorly related to its historic form. Likely to have significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Site is within the Cotherstone Conservation Area. Previously undeveloped land which forms part of the landscape setting of the village. Development here would have an adverse impact on this setting, possible potential for small number of dwellings frontin
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Some surface water flooding risk which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques. However, no major flood zone issues.
Topography	The site comprises of gently undulating pasture with a small stream running through. Other than the stream unlikely to be topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development is likely to have significant landscape effects as the site would be an uncontained incursion into attractive countryside that forms part of the rural setting of settlement. It is also poorly related to its historic form. Furthermore, there is no suitable vehicular access to the public highway.

6/EG/02	
SITE DETAILS	
Site Name	North of Brown Jug
Settlement	Evenwood Gate
Local Plan Monitoring Area	West
Developable Area	0.73
Estimated Yield	22
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/00210/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is located to the north of the redundant Brown Jug PH which now has planning permission for housing. Open countryside surrounds the remainder of the site. In view of adjacent uses no compatibility issues are identified.
Relationship to Settlement	Evenwood Gate is a linear settlement along the A688 with most residential properties located to the south of the road. This site is located to the north of the road and development would represent an incursion into the open countryside.
Highways/ Access Issues	Access to be taken from C30a Evenwood Lane.
Landscape Impact	Site is located within a Landscape Conservation Priority Area (LCPA) and its development would be a rather idiosyncratic incursion into open countryside resulting in a significant adverse residual landscape and visual impact. However previous consent for 7 units was considered acceptable in landscape terms.
Biodiversity Impact	No issues identified at present
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Site is level and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not currently achievable
Outcome of Assessment	No significant issues affecting the suitability of the site for housing purposes have been identified. The acceptability of this site for housing purposes has previously been accepted through an outline planning permission for seven dwellings. This has since lapsed posing uncertainty over delivery.

6/EG/02a	
SITE DETAILS	
Site Name	North of Brown Jug West
Settlement	Evenwood Gate
Local Plan Monitoring Area	West
Developable Area	0.73
Estimated Yield	22
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located to the north of the redundant Brown Jug PH which now has planning permission for housing. Open countryside surrounds the remainder of the site. In view of adjacent uses no compatibility issues are identified.
Relationship to Settlement	Evenwood Gate is a linear settlement along the A688 with most residential properties located to the south of the road. This site is located to the north of the road and development would represent an incursion into the open countryside.
Highways/ Access Issues	Access to be taken from C30a Evenwood Lane.
Landscape Impact	Site is located within a Landscape Conservation Priority Area (LCPA) and its development would be a rather idiosyncratic incursion into open countryside resulting in a significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified at present
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Site is level and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Evenwood Gate has no facilities, although it is on a bus route. Development of the whole site would represent a significant protrusion into the open countryside resulting in a significant adverse residual landscape and visual impact.

6/EG/03	
SITE DETAILS	
Site Name	Land at the Former Brown Jug PH
Settlement	Evenwood Gate
Local Plan Monitoring Area	West
Developable Area	0.23
Estimated Yield	7
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/02668/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is a redundant PH with open countryside to the north and existing houses to the south. In view of adjacent uses no compatibility issues are identified.
Relationship to Settlement	Evenwood Gate is a linear settlement along the A688 with the existing houses principally to the south of the road. This site is located on the other side of this road, however, its development would involve the redevelopment of redundant and unsightly PH
Highways/ Access Issues	The existing public house vehicular access required to be reinstated to kerbed footway/verge as part of the s278 agreement associated with the planning approval.
Landscape Impact	The site is currently a former public house in a poor state of repair so small development might be preferred as an alternative to a dilapidated building from a landscape and visual amenity perspective.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Site is level and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site used to be occupied by a public house. It now has approval for 13no dwellings.

6/ES/02	
SITE DETAILS	
Site Name	Poultry Houses
Settlement	Eggleston
Local Plan Monitoring Area	West
Developable Area	0.68
Estimated Yield	20
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Poultry Farm currently occupies site in central location to village.
Relationship to Settlement	Central location within settlement
Highways/ Access Issues	Would have to demonstrate sufficient access width through to site for an adoptable road to serve the site.
Landscape Impact	Development of this site would have no impact on the Area of High Landscape Value.
Biodiversity Impact	None identified
Heritage Impact	Within setting of Eggleston Conservation Area and 3 Listed Buildings, 1 The Green, The Grange and Beech Grove. Possible major negative given that mitigation unlikely as site is poorly related to historic layout of settlement, highly visible site which w
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Undulating site with no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst there would be no significant adverse impact on landscape there is potential for a major negative heritage impact as site is poorly related to historic layout of settlement, with mitigation being unlikely. As it is currently an active employment use a precautionary principle should be adopted for SHLAA purposes. Further, Eggleston is a very small settlement with very limited services and facilities meaning that travel by private transport is more likely for anything other than basic needs .

6/ES/03	
SITE DETAILS	
Site Name	Land south of Green Bank
Settlement	Eggleston
Local Plan Monitoring Area	West
Developable Area	0.54
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of greenfield pasture land bounded to the north by a row of dwellings which are separated from the site by a highway. There are dwellings to the west of the site, with pasture to the south and east. There is a poultry farm to the south
Relationship to Settlement	Central to settlement due to size of settlement.
Highways/ Access Issues	Properties opposite have individual direct accesses onto B road. Acceptable access can be secured subject to footway improvements.
Landscape Impact	Development of the site will have a significant adverse impact on the Area of High Landscape Value. It would also have a significant adverse residual land and visual impact given that its development would be an incursion into attractive countryside beyond long established village boundary.
Biodiversity Impact	Bat risk assessment required
Heritage Impact	Within setting of Eggleston Conservation Area and Grade II listed 5 Townhead. Possible major negative heritage impact given. Mitigation unlikely as site is poorly related to historic layout of settlement, highly visible site which will make poorly relat
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Relatively level site with no topographical barriers to development identified.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable as development will have a significant adverse landscape impact given that its development would be an incursion into attractive countryside beyond a long established village boundary. Also, possible major adverse negative heritage impact as the site is poorly related to the historic layout of the settlement, with mitigation being unlikely. Further, Eggleston is a very small settlement with very limited services and facilities.

6/ET/01a	
SITE DETAILS	
Site Name	West of South Road
Settlement	High Etherley
Local Plan Monitoring Area	West
Developable Area	0.89
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2013/0075
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/ET/01b	
SITE DETAILS	
Site Name	West of South Road
Settlement	High Etherley
Local Plan Monitoring Area	West
Developable Area	0.89
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	DM/15/02342/OUT
SITE ASSESSMENT	
Adjacent Uses	Compatible in principle.
Relationship to Settlement	In terms of whether the development forms an appropriate pattern of development, it is acknowledged that the immediate surrounding dwellings are sited at a lower density, on larger, more sporadically sited plots, giving an impression of leaving a built-u
Highways/ Access Issues	Access is possible subject to minor improvements.
Landscape Impact	The site is not in any locally or nationally designated landscape. It is within a Landscape Conservation Area in the County Durham Landscape Strategy. The site borders the A68 and is separated from the highway footpath by a low stone wall. It has an attractive, almost parkland, appearance due to the mature trees that surround the pasture in the centre of the site. It makes a significant contribution to the separation between High Etherley and Spring Gardens to the south, and development of the site would have an adverse effect on the landscape character of the area. The trees on the site are of great visual importance. If the site is developed a tree survey and Arboricultural Impact Assessment, followed by a Tree Protection Plan, should be prepared and this must inform the details of the layout of the site, including any retaining structures and the associated earthworks.
Biodiversity Impact	No known issues.
Heritage Impact	The loss of this open space would lead to more joined up development with an urbanising effect in an area otherwise characterised by large properties in generous grounds separated by equally generous undeveloped parcels of land.
Open Space Issues	The site is not regarded as formal open space with public access so no issues.
Pollution Issues	The proposed development site has a number of sites with a potential to cause gas risk in close proximity, however conditions can be applied to ensure this is properly dealt with by any future development.
Flood Risk	No issues recorded. Further investigation would be required by the proposer to determine the need for any mitigation measures (e.g. site layout and/or incorporation of SuDS).
Topography	None Identified

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has recently benefitted from outline planning approval for one dwelling. However the site is located beyond the edge of the settlement and beyond accepted walking distances to bus stops and services. There are also concerns in relation to landscape impacts and the loss of a key open feature in the streetscene. and therefore on balance it is considered that the site is regarded as unsuitable for SHLAA purposes.

6/ET/02	
SITE DETAILS	
Site Name	Land off Etherley Bank
Settlement	Low Etherley
Local Plan Monitoring Area	West
Developable Area	1.11
Estimated Yield	33
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently not in use, however it does incorporate an isolated dwelling. The site is surrounded by open countryside and agricultural uses. The site is adjacent to the A68 and therefore any development may require noise mitigation.
Relationship to Settlement	The site is an isolated location between High Etherley and West Auckland. Sporadic development exists within proximity of the site but this agricultural related. The overall character of the area is open countryside.
Highways/ Access Issues	Suitable access to site cannot be achieved given the vertical alignment from the A68 south east. approach.
Landscape Impact	Significant adverse residual landscape and visual impact. Incursion into attractive countryside poorly related to existing settlement form.
Biodiversity Impact	No biodiversity issues identified.
Heritage Impact	No heritage issues identified as site does not relate to a heritage asset.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Slightly undulating site that falls slightly to the south west. Not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is an isolated site that is not well related to High Etherley. The development of the site would have a significant impact on the landscape and provide housing in a location with poor access to shops, services and facilities.

6/ET/03	
SITE DETAILS	
Site Name	Low House Farm
Settlement	Countryside - West
Local Plan Monitoring Area	West
Developable Area	1.53
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/EV/01	
SITE DETAILS	
Site Name	Brookside
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	1.18
Estimated Yield	35
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	6/2008/0187/DM
SITE ASSESSMENT	
Adjacent Uses	Residential and industrial adjacent
Relationship to Settlement	Central to settlement
Highways/ Access Issues	Application submitted (6/2008/0187) and no highway objections raised to access via Shirley Close. However, no access possible onto C30a due to visibility and junction spacing problems.
Landscape Impact	Site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	The SHLAA site adjoins Allotments, OSNA ID:OSNA1969
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	No significant constraints have been identified that would render the site in principle to be unsuitable for housing purposes. This is reflected by the resolution to grant planning permission for 50 houses subject to the completion of s106 agreement.

6/EV/02	
SITE DETAILS	
Site Name	South Evenwood Industrial Estate
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	0.44
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	Existing access to Doctors' surgery was designed to accommodate residential development on the remainder of the site.
Landscape Impact	Small site largely enclosed by built development. Landscape and visual effects likely to be low if adequate stand-off maintained from trees bordering the site.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site has been developed as a medical centre. The remaining land would be too small to be included in the SHLAA.

6/EV/04	
SITE DETAILS	
Site Name	Land at Evenwood
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	0.59
Estimated Yield	18
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2007/0453/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been developed.

6/EV/05	
SITE DETAILS	
Site Name	Kayshall Farm
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	1.39
Estimated Yield	42
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	6/2011/0418/DM
SITE ASSESSMENT	
Adjacent Uses	Site comprises of former farm buildings (now demolished) and unused field to the south. It is situated on the edge of the settlement and bounded by residential to the north and south with a village green to the east, and open countryside to the west. R
Relationship to Settlement	Central to the village and well related to the settlement and existing development pattern.
Highways/ Access Issues	In regards to highway access there was a planning approval to convert the farm buildings in 2012. However, in respect of new build housing there are Village Green issues related to ability to actually lay out and dedicate an adoptable highway to serve the site for new build housing.
Landscape Impact	<p>Development would have no impact on a landscape designation and the site is located within a Landscape Conservation Priority Area (Landscape Strategy).</p> <p>Open outlook from the village green would be lost. Development could create a stronger 'green village' core to the settlement. Access across the village green as shown likely to be harmful to its character. Likely to have some locally significant landscape effects (development would have a significant adverse residual landscape and visual impact).</p>
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	<p>As the site is larger than 1 ha, the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation.</p> <p>No designated heritage assets on site or nearby</p>
Open Space Issues	The site is not open space within the OSNA.
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified
Topography	The site is undulating but this would not be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is well related to the settlement form, an acceptable vehicular access is problematic due to village green issues. Development of the site would result in a significant adverse residual landscape and visual impact on account the open outlook from the village green would be lost.

6/EV/06	
SITE DETAILS	
Site Name	Fairfield Lodge
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	0.53
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03304/OUT
SITE ASSESSMENT	
Adjacent Uses	Residential adjacent, industrial opposite site on edges of settlement.
Relationship to Settlement	Site is located on the edge of natural settlement boundary, and is contained on only one side.
Highways/ Access Issues	Edge of settlement, but just within 30mph speed limit. Possible access issues with overhead electricity supply poles. Onus on promoter of the site to demonstrate that an acceptable vehicular access can be achieved.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in some adverse residual landscape and visual impact. There would be the loss of rig and furrow of local interest, however, settlement edge could possibly be improved.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is level which will pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is located on the southern boundary of the settlement and is contained on only its northern side. Development would extend beyond the settlement boundary of Evenwood, albeit not significantly. Possible highway access issues with overhead electricity supply poles. Onus on promoter of the site to demonstrate that an acceptable vehicular access can be achieved.

6/EV/07	
SITE DETAILS	
Site Name	Land South of Muirlands
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	1.07
Estimated Yield	32
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues to development with adjacent land uses.
Relationship to Settlement	The site is located to the north of the settlement and poorly related to existing settlement pattern/form.
Highways/ Access Issues	Inside of a bend and on a steeply sloping site. Likely to be difficult to develop. Site must achieve adoptable gradients, therefore major excavation required. This would have wider visual and landscape impacts, as well as implications for viability. Onus on developer to demonstrate how site would be accessed.
Landscape Impact	The site located within a Landscape Improvement Priority Area (LIPA) and development would result in a significant adverse residual landscape and visual impact on account it represents an incursion into countryside poorly related to existing settlement form.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	Steeply sloping site, site prominent on horizon form north of Ramshaw
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is steeply sloping which is prominent on the horizon. It is poorly related to the settlement pattern/form and development of the site would result in a significant adverse residual landscape and visual impact, on account it would represent an incursion into countryside. Highway concerns exist as the site is located on the inside of a bend and it may be difficult to achieve adoptable gradients.

6/EV/08	
SITE DETAILS	
Site Name	Land at Evenwood
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	0.66
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues as the site has existing residential properties on three sides and a football ground to the west..
Relationship to Settlement	Central to settlement within walking distance of facilities, and contained by existing housing on three sides, and football ground to the west.
Highways/ Access Issues	Rochdale Terrace has no off street parking. Street already parked to capacity. No acceptable means of access to this site.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	Intersects 3 OSNA polygons, OSNA ID:OSNA2690
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is level and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is centrally located within the settlement, it has no acceptable means of access.

6/EV/09	
SITE DETAILS	
Site Name	South of Evenwood Engineering
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	2.00
Estimated Yield	60
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/EV/10	
SITE DETAILS	
Site Name	Randolph Coke Works
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	0.55
Estimated Yield	17
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The surrounding uses are predominantly in industrial use. To develop an isolated pocket of residential properties would present amenity and bad neighbour concerns. The ELR recommends retention of the site for industrial uses.
Relationship to Settlement	Central to settlement but surrounded by industrial uses.
Highways/ Access Issues	Access would utilise road network serving the industrial estate. Introducing housing would lead to conflict between residential and industrial traffic.
Landscape Impact	The site forms part of the urban/developed landscape, and development of the site would have a neutral landscape and visual impact.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	Relatively flat accessible site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site forms part of the industrial estate and is an unsuitable location for residential development due to the conflict with neighbouring uses. Site should remain as part of the industrial estate, as indicated by the ELR.

6/EV/11	
SITE DETAILS	
Site Name	Land at Copeland Lane
Settlement	Evenwood
Local Plan Monitoring Area	West
Developable Area	2.08
Estimated Yield	62
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/GF/01	
SITE DETAILS	
Site Name	Catchpenny fields and allotments
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	0.68
Estimated Yield	20
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is a small area of grassland/meadow. The site is located within a predominately residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site relatively well contained within the settlement.
Highways/ Access Issues	Access achievable through footway improvements required along complete length of Tees View. No vehicular access at eastern end of site.
Landscape Impact	Development of the site will have a significant adverse impact on the Area of High Landscape Value. It would also have a significant adverse residual land and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	The site is in a conservation area near numerous listed buildings and development is likely to have a major impact. In order to mitigate this any development would require good perimeter screening, low building heights, good quality design in keeping with
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Within SFRA flood zone 2 - mitigation required. Part of the site is in Flood Zone 3A
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would incur significant adverse landscape impacts. Also, potential for major impact on heritage. There are also major flood risk concerns on the site.

6/GF/02a	
SITE DETAILS	
Site Name	St Peters School
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	1.80
Estimated Yield	54
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	106
App No	DM/15/00730/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is the former St Peter's School and is currently redundant. It is located out of settlement and is surrounded by open countryside. In light of this, no amenity issues are anticipated.
Relationship to Settlement	The site is detached from the settlement. However this needs to be balanced against the projected benefits in contributing to local housing need, bringing historic assets back into use, whilst supporting a prosperous rural economy
Highways/ Access Issues	The Highway Authority advise that following receipt of amended plans no highway objections are raised. It is also advised that there would be sufficient parking provided across the development, with the exception of plot no.16 where an additional hardstanding space should be provided.
Landscape Impact	Amended plans would have an acceptable visual impact on the whole. Concerns are however raised in regards to the potential loss of an Ash Tree adjacent to the access of the site and encroachment into the undeveloped site to the east. A detailed landscaping plan should be developed to ensure consistent landscape treatment.
Biodiversity Impact	DCC Ecology Section advise that the likely presence and impact on protected species the proposals is low, subject to the proposed mitigation and compensatory measures. It is however recommended that any external lighting is agreed before its installation due to the presence of a bat roost in close proximity.
Heritage Impact	The site is located within a conservation area and DCC Design and Conservation Section advise that the benefits associated with the redevelopment and reuse of these site would outweigh the harm caused through the demolition of part of the building. It is
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The Environment Agency advise that following more detailed survey work the site has been re-categorised as Flood Zone 1 and therefore the proposal now falls within the Environment

	Agency Standing advice, which includes adopting sustainable drainage meth
Topography	The site currently has the former St Peter's School buildings that would need to be cleared. Flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The acceptability of this site has now been determined through the development management process in that the local planning authority is minded to approve subject to a S106 agreement..

6/GF/02b	
SITE DETAILS	
Site Name	St Peters School
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	1.79
Estimated Yield	54
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is detached. However, if 6/GF/02a is developed out it will adjoined by development to the north and east.

6/GF/03a	
SITE DETAILS	
Site Name	Land at Neville Close
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	0.99
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land and it is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site by itself is clearly detached. Taken with 6/GF/03b to the south the site would form a large uncontained intrusion into the open countryside, without consolidating the settlement boundary.
Highways/ Access Issues	No suitable access. Historic map layers suggest Neville Close constructed on brownfield site rather than agricultural land, as is proposed now. At the time of the 6/2003/0168 application opinion was formally expressed that Eden Lane unsuitable to serve further residential development. Substandard sight visibility from Eden Lane of and for westbound A67 traffic, inconsistent with further intensification. Currently Eden Lane serves 151 dwellings. DCC Highway Design Guidance is that such Type 3 roads are served by at least two direct accesses and constructed to minimum carriageway width of 5.5m when serving greater than 100 units. Eden Lane provides a single access only and below the minimum carriageway width. Concerns regarding intensification of the junction east of 3 Neville Close.
Landscape Impact	Significant adverse residual visual and landscape impact.
Biodiversity Impact	Arable pasture with no known ecological issues.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Relatively flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site would have significant adverse landscape impacts and would form an uncontained extension into the open countryside. This site is separated from the dwellings at Nevilles Close and the main built up form of the settlement by SHLAA site 6/GF/03b. Further, constraints on the existing local highway network mean that there is no suitable highway access.
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6/GF/03b	
SITE DETAILS	
Site Name	Land at Neville Close
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	0.21
Estimated Yield	6
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, it is situated to the north of a residential area. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site sits on the periphery of the main built up area of the settlement and it would be poorly contained by existing development.
Highways/ Access Issues	No suitable access. Historic map layers suggest Neville Close constructed on brownfield site rather than agricultural land, as is proposed now. At the time of the 6/2003/0168 application opinion was formally expressed that Eden Lane unsuitable to serve further residential development. Substandard sight visibility from Eden Lane of and for westbound A67 traffic, inconsistent with further intensification. Currently Eden Lane serves 151 dwellings. DCC Highway Design Guidance is that such Type 3 roads are served by at least two direct accesses and constructed to minimum carriageway width of 5.5m when serving greater than 100 units. Eden Lane provides a single access only and below the minimum carriageway width. Concerns regarding intensification of the junction east of 3 Neville Close.
Landscape Impact	Some adverse residual landscape and visual impact..
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Relatively flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would form an uncontained extension into the countryside. Further, constraints on the existing local

	adopted highway network mean that there is no suitable highway access.
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6/GF/03c	
SITE DETAILS	
Site Name	Land at Neville Close
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	1.89
Estimated Yield	57
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land which partly adjoins land in residential use. However, mostly it is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site would form a large uncontained intrusion into the open countryside, without consolidating the settlement boundary.
Highways/ Access Issues	No suitable access. No access from Academy Gardens road - too narrow with restricted forward visibility at bend. Further, historic map layers suggest Neville Close constructed on brownfield site rather than agricultural land, as is proposed now. At the time of the 6/2003/0168 application opinion was formally expressed that Eden Lane unsuitable to serve further residential development. Substandard sight visibility from Eden Lane of and for westbound A67 traffic, inconsistent with further intensification. Currently Eden Lane serves 151 dwellings. DCC Highway Design Guidance is that such Type 3 roads are served by at least two direct accesses and constructed to minimum carriageway width of 5.5m when serving greater than 100 units. Eden Lane provides a single access only and below the minimum carriageway width. Concerns regarding intensification of the junction east of 3 Neville Close.
Landscape Impact	Significant adverse residual landscape and visual impact. Southern 2/3 of site well contained visually. The northern edges more visible in views from north - could be screened by structure planting but would take some time to become effective.
Biodiversity Impact	Grazed pasture and arable field. No known ecological issues.
Heritage Impact	The site is in the 'setting' of the Gainford Conservation Area and its development is likely to have a major negative impact on this heritage asset. The northern triangular section would have an adverse impact in views out from the conservation area and
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.

Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would form a large uncontained intrusion into the open countryside with significant adverse landscape impacts as well as a major negative impact on the setting of the conservation area. No suitable access via Academy Gardens. Further, constraints on the existing local adopted highway network mean that there is no suitable highway access via Neville Close and Eden Lane.

6/GF/03d	
SITE DETAILS	
Site Name	Land at Neville Close
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	0.58
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues anticipated given that the site is agricultural land adjoining land in residential and agricultural use.
Relationship to Settlement	The site is contained by existing development on two sides.
Highways/ Access Issues	No suitable Access. Historic map layers suggest Neville Close constructed on brownfield site rather than agricultural land, as is proposed now. At the time of the 6/2003/0168 application opinion was formally expressed that Eden Lane unsuitable to serve further residential development. Substandard sight visibility from Eden Lane of and for westbound A67 traffic, inconsistent with further intensification. Currently Eden Lane serves 151 dwellings. DCC Highway Design Guidance is that such Type 3 roads are served by at least two direct accesses and constructed to minimum carriageway width of 5.5m when serving greater than 100 units. Eden Lane provides a single access only and below the minimum carriageway width. Concerns regarding intensification of the junction east of 3 Neville Close.
Landscape Impact	Some adverse residual landscape and visual impact.
Biodiversity Impact	Grazed pasture. No known ecological issues.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	No suitable access via Academy Gardens. Further, constraints on the existing local adopted highway network mean that there is no suitable highway access via Neville Close and Eden Lane.

6/GF/04	
SITE DETAILS	
Site Name	Land South of Park Farm
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	2.52
Estimated Yield	76
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, it is located adjacent to an existing residential area, the remaining areas of the site are surrounded by open countryside. Whilst the site is considered compatible with adjoining uses a noise assessment may als
Relationship to Settlement	The site is contained on just 1 side and would create an illogical extension into the open countryside.
Highways/ Access Issues	No objection to principle, footway improvements required and potential highway widening for protected right turn.
Landscape Impact	Significant adverse impact on the AHLV. Also, significant residual adverse landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site rises slightly to the north, not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would create an illogical extension to the settlement, this would cause a significantly adverse impact on the landscape.

6/GF/05	
SITE DETAILS	
Site Name	Land Rear of Surgery
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	1.50
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a meadow, to the west of the site is a residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on just one side by built development, it is contained to the south by the River Tees.
Highways/ Access Issues	No suitable access. Potential access possible via 6/GF/01 or existing Doctor's Surgery access.
Landscape Impact	Significant adverse impact on the AHLV. Also, significant residual adverse landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	Development is likely to have a major impact on the Conservation Area and Listed Buildings. Mitigation could include: good perimeter screening; low building heights; good quality design in keeping with local vernacular; and, a lower density scheme. Ar
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The Environment Agency advised in 2010 that the site is not in either flood zone 2 or 3.
Topography	Feature(s) including hedgerows exist which may impact upon layout/design. Also, the site is on a lower level on the flood plain.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would create a significant adverse residual impact on the landscape which cannot be satisfactorily mitigated. Further, development is likely to have a major impact on the Conservation Area and Listed Buildings.

6/GF/06	
SITE DETAILS	
Site Name	Land at North Terrace
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	1.51
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining uses of agriculture and residential.
Relationship to Settlement	The site would form an uncontained extension into the open countryside.
Highways/ Access Issues	The traffic on the C30 highway is travelling relatively fast. It would have to be demonstrated that appropriate sight visibility can be achieved from the site. There are relatively poor (substandard) footway widths and continuity south toward settlement. In particular, provision of an adequate footway past 1 Balmer Hill would be required. Overall, a poor site for additional development within the settlement.
Landscape Impact	Some adverse residual landscape and visual impact given that the site, although small, is located in attractive open countryside beyond the relative mature village edge.
Biodiversity Impact	No known issues.
Heritage Impact	Development is likely to have a major negative impact given that further expansion northwest is likely to further erode the legibility of the historic settlement and constitute a further incursion into the countryside. Harm could be mitigated by ensuring
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland Flow Route and Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would form an uncontained extension projecting into the open countryside. Development is likely to have a major negative impact given that further expansion northwest is likely to further erode the legibility of the historic settlement. Further, there are issues in relation to highways.

6/GF/07	
SITE DETAILS	
Site Name	Land South West of Sentosa
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a meadow as is the land to the west of the site. A couple of dwellings and the St Peter's site, partly residential, lies to the east. The site also adjoins an isolated building identified as a surgery. In view of adjacent land use
Relationship to Settlement	Whilst there is residential development (proposed) to the east at the previously developed site at St Peter's. The site in question is still at the edge of the settlement and is not well related to existing form of development. The large extension would n
Highways/ Access Issues	Access possible however would affect northern site boundary trees and foliage in order to secure sight visibility splay of and for A67 traffic. The existing (combined) settlement and speed limit 'gateway' structure to east of site would required to be moved or reduced considerably.
Landscape Impact	Incursion into attractive countryside bordering onto the river Tees and poorly related to existing settlement form. Likely to have some significant landscape and visual effects
Biodiversity Impact	No known ecological issues.
Heritage Impact	Site is within the Gainford Conservation Area and previously undeveloped land with one property to the roadside. Development has been approved on the adjacent school site to the east and could form part of a comprehensive development with this site and ne
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is identified on DCC GIS Map as being in SFRA FZ 3A. However, the submission includes the conclusion of an Initial Flood Risk Assessment stating site is in Flood Zone 1. Furthermore, DCC GIS Maps indicate that the site is outwith both EA Flood Zo
Topography	Relatively flat although it is likely to slope down south towards the river where there may be flood risk issues.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Uncontained incursion into attractive countryside and poorly related to existing settlement form. Its development is likely to have some significant landscape and visual effects. As well as requiring speed limit changes vehicular access would affect boundary trees and foliage in order to secure sight visibility splays. The issue of potential flood risk should be investigated as a precaution.
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6/GF/08	
SITE DETAILS	
Site Name	Land West of Gainford
Settlement	Gainford
Local Plan Monitoring Area	West
Developable Area	2.85
Estimated Yield	86
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues anticipated given that the site is agricultural land adjoining land in residential and agricultural use.
Relationship to Settlement	The site is at the edge of the settlement and is not well related to existing form of development. The large extension would not consolidate the built form, creating an uncontained intrusion into the countryside.
Highways/ Access Issues	Unsuitable. Substandard A67 footway links eastward to settlement, particularly on same side of site. Latter would encourage pedestrians to cross A67 at point where eastbound vehicle speeds relatively high. The site is on the inside of a bend and the sight visibility splay of and for eastbound A67 traffic would create a requirement for removal of the southern boundary hedge over a considerable distance, with any replacement many metres back in order to preserve sight visibility chord. Junction provision would have to be offset to west from existing Low Road junction, in area subject to higher speeds.
Landscape Impact	Incursion into attractive countryside beyond well assimilated settlement edge. Likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	The southern part of the site is within the boundary of the Gainford Conservation Area and the wider site contributes to the landscape setting of the conservation area. The site is 90m north of the Grade I listed Gainford Hall and Grade II listed garden w
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No real flood risk apart from limited surface water risk that may need investigating.
Topography	The site slopes gently to the north with no physical constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Large uncontained incursion into attractive countryside beyond well assimilated settlement edge which is likely to have some significant landscape effects and cause significant adverse harm to the setting of the Conservation Area as well as Grade I and Grade II listed buildings. It is unlikely to achieve suitable highway access without significant hedge removal. Furthermore, there are substandard A67 footway links eastward to settlement, particularly on same side of site.

6/HA/01a	
SITE DETAILS	
Site Name	Land west of Hill Garth
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	0.45
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow with some residential properties to the east and west. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated
Relationship to Settlement	Site is fairly central to the settlement.
Highways/ Access Issues	Unsuitable. There is no suitable highway access given that the site does not abut the adoptable highway.
Landscape Impact	Development of the site would have significant adverse residual landscape and visual impacts. The site lies within a Landscape Conservation Priority Area.
Biodiversity Impact	Semi improved field, no impacts identified
Heritage Impact	Development is likely to have major impact on listed buildings. However, the following could help to mitigate any negative impact: development relate to existing built form and linear arrangement of village, good perimeter scening, low building heights,
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding issues.
Topography	The site is raised and sits above the road level. The site itself is only gently sloping. This would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse residual landscape and visual impacts which could not be satisfactorily mitigated. Likely to have major negative impact on heritage assets and there are highway issues as no suitable access can be achieved.

6/HA/01b	
SITE DETAILS	
Site Name	Land West of Hill Garth
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	1.74
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow with some residential properties to the north west and south east. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Development of the site would not be in keeping with the scale and form of the existing settlement.
Highways/ Access Issues	Unsuitable. The site is on the inside of a bend and access is constrained - developers would need to resolve the visibility issues.
Landscape Impact	Development of the site would have significant adverse residual designation, landscape and visual impact. It would constitute a large incursion into the countryside and is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	Semi improved field, no impacts identified
Heritage Impact	Development of the site is likely to have a major negative impact on the setting of the following buildings: The Lodge (grade II), Prospect House (grade II), Hamsterley House (grade II), Pond House Cottage & Archway (grade II), Barn NE of village Hall (gr
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded issues of flooding.
Topography	The site is raised in level from the road which may affect access. The site itself slopes gently to the north east.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would not be in keeping with the scale and form of the existing settlement and would result in a significant adverse landscape and visual impact which cannot be satisfactorily mitigated. Likely to have major negative impact on heritage assets and there are highway issues.

6/HA/01C	
SITE DETAILS	
Site Name	Land West of Hill Garth
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	4.89
Estimated Yield	147
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land and hay meadow with some residential properties at the south east corner. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Development of the site would constitute a large incursion into open countryside, which is not well related to the settlement in position (edge of settlement), scale and form.
Highways/ Access Issues	Unsustainable. Highway access would need to cross over the Village Green to the south. Whilst to the north the highway is derestricted.
Landscape Impact	Development of the site would have a significant adverse residual designation, landscape and visual impact. It would constitute a large incursion into the countryside and is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	Agricultural fields, no impacts identified
Heritage Impact	Development of the site is likely to have a major negative impact on the setting of the following buildings: The Lodge (grade II), Prospect House (grade II), Hamsterley House (grade II), Pond House Cottage & Archway (grade II), Barn NE of village Hall (gr
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	There is an area of potential surface water flooding identified on the western tip of the site. Further investigation required by proposer to determine mitigation measures.
Topography	Site rises to highest point in the centre, sloping down to the north and south. This would not be an obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute a large incursion into open countryside, which is not well related to the settlement scale and form resulting in significant adverse landscape and visual impact. Likely to have major negative impact on heritage assets and there are highway issues.

6/HA/02	
SITE DETAILS	
Site Name	Roslyn House
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	1.73
Estimated Yield	52
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land with some residential properties to the north and east. The wider character of the area is agricultural land and open countryside. However site is within 200m of a STW. In view of adjacent land uses further work woul
Relationship to Settlement	Development of the site would result in an incursion into countryside, that was not in keeping with the scale and form of the existing settlment.
Highways/ Access Issues	Highway access unsuitable: too narrow and public right of way.
Landscape Impact	Development of the site would have a significant adverse impact on the AHLV designation. It will also have a significant adverse residual landscape and visual impact. It would constitute a large incursion into the countryside and is poorly related to the settlement form and scale. The site is also within a Landscape Conservation Priority Area.
Biodiversity Impact	Grazed fields. No impact identified.
Heritage Impact	Development of the site is likely to have a minor negative impact on the setting of Pear Tree Cottage (grade II). Impact could be mitigated if lower density scheme, relating to existing built form and linear arrangement of village, good perimeter screeni
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site has some minor surface water flooding issues at the very edge of the site.
Topography	The site is relatively flat, however the site is raised from the surrounding landscape so development would be prominent in the landscape.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable on highways grounds. Development of the site would have a significant adverse residual landscape and visual impact. It would constitute a large incursion into the countryside and is poorly related to the settlement form and scale.

6/HA/03	
SITE DETAILS	
Site Name	Land at Hamsterley
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	0.62
Estimated Yield	19
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow with some residential properties to the west. The wider character of the area is agricultural land and open countryside. The site is within 200m of the STW however. In view of adjacent land uses further work would need
Relationship to Settlement	Forms a large linear extension which is poorly related in terms of form on the edge of settlement.
Highways/ Access Issues	Highways unsuitable. Narrow frontage with highway. Sight visibility issues. Narrow verge to west compromising potential new footway links. Existing footway links further west are substandard width.
Landscape Impact	Development of the site would have a significant adverse residual designation, landscape and visual impact. It would constitute a large incursion into the countryside and is poorly related to the settlement form and scale. The site is also within a landscape conservation priority area.
Biodiversity Impact	Semi improved field. No impacts identified.
Heritage Impact	Development of the site is likely to have a minor negative impact on the setting of St James Church (grade I), 9 no. graves in churchyard (grade II). Impact could be mitigated if lower density scheme, relating to existing built form and linear arrangements
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding issues on the site.
Topography	Given that the site is long and narrow it is likely that layout will be constrained
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse landscape and visual impact. It would constitute a large incursion into the countryside and is poorly related to the settlement form and scale. This could not be adequately mitigated. Furthermore, the site would be unsuitable on highway grounds.

6/HA/04	
SITE DETAILS	
Site Name	Green View Lodge
Settlement	Hamsterley
Local Plan Monitoring Area	West
Developable Area	0.74
Estimated Yield	22
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/02967/OUT
SITE ASSESSMENT	
Adjacent Uses	This site is currently or has been in agricultural use (pig farm). There is a social club and residential properties adjacent. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues ar
Relationship to Settlement	Part of the site is undeveloped and given that the rest of the land is or has been in agricultural use it is also considered to be greenfield land in planning terms. Also, the site is not well related to form of village for housing.
Highways/ Access Issues	Highways access acceptability is conditional in that it may be suitable for modest number of houses. However, Village Green status at the access point is likely to create adoption difficulties.
Landscape Impact	Development of housing here would lead to a straggling urban form out of keeping with the linear character of the historic village and its relationship with the surrounding countryside. This would be readily apparent in views from the footpath (Hamsterley No 6) which runs through the site and currently has an essentially rural character, notwithstanding the presence of agricultural buildings within the site.
Biodiversity Impact	Site comprises of existing buildings. No comment although protected species surveys will be required.
Heritage Impact	Development of the site is likely to have a minor negative impact on the setting of Roslyn House (grade II). Impact could be mitigated if lower density scheme, relating to existing built form and linear arrangement of village, good perimeter screening, l
Open Space Issues	Adjoins OSNA ID:OSNA3211 Education
Pollution Issues	None Identified
Flood Risk	Site has some surface water flow issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site slopes slightly to the south however this would not be an obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site has planning permission for 12 units.

6/HM/01	
SITE DETAILS	
Site Name	Land at Hutton Magna
Settlement	Hutton Magna
Local Plan Monitoring Area	West
Developable Area	0.36
Estimated Yield	11
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/HM/02	
SITE DETAILS	
Site Name	Field to rear of Village Hall
Settlement	Hutton Magna
Local Plan Monitoring Area	West
Developable Area	1.13
Estimated Yield	34
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of pasture adjoined to the west by the settlement including the village hall. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is at the edge of the settlement and is not well related to existing form of development. The large extension would not consolidate the built form, creating an uncontained intrusion into the countryside.
Highways/ Access Issues	Unsuitable. Existing public highway and junction with C169 unsuitable to serve the site. Hutton Magna is not deemed a sustainable location.
Landscape Impact	Incursion into attractive open countryside poorly related to historic form of village and likely to have some locally significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Scheduled monument to west side of settlement. Group of listed buildings within settlement. No current designated conservation area but potential new designation in forthcoming 2017 review. Due to the proximity to the scheduled monument and the site b
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No apart from some surface water flood risk on the periphery of the site that may need investigating.
Topography	The site is relatively flat as such unlikely to be topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would represent an incursion into attractive open countryside which would be poorly related to the historic form of the village and likely to have some locally significant landscape and visual effects. It has poor access to services and has a very limited bus service. As well as no suitable highway access.

6/HM/03	
SITE DETAILS	
Site Name	Land at Lanehead Farm
Settlement	Hutton Magna
Local Plan Monitoring Area	West
Developable Area	1.89
Estimated Yield	57
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/IG/01	
SITE DETAILS	
Site Name	Land to West of Ingleton
Settlement	Ingleton
Local Plan Monitoring Area	West
Developable Area	3.74
Estimated Yield	112
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises partly of farmstead but mainly fields. The site is in a rural location surrounded by fields with the exception of Ingleton on the shorter boundary to the east of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site forms a large uncontained intrusion into the countryside. However, a smaller area may form a logical extension to the existing built up form of the settlement.
Highways/ Access Issues	Vehicular access possible but likely to require removal of some trees in highway verge for sight visibility purposes.
Landscape Impact	Incursion into attractive open countryside poorly related to historic form of village and likely to have some locally significant landscape and visual effects.
Biodiversity Impact	Known barn owl roost/nest site. Full surveys and appropriate mitigation would be required.
Heritage Impact	Site outside but close to the boundary of the Ingleton Conservation Area separated by a group of 20th century developments to west of Ingleton. Large site with potential to adversely affect the wider setting of the conservation area. Mitigation would be t
Open Space Issues	Adjoins OSNA ID:OSNA2348 Education
Pollution Issues	None Identified
Flood Risk	No significant flood risk although there is a small overland flow route which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques.
Topography	The site is relatively flat as such unlikely to be topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would represent a large uncontained incursion into attractive open countryside that is likely to have some locally significant landscape and visual effects. However, development of a smaller area may form a logical extension to the existing form of the settlement. Highway access would require removal of trees in the verge. The site would have limited access to services.

6/MI/04	
SITE DETAILS	
Site Name	Land East of Station Road
Settlement	Mickleton
Local Plan Monitoring Area	West
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with neighbouring uses.
Relationship to Settlement	Fairly central to the linear pattern of the settlement and a row of houses exists currently opposite the sites eastern boundary.
Highways/ Access Issues	Properties opposite have individual direct accesses onto road. Acceptable subject to highway improvements.
Landscape Impact	Development of the site would have significant adverse impact on the AHLV and Conservation Area. It would also have a significant adverse residual landscape and visual impact.
Biodiversity Impact	None identified
Heritage Impact	The site is located in the Conservation Area and development is likely to have a major negative impact on heritage. However, a lower density scheme with good screening, following linear arrangement of village as closely as possible, low building heights
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	No issues to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is unsuitable given the significant residual adverse landscape and visual impact development will cause, along with a major negative impact on heritage. Further, Mickleton has few services and facilities.

6/MT/01	
SITE DETAILS	
Site Name	Land at the Bridge Inn
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of pasture and residential development would be compatible with the adjoining uses of residential, PROW, pasture and the River Tees (see Flood Risk).
Relationship to Settlement	The site is contained on two sides and by the Hudshope Brook as well as the highway to the east. Although it would also extend the settlement south westwards.
Highways/ Access Issues	Any new junction with Bridge Street must be located towards the north of the site further in to the 30mph section and avoiding visibility splays crossing the bridge parapet or intervening land between it and the subject land. Will require control of other land abutting public highway in order to secure an acceptable access including sight visibility splays. The footway fronting the site would have to be widened to 1.8m.
Landscape Impact	There is no doubt as to the sensitivity of the location as it is very attractive open countryside at the meeting of the River Tees and the Hudshope Beck. It is within the Conservation Area and forms part of the tract of open land between the river and the village that forms an important part of its setting. As a site for housing it would be harmful to the character and setting of the conservation area and the Area of High Landscape Value. The level of potential landscape impact has been assessed as being significant due to the sensitivity of the site (which is clearly high) and the magnitude of the effect (which would be locally high).
Biodiversity Impact	None identified
Heritage Impact	Likely to have major negative impact on Conservation Area and Grade II* bridge. However, this could be mitigated subject to a lower density scheme with good screening, low building heights and a good quality design in keeping with local vernacular. Archa
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Risk along western edge of site can be mitigated against for development.
Topography	No topographical issues to prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	<p>The site is located within walking distance to the centre. However, the level of potential landscape impact has been assessed as being significant due to the sensitivity of the site (which is clearly high) and the magnitude of the effect (which would be locally high). It is located in very attractive open countryside at the meeting of the River Tees and the Hudeshope Beck. It is within the Conservation Area and forms part of the tract of open land between the river and the village that forms an important part of its setting. Its development would be harmful to the character and setting of the conservation area and the Area of High Landscape Value. There are also issues in relation to highway access and multiple ownership.</p>

6/MT/03	
SITE DETAILS	
Site Name	Land south of Hill Terrace
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	1.52
Estimated Yield	46
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Proposed use compatible with existing residential and countryside uses. Amenity Mitigation Issues: None identified
Relationship to Settlement	The site is located on the souther edge of the settlement. Whilst it is contained on three sides extending the settlement southwards it would also form a significant protrusion into the countryside without consolidating the settlement boundary.
Highways/ Access Issues	No suitable access. Access via Victoria Terrace (very narrow, private and unadopted) and Masterman Place (Small Archway) very narrow unlikely to provide enough width for vehicular access to site.
Landscape Impact	Significant adverse impact on Conservation Area and AHLV. Significant adverse residual landscape and visual impact including an incursion into attractive countryside which has a historic field system forming part of setting of the Conservation Area.
Biodiversity Impact	Further investigation required given site is within 500m of Upper Teesdale SSSI and North Peninine Moors SPA / SAC.
Heritage Impact	Further investigation required in that the Historic Field System forming part of the setting of the Conservation Area forms part of the site. Further, development would have major negative impacts on the Conservation Area and Listed Buildings. With this i
Open Space Issues	The western paddock that forms a part of this SHLAA site also form a part of an OSNA site i.e. Amenity Green Space, OSNA ID:OSNA111
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable, given significant adverse impact on landscape, possible impact on historic field system and vehicle access issues. Also, combination of multiple ownership affecting

	delivery. Also, the western paddock comprises of Amenity Open Space.
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6/MT/07	
SITE DETAILS	
Site Name	Land off Leekworth Gardens
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	0.35
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of pasture land adjacent to residential and greenfield sites. No compatibility issues.
Relationship to Settlement	The site is located on the edge of the settlement and is contained on two sides by existing development with pasture to the east and south.
Highways/ Access Issues	Leekworth Gardens is capable of serving likely additional traffic. However, control of the private lane to the north is required in order to form an adoptable standard access. With this in mind the promoter will need to demonstrate access rights otherwise the site should change to Amber.
Landscape Impact	Some adverse residual landscape and visual impact.
Biodiversity Impact	None identified
Heritage Impact	None identified. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route and some surface water flooding recorded at the very edges of the site which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques.
Topography	Flat site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site would provide an appropriate extension to Middleton in Teesdale as it sits lower in the settlement and is not as obtrusive from a landscape perspective. However, the site is unsuitable on highway grounds as, whilst Leekworth Gardens is capable of serving likely additional traffic, control of the private lane to the north is required in order to form an adoptable standard access.

6/MT/08	
SITE DETAILS	
Site Name	Land at Gas Lane
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	0.33
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/00120/FPA
SITE ASSESSMENT	
Adjacent Uses	The site comprises of allotments / pasture land. Adjoining uses comprise of residential to the north and west, employment units to the south, with a fire station and village hall to the east. No issues to prevent development.
Relationship to Settlement	Behind frontline of settlement surrounded by residential properties and compatible uses short walk to shops and services.
Highways/ Access Issues	Requires footway and turning head improvements.
Landscape Impact	Significant adverse residual landscape and visual impact. Attractive green space within village and part of character of conservation area.
Biodiversity Impact	None identified
Heritage Impact	Development likely to have a minor impact on the conservation area. Mitigation suggested includes good screening, low building heights, good quality design in keeping with local vernacular and a lower density scheme.
Open Space Issues	Not overlapping OSNA sites, but intersecting an allotment
Pollution Issues	None Identified
Flood Risk	None identified
Topography	No issues to prevent development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site has the appearance of a walled / paddock area and is possibly not accessible to the public. Its development would result in significant adverse residual landscape and visual impact in that it forms attractive green space within village and part of character of conservation area.

6/MT/09	
SITE DETAILS	
Site Name	Land South of Pennine Cottage
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The adjoining uses comprise of housing and agriculture. The proposed use of housing is considered compatible to these existing uses. Amenity Mitigation Issues: None identified
Relationship to Settlement	Development would be beyond natural settlement limits for the village and an unacceptable incursion into countryside.
Highways/ Access Issues	Access would have to be from the B6282 with the speed being limited to permit acceptable sight visibility. However, the site does not abut the public highway with 3rd party land being involved. Access from the south is not considered feasible given width of road and 3rd party land issues.
Landscape Impact	Incursion into attractive countryside at entrance to the village at a point where most of the village is concealed by topography would lead to a significant adverse visual & landscape impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified. Archaeological potential yet to be determined
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	A significant part of the site slopes steeply from north down to the south which may cause a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable given highway access from the south is not considered feasible given width of road and 3rd party land issues. From the north access does not abut the public highway (B6282) with 3rd party land being involved. The site forms an attractive entrance to the settlement and its development would have a significant adverse landscape and visual impact. Also, there are drainage concerns along with topography issues.

6/MT/10	
SITE DETAILS	
Site Name	Meadow Close
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	0.35
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03615/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential and agricultural
Relationship to Settlement	The site comprising of scrub/rough pasture is contained by existing development on three sides with pasture to the east and would consolidate the settlement boundary.
Highways/ Access Issues	The road at the above site was constructed to an adoptable standard but has never had the surface course applied. It was left in this condition as it was proposed at the time to develop the site to the north and the whole road would have been surfaced and adopted when the construction works were complete. Local Highway Authority comments made in response to DM/15/03615/FPA are as follows: The road serving this site, adjacent 4,5,6,16,17, has not been submitted by the owner for highway adoption. Given the existing numbers served adoption is not required. However, both it and the new highway serving the proposed dwellings must be constructed and laid out to adoptable standard as part of any consent of the application.
Landscape Impact	No issues identified
Biodiversity Impact	None identified
Heritage Impact	None identified not in the conservation area
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route recorded which would require further investigation to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	None identified there no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has an extant planning permission and therefore, the development management process has determined the suitability of the site.

6/MT/11	
SITE DETAILS	
Site Name	Site at Gas Lane
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	1.07
Estimated Yield	32
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/MT/12	
SITE DETAILS	
Site Name	Middleton Station
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	1.71
Estimated Yield	51
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/MT/13	
SITE DETAILS	
Site Name	Leekworth Lane
Settlement	Middleton-in-Teesdale
Local Plan Monitoring Area	West
Developable Area	0.57
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable given that the detached site in the countryside would have a significant adverse landscape impact. Furthermore a satisfactory access cannot be achieved.

6/OV/01	
SITE DETAILS	
Site Name	Ovington Grange
Settlement	Ovington
Local Plan Monitoring Area	West
Developable Area	0.86
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/01047/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential and agricultural.
Relationship to Settlement	The site would form a large extension, uncontained by the main built up area of the settlement, onto the eastern edge of the settlement protruding into the open countryside.
Highways/ Access Issues	No suitable access.
Landscape Impact	Significant adverse residual landscape and visual impact. Incursion into countryside out of scale and character with existing small green village.
Biodiversity Impact	None identified
Heritage Impact	Development is likely to have a minor negative impact on Ovington Edge (grade II). However, good screening, low building heights, good quality design in keeping with local vernacular, and a lower density scheme could provide for mitigation.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	Sloping gradually north to south, no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Unsuitable given significant landscape impact and that the site would form a large scale protrusion into the countryside forming an uncontained extension. Further, there are highway access issues.

6/RM/01	
SITE DETAILS	
Site Name	West Tees Works. Gordon Lane
Settlement	Ramshaw
Local Plan Monitoring Area	West
Developable Area	0.68
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of a depot / works enclosed by fence and barbed wire. It is bounded by a tree plantation, fields and pasture with a highway on the north east boundary. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The main urban core of the settlement is located a relatively short distance to the south of the site. However, the site is actually detached from existing residential development which is located in the core built up area of Ramshaw.
Highways/ Access Issues	Access possible however alignment of abutting highway creates sub-optimal visibility splay chords for drivers leaving site.
Landscape Impact	Developed site but poorly related to existing settlement form. Housing development unlikely to have substantially greater landscape and visual effects than existing development but will compound straggling settlement pattern.
Biodiversity Impact	No known ecological issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The SFRA identifies the site as subject to Flood Risk as well as having overland flow route issues.
Topography	The site appears to be reasonably level and as such no topographical constraints are apparent.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site will compound the straggling settlement pattern in this area. However, given that it is already developed it may be considered that its redevelopment for residential use would be appropriate in that it represents an opportunity to improve the site without adverse landscape impacts. The site has limited access to services with an infrequent bus service. Further, there are flood risk issues that need investigation.

6/SD/01	
SITE DETAILS	
Site Name	Land south of High Street
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	0.43
Estimated Yield	13
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2011/0338/DM
SITE ASSESSMENT	
Adjacent Uses	Compatible
Relationship to Settlement	Yes central to services within settlement
Highways/ Access Issues	The Local Highways Authority advise that highway access is suitable and planning permission has been approved.
Landscape Impact	Some adverse impact, but mainly a townscape issue.
Biodiversity Impact	None identified
Heritage Impact	Potential to have major impact on Conservation Area and Listed Buildings. Therefore, in terms of mitigation a small number of detached dwellings may be acceptable, should be in keeping with local vernacular & of high quality design. Archaeological potenti
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Level site and no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The suitability for housing purposes has already been established through the development management process.

6/SD/02	
SITE DETAILS	
Site Name	Land at Holme Lodge
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	0.60
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues
Relationship to Settlement	Towards edge of settlement within walking distance of services and facilities
Highways/ Access Issues	Acceptable, junction/access improvements required.
Landscape Impact	Some adverse landscape and visual impact.
Biodiversity Impact	None identified
Heritage Impact	None identified. Archaeological potential yet to be determined.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	None identified No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	In accordance with the National Planning Policy Framework an Employment Land Review was undertaken which recommended that this site be retained for employment use . Therefore, the site is a protected employment site and as such is unsuitable for residential development.

6/SD/03	
SITE DETAILS	
Site Name	Land South of Sudburn Avenue
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	1.54
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development of the site which comprises of agricultural land would be compatible with the existing residential use to the north and the agricultural use to the east and south. However, there may be amenity issues in respect of the existing employment use
Relationship to Settlement	The site whilst abutting the settlement does not serve to consolidate its form and as such is considered to be an inappropriate encroachment into the countryside.
Highways/ Access Issues	Conditional. Width of access track, leading east from C44 public highway, requires additional land to south to form an adoptable access. Separate land to south also required to form satisfactory sight visibility splay and involves removal of long length of western field boundary
Landscape Impact	Some adverse impact on the AHLV and the conservation area. Also, some adverse residual landscape and visual impact. Structural planting will be required on the boundary for mitigation purposes.
Biodiversity Impact	No known biodiversity issues other than mature trees.
Heritage Impact	Outside of Conservation Area no impact identified. As the site is larger than 1 ha, the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None identified. No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site whilst abutting the settlement does not serve to consolidate its form and as such is considered to be an inappropriate encroachment into the countryside. The width of

	<p>the access track requires additional land to south to form an adoptable access and separate land to the south is also required to form satisfactory sight visibility splay which would involve the removal of long length of field boundary.</p>
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6/SD/04	
SITE DETAILS	
Site Name	Former Sawmill
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	1.01
Estimated Yield	30
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/SD/05	
SITE DETAILS	
Site Name	Land rear of Moor Road
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	0.14
Estimated Yield	4
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent use comprises of land in residential use and agricultural use. No compatibility issues.
Relationship to Settlement	The site is contained on two sides by existing development and relates well to the settlement form.
Highways/ Access Issues	Unsuitable. The site does not abut public highway. Further, no suitable access can be identified given constraints on road frontage (bridge abutment) meaning that there is insufficient width to achieve an adoptable access.
Landscape Impact	Located in an Area of High Landscape value. However, the mature trees that formed a large part of the site have now been removed.
Biodiversity Impact	Private Garden. No impacts identified.
Heritage Impact	Potential to have a major negative impact on conservation area and listed buildings nearby. In order to mitigate this considerable separation between development and heritage assets will be required. Also, development would need to reflect existing linear
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None identified
Topography	Level site. No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site does not abut public highway. Further, no suitable access can be identified given constraints on road frontage (bridge abutment) meaning that there is insufficient width to achieve an adoptable access. Further, development has potential to have a major negative impact on conservation area and listed buildings nearby.

6/SD/07	
SITE DETAILS	
Site Name	Land at Hereford House
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	1.63
Estimated Yield	49
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/SD/08	
SITE DETAILS	
Site Name	Land adj St. Gregory Close
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	0.81
Estimated Yield	24
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development would be compatible with adjoining uses comprising of a residential adjoining to the east and land in agricultural use such as pasture.
Relationship to Settlement	Development would form an uncontained extension into the open countryside.
Highways/ Access Issues	No access permitted via derestricted A688. Would have to demonstrate sight visibilities were compatible with B6279 traffic speeds. New footway required on southern side of B6279 linking east to St Gregory Close junction.
Landscape Impact	Development would have a significant adverse landscape and visual impact due to a poorly defined incursion into attractive countryside leading to incremental westward sprawl of village.
Biodiversity Impact	Grazed field. No impacts identified.
Heritage Impact	Potential major negative impact upon views approaching the conservation area, and further substantial expansion of settlement westwards could impact upon dominance of historic core.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	The site is flat with no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to settlement form and development would have a significant adverse residual landscape and visual impact due to its incursion into attractive countryside leading to an incremental westward sprawl of village. Also, potential major negative impact upon the setting of the conservation area and historic core. No access permitted via derestricted A688. Would have to demonstrate sight visibilities were compatible with B6279 traffic speeds. New footway required on southern side of B6279 linking east to St Gregory Close junction.

6/SD/09	
SITE DETAILS	
Site Name	Moor Bridge
Settlement	Staindrop
Local Plan Monitoring Area	West
Developable Area	1.52
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/SF/01	
SITE DETAILS	
Site Name	Land South of Ullathorne Rise
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	0.58
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow with residential properties to 3 sides. The wider character of the area is residential, open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is well contained within the urban form of the settlement.
Highways/ Access Issues	Highways suitable. No objection to principle of housing, to be served by existing minor road to north. Steep site, adoption gradients may be problematic.
Landscape Impact	The development of this site would be in keeping with the urban landscape and therefore scores positively in terms of the landscape strategy. There is no impact in terms of designation and only some residual landscape and visual impacts as it would be the loss of green space. The eastern 1/3 is in flood zone 2/3a.
Biodiversity Impact	The site is within 500m distance of Deepdale Wood LWS and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	As the site is over 1ha a full archeology assessment will need to be carried out.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The eastern part of the site falls within flood zone 2 and 3a. Further investigation required by proposer to determine mitigation measures. (e.g. site layout and flood defences.)
Topography	The site slopes steeply to east. This is likely to affect the site design and layout however it would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	The site is well contained within the urban form and accessible to services in Barnard Castle. Given that the very eastern edge of the site is located within a flood risk zone discussions should take place with the Lead Local Flood Authority and the Environment Agency to determine any mitigation measures if

	required. A further comment is that the site slopes steeply down to the east which will affect design and layout.
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6/SF/02	
SITE DETAILS	
Site Name	Land West of Startforth Morritt Memorial School
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	1.85
Estimated Yield	56
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	<p>The adjoining uses comprise of housing and agriculture. The proposed use of housing is considered compatible to these existing uses.</p> <p>Amenity Mitigation Issues: None identified</p>
Relationship to Settlement	The site is located between Startforth and High Startforth and its development would lead to coalescence of the two.
Highways/ Access Issues	Moderate highway improvements required. Access to site must be solely from western boundary. Sight visibility improvement to north required. around bend on Boldron Lane. An access from the south boundary is not necessary and would encourage use of a substandard junction with the B6277. reached by a substandard carriageway width.
Landscape Impact	Significant adverse impact on AHLV designation. Also, significant residual adverse landscape and visual impact. The site lies within an area identified in the Teesdale Local Plan as an Area of High Landscape Value. The site lies in attractive countryside separating Startforth and High Startforth. It is visible in views from High Startforth Lane from where there are attractive views back to the town (including the castle) and its wider setting. It is visible in views from the C164 in which there are attractive views of a rural character back towards St Mary's. The site is otherwise relatively well contained. Comprehensive development of the site would be transformative of its present character and this would be a significant effect in respect of the character of the local landscape forming the immediate landscape context and setting of the town. It would also erode the separation of Startforth and High Startforth.
Biodiversity Impact	A detailed layout will need to take into account the proximity to the Ancient Woodland to the East.
Heritage Impact	The site is adjacent to a number of listed structures to the north and south which could be affected by the development, and is close to the boundary of the Barnard Castle Conservation Area. There is therefore significant potential for an adverse impact o
Open Space Issues	Education, OSNA ID:OSNA1748
Pollution Issues	None Identified

Flood Risk	Site has some minor surface water flooding issues at the eastern boundary. Further investigation required by proposer to determine mitigation measures. (e.g. site layout and/incorporation of SuDS).
Topography	Part of the site rises steeply to the south creating a topographical barrier to in regards to the development of that part of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would have significant adverse residual visual and landscape impacts, significant impact on landscape designation and coalescence issues. Also, there is significant potential for an adverse impact on the setting of some or all of the heritage assets and particularly their interrelationship and group value.

6/SF/03	
SITE DETAILS	
Site Name	Land South of HM Young Offender Institution
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	2.10
Estimated Yield	63
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02696/RM
SITE ASSESSMENT	
Adjacent Uses	The proposed use is considered compatible with the adjoining residential use and the Ministry of Justice institute. Amenity Mitigation Issues: None identified
Relationship to Settlement	The triangular site is contained by existing development on two sides with the A67 highway adjoining the southern boundary. The site also separates the main built up area of the settlement from a housing development to the west.
Highways/ Access Issues	Suitable access can be achieved through minor localised highway improvements. Also, additional pedestrian crossings on the A67 may be required.
Landscape Impact	There will be some adverse impact on landscape.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified. No topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning consent and therefore the suitability for housing has been established through the development management process.

6/SF/04	
SITE DETAILS	
Site Name	Site East of Young Offenders
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	4.70
Estimated Yield	141
Land Typology	Mostly Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03310/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is currently green space and car parking with some residential properties to the south, a young offenders institution to the west and the A67 runs along the southern edge. The wider character of the area is residential and open countryside. In
Relationship to Settlement	The site is well contained and fits well with the existing form of the settlement.
Highways/ Access Issues	In principle a highway access for residential can be formed, the most obvious being from the existing B6277 access.
Landscape Impact	It is a large site with a complex history having being previously developed in part. The most sensitive frontages are along Lartington Lane and Bowes Road. It would be possible to envisage partial development of the site as a rational consolidation of the town retaining a linear park along these edges. Comprehensive development would have a significant impact.
Biodiversity Impact	Amenity mown grass and landscape planting, proximity to designated Local Wildlife Site would mean that sufficient on site greenspace provision would be required.
Heritage Impact	Deerbolt was an area utilised by the DLI pre WWI and possibly even related to training of militias in 1890s for the Boer War (to be confirmed). This history should be researched and assessed prior to determining any planning application. Archaeological p
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flow and flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is relatively flat with no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is well located, although landscape and visual impacts will need to be mitigated. There is currently developer interest in the site.

6/SF/05	
SITE DETAILS	
Site Name	Land South of Bowes Road
Settlement	Barnard Castle
Local Plan Monitoring Area	West
Developable Area	12.74
Estimated Yield	382
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of pasture mainly adjacent to land in agricultural use with some residential use to the north and east. The site also bounds the A67 highway. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is at the edge of the settlement and is not well related to existing form of development. The large extension would not consolidate the built form, creating an uncontained intrusion into the countryside.
Highways/ Access Issues	An access is possible from the A67 but would significantly affect the existing A67 boundary treatment. Footway improvements required.
Landscape Impact	Large incursion into very attractive countryside rich in trees and hedgerows and rig and furrow. Likely to have significant landscape and visual effects.
Biodiversity Impact	Protected species records present on site. Full assessments and suitable mitigation of adequate quality and quantity will be expected.
Heritage Impact	Group of three Grade II listed buildings at Startforth Hall to the southeast and Grade II listed Westwood to the west of the site fronting the A167 but unlikely to have any adverse impacts on their setting given topography and intervening screening. There
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route and some surface water flooding recorded at the very edges of the site which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques. No major flood zone issues, however.
Topography	The site is relatively flat as such unlikely to be topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site forms a large uncontained incursion into very attractive countryside and it is likely to have significant

	<p>landscape and visual effects. Whilst Barnard Castle provides access to local facilities including shops and bus services the site is located on the very western edge of the built up area and is poorly served in the form of footpaths and public transport.</p>
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6/SG/01	
SITE DETAILS	
Site Name	Land south west of the Crescent
Settlement	Stainton Grove
Local Plan Monitoring Area	West
Developable Area	1.82
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03357/FPA
SITE ASSESSMENT	
Adjacent Uses	This site is currently grazing land/meadow with some residential properties to the north east. The wider character of the area is agricultural land and open countryside. The site is within 500m of a sewage treatment works and so further work would need to
Relationship to Settlement	The triangular site is on the edge of Stainton Grove and it is contained by development on the eastern boundary with fields and a sewerage works on the south western boundary with fields to the north west separated from the site by the A688. As a result of
Highways/ Access Issues	Highway access unsuitable given that the surrounding road network is substandard. As a result in order for development to take place off-site highway improvements are required. Also access must not be via A688. Further, the site is in a relatively unsustainable location given distance from Barnard castle.
Landscape Impact	Development of the site would have a significant residual designation, landscape and visual impact. The site is in an AHLV. Although the site has been identified as urban in LCA it should have been LCPA. Development of the site would result in an incursion into attractive countryside beyond well defined settlement edge. There are issues with coalescence with Barnard Castle.
Biodiversity Impact	Grazed fields/improved/semi-improved, no comments.
Heritage Impact	No known issues. However the site is over 1ha so will require a full archeological assessment.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The whole of the site has moderate surface water flood risk issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site is relatively flat. No obstacle to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst part of this site has planning permission for 1 dwelling, the development of the wider site would have a significant residual designation, landscape and visual impacts. Development would result in an incursion into attractive

	<p>countryside beyond well defined settlement edge. The site is detached from services and facilities in Barnard Castle. Further, the surrounding road network is substandard.</p>
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6/SV/01	
SITE DETAILS	
Site Name	West Farm
Settlement	Stainton
Local Plan Monitoring Area	West
Developable Area	0.23
Estimated Yield	7
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently grass/open space with some residential properties to the north and south. The wider character of the area is agricultural land and open countryside. There is a working stone quarry in the village from which there is likely to be n
Relationship to Settlement	The site is contained by development on three sides. However, due to the layout of the settlement the site is still relatively detached from the main housing area.
Highways/ Access Issues	Highways suitable. Acceptable in principle. Footway improvements required. Access road to existing dwellings/farm runs through the centre of the site.
Landscape Impact	Development of the site would have a significant residual landscape and visual impact. The site is in an AHLV and although it could be seen as a consolidation of the rather open form of the village in this area, on the ground feels like an incursion into open countryside poorly related to the form of the village.
Biodiversity Impact	Amenity mown grass, no impacts identified.
Heritage Impact	Development of the site is likely to have a major negative impact on the setting of West Farmhouse (grade II Listed). With this in mind it is suggested that the following mitigation measures could assist: there will need to be considerable separation betw
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No recorded flooding on the site.
Topography	Site is relatively flat. Slopes gently to the south and therefore there are no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant residual landscape and visual impact and a major negative impact on a listed building. Although it could be seen as a consolidation of the rather open form of the village in this area, on the ground is an incursion into open countryside poorly related to the form of the village. Also low levels of accessibility to services.

6/SV/02a	
SITE DETAILS	
Site Name	Land at Stainton
Settlement	Stainton
Local Plan Monitoring Area	West
Developable Area	4.38
Estimated Yield	131
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently a stone quarry with some residential properties to the south. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is detached from the built up core of the settlement. Also, development of the site would result in a large incursion into the countryside, out of keeping in scale and form of the settlement.
Highways/ Access Issues	Unsuitable. Only accessible via 6/SV/02b with same adverse issues.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact. The site is in an AHLV and development of the site would result in a large urban extension out of scale with village. Although it would be screened by location within quarry. Assuming extraction is completed there will be a void and a comprehensive development would preclude approved restoration which is natural regeneration to a nature conservation end use.
Biodiversity Impact	Old sandstone quarry, biodiversity restoration condition on its planning permission. Not suitable for houses. The site should be removed from the SHLAA as it is already subject to a restoration plan for biodiversity as part of its minerals planning permission.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures. This may not be an issue once the site has been remediated.
Topography	Likely that any void created by quarrying could lead to barriers to development in certain parts of the site and it is likely that land will need to be remediated.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impacts. SHLAA site 6/SV/02a would comprise of a large detached incursion into the countryside out of scale and form with village. It has a low level of accessibility to services. Existing quarry on site with extraction rights until 2042, restoration is agreed back to nature conservation interest.
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6/SV/02b	
SITE DETAILS	
Site Name	Land at Stainton
Settlement	Stainton
Local Plan Monitoring Area	West
Developable Area	2.18
Estimated Yield	65
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently a stone quarry with some residential properties to the south. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Even without 6/SV/02a development of the site would result in a large incursion into the countryside, out of keeping in scale and form of the settlement.
Highways/ Access Issues	Unsuitable. Adoptable standard road appears unlikely to be achieved. Sight visibility issues likely to exist. Area for development is inconsistent with limited facilities in Stainton and existing housing numbers.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact. The site is in an AHLV and development of the site would result in a large urban extension out of scale with village. Although it would be screened by location within quarry. Assuming extraction is completed there will be a void and a comprehensive development would preclude approved restoration which is natural regeneration to a nature conservation end use.
Biodiversity Impact	Old sandstone quarry, biodiversity restoration condition on its planning permission. Not suitable for houses. The site should be removed from the SHLAA as it is already subject to a restoration plan for biodiversity as part of its minerals planning permission.
Heritage Impact	Grade II listed West Farmhouse approx 150m to southwest but screened by existing trees to southern boundary of quarry which should be retained in mitigation
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures. This may not be an issue once the site has been remediated.

Topography	Likely that any void created by quarrying could lead to barriers to development in certain parts of the site and it is likely that land will need to be remediated.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in significant adverse landscape and visual impacts. This site would constitute a large urban extension out of scale and form with village. It has a low level of accessibility to services. Also, there are highway access issues. Existing quarry on site with extraction rights until 2042, restoration is agreed back to nature conservation interest.

6/TH/03	
SITE DETAILS	
Site Name	Land at Toft Hill
Settlement	Toft Hill
Local Plan Monitoring Area	West
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/TH/04a	
SITE DETAILS	
Site Name	Land at Greencroft Farm
Settlement	High Etherley
Local Plan Monitoring Area	West
Developable Area	0.93
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/01540/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is opposite linear residential development to the North (across the road) with agricultural buildings to the East and open countryside to the South. Linear residential development also exists further to the West.
Relationship to Settlement	The site has outline approval for a frontage development of 13 dwellings.
Highways/ Access Issues	The site is suitable. Acceptable subject to footway improvements.
Landscape Impact	The site would result in significant adverse residual landscape impact and an incursion into attractive countryside poorly related to the existing settlement form.
Biodiversity Impact	Check biodiversity issues, as the site is marshy with reeds in places. However, following inspection of an Ecological Report (Barrett Environmental, February 2014) as part of DM/14/01540/OUT it was considered that the likely risk of impact by the proposals on protected and priority species and habitats is low. It is recommended that a suitable informative with respect to breeding birds be included, if planning permission is awarded.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The SFRA identifies the area as subject to surface water flooding issues and the site is marshy in places with reeds. No major flood zone issues, however.
Topography	The site is slightly marshy in places with reeds. There may also therefore be biodiversity issues. Otherwise it is a flat agricultural field.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has outline planning approval for a frontage development comprising of thirteen dwellings.

6/TH/04b	
SITE DETAILS	
Site Name	Land at Greencroft Farm
Settlement	High Etherley
Local Plan Monitoring Area	West
Developable Area	0.93
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is opposite linear residential development to the North (across the road) with agricultural buildings to the East and open countryside to the South. Linear residential development also exists further to the West.
Relationship to Settlement	The site is poorly related to the existing settlement form and would constitute an incursion into the open countryside.
Highways/ Access Issues	The site is suitable. Acceptable subject to footway improvements.
Landscape Impact	The site would result in significant adverse residual landscape impact and an incursion into attractive countryside poorly related to the existing settlement form.
Biodiversity Impact	Survey may be required as the site is marshy with reeds in places.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The SFRA identifies the area as subject to surface water flooding issues and the site is marshy in places with reeds. No major flood zone issues, however.
Topography	The site is slightly marshy in places with reeds. There may also therefore be biodiversity issues. Otherwise it is a flat agricultural field.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in significant adverse residual landscape impact and an incursion into attractive countryside poorly related to the existing settlement form.

6/TH/06	
SITE DETAILS	
Site Name	Osborne Garage Site, Toft Hill
Settlement	Toft Hill
Local Plan Monitoring Area	West
Developable Area	0.38
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	6/2008/0399/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Development of the site complete.

6/TH/07	
SITE DETAILS	
Site Name	Land East of Willow Court
Settlement	High Etherley
Local Plan Monitoring Area	West
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is centrally located within the village and appears to be curtilage/garden land. To the north and west of the site are residential properties, to the east of the site is the church yard and south of the site are recreational facilities. In view o
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	The site does not link to the existing adopted highway network.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	No biodiversity issues.
Heritage Impact	The setting of two Grade II listed buildings (the Rectory High Etherley & Church of St Cuthbert; both within 100m). Likely to be a minor impact . Potential for enabling development, site is well enclosed by trees which screen listed building effectively.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk issues.
Topography	Flat site, site is bounded by mature trees that is likely to impact on the potential yield.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not linked to the adopted highway network and is inaccessible. For this reason the site is considered unsuitable for housing development.

6/TH/08	
SITE DETAILS	
Site Name	High Street
Settlement	Toft Hill
Local Plan Monitoring Area	West
Developable Area	3.07
Estimated Yield	92
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site abuts the new residential development to the South East (6/TH/06) and residential to the South, with open countryside to the north and west. Development for housing would be compatible with adjacent uses.
Relationship to Settlement	The development site is on the edge of High Etherley, on a prominent site. There would be issues of Incursion into the open countryside and coalescence with Toft Hill if the site were developed.
Highways/ Access Issues	Conditional. Large site, significant problems as will the A68/B6282 junction cope with the additional traffic? Requirement to fund the Toft Hill Bypass?
Landscape Impact	The development of the site would result in significant adverse residual landscape and visual impact on account it would represent an incursion into open countryside on a prominent site. There would also be issues with coalescence between Toft Hill and High Etherley.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	Telegraph poles cross the site. Otherwise, the site is a fairly flat agricultural field. The site falls away to the North, but these would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would result in a significant adverse residual landscape and visual impact and an incursion into open countryside on a prominent site. There would also be issues with coalescence between Toft Hill and High Etherley. The size of the site is inappropriate to the character and scale of the settlement.

6/TH/09	
SITE DETAILS	
Site Name	East of Allendale Farm Toft Hill
Settlement	Toft Hill
Local Plan Monitoring Area	West
Developable Area	1.93
Estimated Yield	58
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjoining uses comprising of residential and agricultural are compatible.
Relationship to Settlement	Development would form an uncontained extension into the countryside.
Highways/ Access Issues	Unsuitable as there is no suitable access to the adopted highway.
Landscape Impact	Development would have a significant adverse residual landscape and visual impact given that it would form a relatively large incursion into open countryside on prominent open ridgetop.
Biodiversity Impact	No known issues
Heritage Impact	No impact.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flood risk
Topography	The site is relatively flat and there would be no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Sites is unsuitable for housing development, given the significant adverse landscape impact and does not reflect the character of the settlement. Further, there is no suitable highway access.

6/TH/10	
SITE DETAILS	
Site Name	Greencroft Farm Buildings
Settlement	Low Etherley
Local Plan Monitoring Area	West
Developable Area	0.47
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site comprises of Farm Buildings with adjoining uses comprising of residential and agricultural are compatible.
Relationship to Settlement	The site is poorly related to the existing settlement form and would constitute a poorly contained incursion into the open countryside.
Highways/ Access Issues	Sight visibility of and for westbound B6282 traffic significantly substandard.
Landscape Impact	Developed site. Poorly related to settlement form but housing development unlikely to have substantially greater landscape and visual effects.
Biodiversity Impact	No known ecological issues, although protected species surveys of existing buildings will be required.
Heritage Impact	Greencroft Farm is shown on the 1860 OS Map and the complex may still contain historic buildings considered to be non designated heritage assets and worthy of retention. Further information required
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland flow route and some surface water flooding recorded which would require further investigation to determine the need for mitigation in the form of Sustainable Drainage Techniques. No major flood zone issues, however.
Topography	The site is relatively flat with no visible constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Possibly historic farmsteading which is poorly related to settlement form with a substandard highway access. The site has poor access to services and public transport.

6/TH/11	
SITE DETAILS	
Site Name	Greencroft Farm
Settlement	Low Etherley
Local Plan Monitoring Area	West
Developable Area	5.96
Estimated Yield	179
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/TH/12	
SITE DETAILS	
Site Name	Site at Low Etherley Glebe
Settlement	Low Etherley
Local Plan Monitoring Area	West
Developable Area	0.71
Estimated Yield	21
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently used as a paddock with horses grazing. Existing houses are present either side of the site. Developing the site for housing would not raise any amenity or bad neighbour issues.
Relationship to Settlement	The most southern part of the site relates reasonably well to the existing settlement pattern, and linear form of development fronting the main road, however, the remainder of the site and in particular the northern part would extend northwards in to the
Highways/ Access Issues	Acceptable in principle. Frontage development due to site gradient south to north would be acceptable in principle subject to seeing a draft layout. In-curtilage parking provision must meet minimum DCC standards. Where not already present a widened 1.8m minimum footway would be required across complete site frontage, to meet minimum highway standards. There is a bus stop and shelter present within the B6282 site frontage. Although there is no existing bus service from it (the nearest being service 86, approximately 300m to the west) the stop and shelter must be retained in case a service revision means this situation changed. Any scheme design would therefore have to accommodate it's retention.
Landscape Impact	Development would constitute a sprawling incursion into attractive countryside poorly related to existing settlement form on prominent sloping site. Likely to have locally significant landscape effects (significant adverse residual landscape and visual impact). Development would have no impact on a landscape designation and the site is situated within a Landscape Conservation Priority Area (Landscape Strategy).
Biodiversity Impact	None Identified
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	The site is not open space within the OSNA.
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not at risk of flooding.

Topography	The site slopes significantly from the road but housing exists on either side, albeit in linear form only fronting the road. Topography issues would be a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute a sprawling incursion into attractive countryside poorly related to existing settlement form on prominent sloping site. This is likely to have locally significant landscape effects (significant adverse residual landscape and visual impact). Development would be likely to have an adverse impact upon the setting of Stockton and Darlington Railway which is a Scheduled Monument (in this locality). The site slopes significantly from the road and the steep gradient is also likely to be a barrier to development.

6/WA/01	
SITE DETAILS	
Site Name	Land at West Auckland
Settlement	Bishop Auckland
Local Plan Monitoring Area	South
Developable Area	0.87
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses include industrial uses to the north west and north east, a residential property immediately to the north and a paddock to the west. The A688 bypass is situated to the south of the site. The neighbouring industrial uses and proximity
Relationship to Settlement	Edge of settlement site, which is remote from existing residential areas. However, development would not extend into the open countryside as the site is contained by the A688 bypass on its southern boundary.
Highways/ Access Issues	No access onto West Auckland Bypass permissible, access onto A68 possible at north end of site, but may conflict with access to adjacent stables. Onus rests with promoter/developer of the site to demonstrate an acceptable solution is achievable.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into open countryside poorly related to existing settlement form.
Biodiversity Impact	Improved field, no impacts have been identified
Heritage Impact	No designated asset on the site. Site is not within the setting of a designated heritage asset.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site does not fall within a flood zone, however, parts of the site are at risk of surface water flooding.
Topography	Site is flat bordered by bypass and associated planting.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is located on the edge of the settlement and remote from existing residential areas within the town. Development of the site would have a significant adverse residual landscape and visual impact on account it would represent an incursion into countryside poorly related to existing settlement form. Adjacent land uses raise concerns in respect of residential amenity and impact on the operational functionality of existing industrial businesses. Vehicular access onto the bypass is not

	<p>possible, and it has not been proven than an acceptable solution from the north is achievable. Land is best kept as buffer land between bypass and factory to the north.</p>
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6/WH/01	
SITE DETAILS	
Site Name	Site at Whorlton Village
Settlement	Whorlton
Local Plan Monitoring Area	West
Developable Area	0.41
Estimated Yield	12
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/01694/FPA
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues as the greenfield site adjoins land in residential use
Relationship to Settlement	Central to settlement adjacent to village green
Highways/ Access Issues	Acceptable.
Landscape Impact	Some adverse impact on landscape. Development would entail loss of attractive undeveloped garth but screened from the road by evergreen hedge. The impact on the character of the Conservation Area should be the key issue here.
Biodiversity Impact	None identified
Heritage Impact	Likely major negative impact on conservation area and listed buildings. Development on site would result in loss of historic open space. The character of Whorlton is defined by an irregular pattern of development interspersed with green spaces and views a
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	Relatively level site and no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Development likely to have a major negative impact on conservation area and listed buildings. Development on site would result in loss of historic open space with the character of Whorlton being defined by an irregular pattern of development interspersed with green spaces and views across to wider landscape. Mitigation unlikely to overcome harm. However, DM/15/02391/FPA - 3 units approved within the site boundary, site is suitable as a lower density scheme.

6/WH/02	
SITE DETAILS	
Site Name	Land adjacent Whorlton House
Settlement	Whorlton
Local Plan Monitoring Area	West
Developable Area	0.91
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Development of the greenfield site will be compatible with the adjoining uses of residential and agriculture.
Relationship to Settlement	On limits on the edge of small settlement/ hamlet. A small amount of development opposite. However, it would form a large uncontained intrusion into attractive countryside and would be poorly related to the existing settlement form.
Highways/ Access Issues	Satisfactory access can be achieved. Footway improvements required.
Landscape Impact	Incursion into attractive countryside forming part of the setting of the historic village beyond a well assimilated settlement edge and prominent on the northern approaches. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	No known biodiversity issues. The site abuts the stream and stream woodland which may harbour protected species. If the site were to be developed then an extensive buffer strip of new woodland planting against the stream would be required.
Heritage Impact	Likely major negative impact on conservation area and listed buildings. Development on site would result in loss of historic open space. The character of Whorlton is defined by an irregular pattern of development interspersed with green spaces and views a
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Surface Water risk which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	Level site no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would form an incursion into attractive countryside forming part of the setting of the historic village beyond a well assimilated settlement edge and prominent on the northern approaches as a result it is likely to have some locally significant landscape and visual effects. Also, major negative impact on conservation area and listed buildings.

	Whorlton has little in the form of services, facilities and public transport.
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6/WH/03	
SITE DETAILS	
Site Name	Gardens of Whorlton Grange
Settlement	Whorlton
Local Plan Monitoring Area	West
Developable Area	1.30
Estimated Yield	39
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	6/2013/0300/DM
SITE ASSESSMENT	
Adjacent Uses	Site adjoins land in agricultural use, agricultural buildings, residential use and residential garden.
Relationship to Settlement	Central to settlement in prominent position on junction within village
Highways/ Access Issues	Acceptable in principle. Footway improvements required. Site appears large for what is a small relatively remote settlement.
Landscape Impact	Significant residual adverse landscape and visual impact given that the site contains large number of mature trees and comprehensive development would have a significant impact. Further, development would have a significant adverse impact on AHLV. However, partial development would have lower landscape impacts.
Biodiversity Impact	None identified
Heritage Impact	Likely to have major negative impact on conservation area and listed buildings. Whorlton Grange, grounds and woodland are shown on 1898 OS Map. The building is pre 1860 and the historic connection between building and estate would be lost by infill devel
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Level site with no topographical barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst part of this site had planning permission for a single dwelling (this has now lapsed) there would be a significant residual adverse landscape and visual impact given that the site contains large number of mature trees and comprehensive development would have a significant impact.

6/WH/04	
SITE DETAILS	
Site Name	The Bridge Inn
Settlement	Whorlton
Local Plan Monitoring Area	West
Developable Area	0.28
Estimated Yield	8
Land Typology	Both 50/50
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03464/FPA
SITE ASSESSMENT	
Adjacent Uses	Residential and greenfield
Relationship to Settlement	The site is located in the centre of the village and is enclosed by residential land use on two sides with a pub to the east and fields to the west. Therefore, no compatibility issues.
Highways/ Access Issues	Village green issues unlikely to permit adoptable standard highway to serve new residential. However, the site has approval for three dwellings DM/15/03464/FPA when the Local Highways Authority concluded that the pedestrian and vehicular movements associated with the proposal, or other highway related reasons, would neither merit or sustain a highways refusal. Therefore, in the context of planning approval DM/15/03464/FPA highway access would be achievable. More dwellings may not be supported.
Landscape Impact	Development would entail loss of attractive undeveloped garth but screened from the road by buildings. The impact on the character of the Conservation Area should be the key issue here.
Biodiversity Impact	None identified
Heritage Impact	Development is likely to have a major negative impact on the listed pub and conservation area. Development to rear of listed building would result in loss of traditional yard space. New housing development rising behind low scale buildings on The (Village
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	None identified. No topographical issues to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The acceptability of the site for residential purposes has been determined through the development management process with the planning approval given for three dwellings in early 2016.

6/WH/05	
SITE DETAILS	
Site Name	Land at Humbleton
Settlement	Countryside - West
Local Plan Monitoring Area	West
Developable Area	7.16
Estimated Yield	215
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

6/WI/02	
SITE DETAILS	
Site Name	Yew Tree Cottage
Settlement	Winston
Local Plan Monitoring Area	West
Developable Area	3.45
Estimated Yield	104
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is partly compatible with adjoining uses which comprise of pasture land and a few dwellings. However, it is close to the river and a sewerage works as well.
Relationship to Settlement	Would comprise of an uncontained extension poorly related to the existing settlement form.
Highways/ Access Issues	The site is linked to the main settlement by a B6274 footway which is wholly inadequate width in places to serve additional development and incapable of improvement to width suitable to serve additional development. In vehicular access terms the site has an existing B6274 access and relatively long frontage with the B6274. The existing access is unlikely to be suitable to serve new development given proximity to the adjacent bridge over the Tees and site boundary hedge screening to the north west.
Landscape Impact	Large incursion into attractive countryside poorly related to settlement form. Its development would have a significant adverse impact on the AHLV designation.
Biodiversity Impact	None Identified
Heritage Impact	The development of this site in any form would cause substantial harm to the setting of the grade II* listed Winston Bridge directly to the south east, it would also adversely impact on distant landscape scale views of the grade I church - no support for
Open Space Issues	Adjoins Amenity Green Space, OSNA ID:OSNA946
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some surface water flood risk which may be mitigated by Sustainable Urban Drainage System.
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would form a large incursion into attractive countryside poorly related to settlement form with a significant adverse impact on the AHLV designation. Its development in any form would cause substantial harm to the setting of the grade II* listed Winston Bridge directly to the south east, it would also adversely impact on distant landscape

	<p>scale views of the grade I church. The footway to the settlement is incapable of improvement to width suitable to serve additional development. The existing vehicle access is unlikely to be suitable to serve new development given proximity to the adjacent bridge and site boundary hedge screening.</p>
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6/WI/03	
SITE DETAILS	
Site Name	Bridgewater Arms
Settlement	Winston
Local Plan Monitoring Area	West
Developable Area	0.85
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The greenfield site is located to the north of the settlement and lies adjacent to the A67 highway to the north. It also adjoins paddocks/grazing land and a pub. Therefore there should be no compatibility issues other than perhaps noise from the highway
Relationship to Settlement	The development would form a uncontained extension forming an intrusion into the open countryside.
Highways/ Access Issues	Unsuitable. The site does not abut public highway. If this can be overcome improvements to junction with B6274 will result in loss of tree(s).
Landscape Impact	Development would have a significant adverse impact on AHLV. Also, there would be a significant adverse residual landscape and visual impact given large incursion into attractive countryside poorly related to settlement form although well contained visually by vegetation in many views.
Biodiversity Impact	Semi-improved hay field, no impacts have been identified
Heritage Impact	Development is likely to have a major negative impact on listed pub. Also, open fields to rear of listed pub contribute to its attractive rural setting, also in area of high landscape value. Development would also conflict with established pattern of ribb
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Overland Flow Route which would require further investigation by the developer to determine the need for mitigation possibly in the form of Sustainable Drainage Techniques.
Topography	There are no significant topographical barriers to development other than the site slopes down to the south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would not consolidate the built form, creating an uncontained extension into the countryside. Development would mean the loss of countryside that forms an attractive rural setting for the listed building. Its development would cause significant adverse landscape and visual impact. Also, limited accessibility to services.

6/WL/01	
SITE DETAILS	
Site Name	Land North of Middleton Road
Settlement	Woodland
Local Plan Monitoring Area	West
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently hay meadow with some residential properties to the east and south. The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is on the edge of the settlement. Development of the site would perpetuate straggling ribbon settlement form.
Highways/ Access Issues	A suitable access can be achieved subject to a new frontage footway.
Landscape Impact	Development of the site would result in significant adverse landscape and visual impacts. The site is also within a landscape conservation area.
Biodiversity Impact	Improved field, no impacts identified.
Heritage Impact	No heritage issues.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Relatively flat site. Raised up from road level. Slopes down to access at south west corner.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse residual landscape and visual impact. Development of the site would perpetuate straggling ribbon settlement form. Access to services is poor.

6/WL/02	
SITE DETAILS	
Site Name	Black Hill, Woodland
Settlement	Woodland
Local Plan Monitoring Area	West
Developable Area	0.36
Estimated Yield	11
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently agricultural / pasture with ribbon development to the south across the highway . The wider character of the area is agricultural land and open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is on the edge of the settlement. Development of the site would form an uncontained extension into open countryside perpetuating straggling ribbon settlement form.
Highways/ Access Issues	Unsuitable. Site is at the extreme western end of the settlement and is straddled by 60mph and 40mph speed limits. Eastbound speeds into the settlement from the rural area can be expected to be higher than westbound. Vehicular access to in-curtilage parking at dwellings would have to be consistent with modern standards and measured passing traffic speeds. Given the highway alignment to the west it is doubtful whether satisfactory minimum sight visibility distances could be obtained from some or all parts of the site without requiring control of third party land and associated boundary removal.
Landscape Impact	Small incursion into open countryside. Would compound straggling ribbon development of village. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	No known ecological issue.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Flooding is not a barrier to development.
Topography	The site is relatively flat with no visible constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Woodland is a small settlement with limited services. The site would compound straggling ribbon development of village and it is likely to have locally significant landscape effects. Given the highway alignment it is doubtful satisfactory sight visibility distances could be obtained without third party land and associated boundary removal.

7/AV/001	
SITE DETAILS	
Site Name	Land south of St Andrew's Church
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	11.23
Estimated Yield	337
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has industrial premises to the North West and West. A listed Church is to the immediate North of the site. Further east beyond the A167 is Aycliffe Quarry. The layout/design of the site would need to take into consideration the adjacent uses, an
Relationship to Settlement	The site is within a peripheral location to the built up form of the settlement and separated from Aycliffe Village by St Andrew's Church. Development would not integrate well with the settlement.
Highways/ Access Issues	CONDITIONAL - Significant highway improvements required. At least two vehicular accesses required one from the A167 and one possibly from St Andrew's Way required. In both cases it may be difficult to achieve satisfactory junction layouts due to the constraints of visibility. 40mph buffer speed limit may be required on the A167.
Landscape Impact	Development of the site would require peripheral landscaping. Despite this form of mitigation some adverse visual impact on the landscape and its designations will remain, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	The site surrounds Aycliffe Quarry LWS. As a result further ecological investigation required by proposer to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Aycliffe Quarry LWS as a result of increased recreational impact. This could include the provision of alternate greenspace to help offset increased recreational impact.
Heritage Impact	Previously assessed Feb 2013 as likely to have major detrimental impact on views from listed building and conservation area boundary. Mitigation unlikely to overcome harm. Landscape setting important to the conservation area and the listed church. Major e
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2333
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by applicant to determine mitigation

	measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design on account that the site is sloping from north to south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Site has poor access to services and facilities within Newton Aycliffe town centre, and is not well related to the settlement of Aycliffe Village overall. Site is potentially contaminated due to previous use as a landfill site and is unlikely to be viable or attractive to market. It may be difficult to achieve satisfactory junction layouts due to the constraints of visibility.</p> <p>Development is likely to have major detrimental impact on views from listed building to the north and conservation area boundary. Mitigation unlikely to overcome harm. Landscape setting important to the conservation area and the listed church.</p>

7/AV/002	
SITE DETAILS	
Site Name	Land at Aycliffe Quarry
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.13
Estimated Yield	94
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is contained by the A167 (west) and ECML (east), with Aycliffe Village located to the north of the site. These adjacent uses may have amenity implications and a noise assessment and appropriate mitigation may be required in respect of proximity t
Relationship to Settlement	The site is within a peripheral location to the built up form of the settlement and its development represents an extension to the settlement southwards. Development would not integrate particularly well with the settlement.
Highways/ Access Issues	Moderate highway improvements required. Subject to an adequate junction being formed on the A167, this site could accommodate up to 125 dwellings. 40mph buffer speed limit may be required on the A167 Good pedestrian and cycle links to Aycliffe Village would be required.
Landscape Impact	Development of the site would require structural landscaping. Despite this form of mitigation significant adverse landscape and visual impact would accrue. The site can be discounted for this reason.
Biodiversity Impact	Part of this site has been developed as a hay meadow and it is also within 100m of Aycliffe Quarry (NNR). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is adjacent to Aycliffe Village Conservation Area. Sensitive development will be required to generate a form of development which respects the character and appearance of the CA.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. Further investigation required by applicant to determine mitigation

	measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist which may impact upon layout/design on account that the site is sloping from north to south.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site has poor access to services and facilities, and a poor relationship with settlement pattern overall. Development would result in a significant adverse landscape and visual impact, and could have a detrimental impact upon biodiversity. Site is potentially contaminated and proximity to adjacent uses would have amenity concerns.

7/AV/081	
SITE DETAILS	
Site Name	Congreve Terrace
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.53
Estimated Yield	46
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	<p>Site is surrounded by houses to the south. A sewage treatment works is located to the north of the site so an odour assessment may also be required by proposer (see amenity).</p> <p>Amenity Mitigation Issues: A noise assessment may be required and site may r</p>
Relationship to Settlement	Site is contained wholly within the settlement, with Aycliffe Business Park to the west and residential areas to the east and south of the site.
Highways/ Access Issues	<p>Significant highway improvements required. Access onto the A167 would not be supported by Highways. The existing carriageway width to Congreve Terrace is only 3.1 metres and is not wide to support further residential development without improvements. A minimum 4.8m wide carriageway, c/w 1.8m wide footway on the eastern side would be required in relation to additional residential development for the full length of Congreve Terrace down to the side of no.1 Bickford Terrace, where after it is already an acceptable 5.5m width up to the junction with Heighington Lane. Assets have confirmed that DCC will bring the area up to adoptable standards - using the piece of land with unknown ownership. A notice will then be placed on the site for 6 months giving the owner the opportunity to come forward and claim the land. If they do not then the land is adopted (Section 228 Agreement of Highways Act 1980).</p>
Landscape Impact	Peripheral landscaping required, however, some adverse residual landscape and visual impact remains following mitigation, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	The site is within 500m of Aycliffe Quarry (NNR). Further investigation required to establish what mitigation may be necessary in respect of reducing potential adverse effect to the NNR as a result of increased recreational impact. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No direct impact identified, however, site is located just to the north of Aycliffe Village Conservation Area so layout and design

	of the site may need to take this into consideration with a sensitive form of development. Site is greater in size than 1ha
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2579
Pollution Issues	None Identified
Flood Risk	A large proportion of the site is liable to surface water flooding and adjoins flood zone 3a to the North (although this is actually outside of the allocation boundary which is flood zone 1 and considered developable by the EA). Further investigation requ
Topography	The site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is well related to the settlement with good access to the adjacent business park. Resolution to dispose of the site. Surface water flooding issues which will need to be resolved as part of a development proposal. Highway access is possible.

7/AV/104	
SITE DETAILS	
Site Name	Land south of Oaklea Mews
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.29
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is currently is agricultural use with sheep grazing the land. To the north of the site is existing housing with a church to the south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is wholly contained within the settlement on account it is bound by housing (north and east), the ind est (west) and the church (south).
Highways/ Access Issues	Access to this site could be achieved via the end of the turning head to the side of no. 25, Oaklea Mews. Third party land would appear to be required.
Landscape Impact	Existing development to the north of the site was designed to avoid impact on setting of church - further development would encroach on this and result in a significant adverse residual landscape and visual impact. Landscape have advised that there is a possibility that a small area is developable immediately west of existing house, which would reduce impact to 'some adverse', however it would not be possible to access that land without using the existing access adjacent to 25 Oaklea Mews, which involve the access road going into the site anyway.
Biodiversity Impact	Aycliffe Quarry (NNR) is within 500m of the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is in the setting of Grade I listed St. Andrew's Church and the Aycliffe Village Conservation Area. Loss of green countryside setting around church and churchyard would be a significant issue, conservation area impact less severe. Mitigate by maintai
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3199
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified.
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	This site comprises buffer land to ensure that development does not have a detrimental impact upon the character of the grade 1 listed church to the south. Development of the site would result in significant adverse landscape and visual impact.
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7/AV/105	
SITE DETAILS	
Site Name	Land north of Aycliffe Village
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	36.63
Estimated Yield	1099
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by open countryside to the East. Residential areas exist further to the South within Aycliffe Village. A noise and odour assessment may be required in respect of proximity to A167, railway line and sewage treatment works.
Relationship to Settlement	The site is within a peripheral location to the built up form of the settlement. The site is remote given the severance of the A167.
Highways/ Access Issues	Significant highway improvements required. If the majority of the site was to be developed access should be created opposite the existing junction with the B6443, St Cuthbert's Way, which would require a major assessment/adjustment of the existing junction including a signalised 4th arm. Pedestrian phasing required at 4 arm signals. A secondary access would also required possibly onto Ricknall Lane, requiring the upgrade of Ricknall Lane and the signalisation of the junction onto the A167
Landscape Impact	Development of the site would result in a significant adverse residual landscape and visual impact. This is likely to remain following mitigation, and precludes the site from development. Development of entire site may impact on townscape due to scale relative to Aycliffe village.
Biodiversity Impact	Aycliffe Nature Park (CWS) is within 200m of the site and is known to have ponds with potential for GCNs. Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is in the setting of Grade II listed Bridge. High quality development that contributes positively to views from listed bridge will be required. Ricknall Mill considered non-designated heritage asset worthy of retention. The remains of the deserted me
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	The site is developable as it almost entirely in flood zone 1. There are watercourses within the site however the flood risk appears to be fairly well confined to the channels. One of them is a main river and as such 5 metres must be left either side of t
Topography	Site is relatively flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is out of scale to the existing settlement and would be an unacceptable encroachment into the open countryside. The site is poorly related to services and facilities. The development of the site would have an unacceptable landscape impact.

7/AV/106	
SITE DETAILS	
Site Name	Land north of Ricknall Road
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.83
Estimated Yield	25
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is considered to be detached and isolated from Newton Aycliffe/Aycliffe Village.

7/AV/107	
SITE DETAILS	
Site Name	Land east of the A167
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	5.27
Estimated Yield	158
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is considered to be detached and isolated from Newton Aycliffe/Aycliffe Village.

7/AV/318	
SITE DETAILS	
Site Name	Land north of Mill House
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.94
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is at high risk of flooding.

7/AV/320	
SITE DETAILS	
Site Name	Land off Millenium Way
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	2.13
Estimated Yield	64
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent an isolated development in open countryside. A significant adverse residual landscape and visual impact would accrue from development. The site is detached from existing residential areas within Newton Aycliffe and poorly related to the town centre.

7/AV/321	
SITE DETAILS	
Site Name	Land south of Moordale Park
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.83
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent an isolated development in open countryside. A significant adverse residual landscape and visual impact would accrue from development. The site is detached from existing residential areas within Newton Aycliffe and poorly related to the town centre. The site forms part of a protected employment site.

7/AV/322	
SITE DETAILS	
Site Name	The North Briton
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.21
Estimated Yield	6
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/01121/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has planning permission for conversion of the public house to 10 No. apartments and erection fo 4 No. dwellings so the suitability of the site for housing is established.

7/BG/056	
SITE DETAILS	
Site Name	Land North East of High Street
Settlement	Byers Green
Local Plan Monitoring Area	Mid
Developable Area	0.91
Estimated Yield	27
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2011/0055/DM
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential and agriculture and development for housing would be compatible with these uses.
Relationship to Settlement	The site is edge of settlement, however, adjoins the settlement on its western and northern boundaries.
Highways/ Access Issues	Moderate highway improvements required to High Street to achieve 2.4 x 70 metres sight visibility splays. Access could be created adjacent to existing playground facility, but would require acquisition of no. 132, High Street as previously advised to interested parties.
Landscape Impact	The site currently appear to be unused scrubland. Development would give the opportunity for green space and landscaping to be incorporated.
Biodiversity Impact	No impact identified at the moment
Heritage Impact	No impact identified at the moment
Open Space Issues	Play Space (Children), OSNA ID:OSNA653
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	Site had a planning permission with an extension of time. It was awaiting agreement of the S106 Agreement. Planning permission has now lapsed

7/BG/131	
SITE DETAILS	
Site Name	Land at Hilcrest
Settlement	Byers Green
Local Plan Monitoring Area	Mid
Developable Area	1.17
Estimated Yield	35
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjcent land uses are playing fields, housing and open countryside
Relationship to Settlement	The site is on the edge of the settklemnt and would be an uncontained extension into the countryside
Highways/ Access Issues	Highways consider that housing would be conditional on some issues being resolved. Access onto public highway would require 2.4 x 70 metres junction sight visibility splays, requiring third party land.
Landscape Impact	The site is LCPA. Development would have some adverse residual impact. Much of site is within 250m of the approved extension to the brick-shale extraction area which was designed to stand off greater than 250m from residential properties for amenity reasons. Development here could cause problems if noise and dust calculations were based on existing property line. Development would be an unconstrained extension into open countryside
Biodiversity Impact	The site is within 400m of ancient woodland and development may increase recreational pressure
Heritage Impact	No impact identified at the moment
Open Space Issues	Education, OSNA ID:OSNA2974
Pollution Issues	None Identified
Flood Risk	No risks identified
Topography	No issues identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site would be difficult to develop as there are access issues. The site is also within 250m of the approved extension to the brick-shale extraction area which was designed to stand off greater than 250m from residential properties for amenity reasons. The site is also not near to services and facilities

7/BG/310	
SITE DETAILS	
Site Name	Hall Farm - Larger Site
Settlement	Byers Green
Local Plan Monitoring Area	Mid
Developable Area	0.51
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/BG/323	
SITE DETAILS	
Site Name	Land adjacent to Warwick Gardens
Settlement	Byers Green
Local Plan Monitoring Area	Mid
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are agriculture and open space
Relationship to Settlement	The site is contained by housing on three sides ant to the west by countryside and a steeply downward sloping bank
Highways/ Access Issues	The site should be accessed via Warwick Gardens but this may involve 3rd party land.
Landscape Impact	The current use of the land is as paddock and development would have an impact on the surrounding area
Biodiversity Impact	No issues identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The area of the site is basically flat but falls away steeply to the south west
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is beyond Warwick Gardens which had permission for 6 dwellings. Two remain to be built and Addisons are dealing with the land sale for them. This site is beyond them and may be accessible but 3rd party land is likely to be required (technical constraint) and the surrounding streets are very narrow. There are power lines and topography issues which may affect viability.

7/BM/061	
SITE DETAILS	
Site Name	North of Stoneybeck
Settlement	Bishop Middleham
Local Plan Monitoring Area	South East
Developable Area	3.00
Estimated Yield	90
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. The site is surrounded by residential areas and some open countryside. The site is within proximity of the A1 and there may be noise mitigation issues. It is also within 200m of Bishop Middleham quarry which may le
Relationship to Settlement	The site is contained on 2 sides (south and east) and partially contained on its other two sides. Development of the site would provide a logical consolidation.
Highways/ Access Issues	This site was refused planning permission for 133 dwellings and subsequently dismissed at Appeal on 1.2.11. Despite this access arrangements were approved by the Highway Authority and as such should be in accordance with those relating to the ref. 7/2009/0426/DM planning application.
Landscape Impact	Some adverse residual impact subject to substantial structure planting well in advance of development to define new settlement edge. Without this, development would incur a significant adverse residual impact.
Biodiversity Impact	The site is within 800 metres of Island Farm LWS, Roadside Lake LWS and Bishop Middleham Quarry SSSI and may increase levels of local recreational pressure. It is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site rises to the west. Features exist which may impact upon layout design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would provide a logical consolidation of the village. There are however concerns over its relative sustainability given the size of the site and the limited levels of

	<p>facilities within Bishop Middleham, although the bus links within proximity are acknowledged. There are potential landscape impact issues which would require mitigation.</p>
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7/BM/062	
SITE DETAILS	
Site Name	Town End Farm
Settlement	Bishop Middleham
Local Plan Monitoring Area	South East
Developable Area	0.29
Estimated Yield	9
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01642/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for the conversion of existing barn to from 3 dwellings and erection of 2 new dwellings.

7/BM/063	
SITE DETAILS	
Site Name	Land West of Castle View
Settlement	Bishop Middleham
Local Plan Monitoring Area	South East
Developable Area	0.54
Estimated Yield	16
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	CONDITIONAL - Site is remote from the public highway and off-site access link would need to be upgraded to adoption standard.
Landscape Impact	Incursion into attractive countryside. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	No known ecological issues, however mature trees bordering site would require assessing and retained where possible.
Heritage Impact	Site is within the boundary of the Bishop Middleham Conservation Area and close to a scheduled monument. This site has been the subject of previous enquiries for residential development, and owner has been advised that a limited number of units on the cre
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent an incursion into attractive countryside. Likely to have some locally significant landscape and visual effects. Site is within the boundary of the Bishop Middleham Conservation Area and close to a scheduled monument. The wholesale development of the larger site as shown would have a significant impact on the conservation area and how it is experienced from the western edge. Site is remote from the public highway and off-site access link would need to be upgraded to adoption standard. Achieving these would also have an impact on the Conservation Area.

7/CH/006	
SITE DETAILS	
Site Name	Raby Terrace, Ford Terrace,
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	0.60
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible residential uses. It in in the Health and Safety Executives outer consultation zone in respect of Chilton Industrial Estate. Further advice should be sought in relation to potential impacts.
Relationship to Settlement	This former housing site, which is largely cleared, lies in the middle of the settlement, adjacent to housing and near to services.
Highways/ Access Issues	Highway access can be achieved from adjacent roads.
Landscape Impact	Development of this former housing site, situated in the middle of the settlement will have no real landscape impact. Tree planting on some of the site may enhance this very urban environment. Further advice on this should be sought from the landscape team
Biodiversity Impact	The site is within 400 metres of Mill Wood CWS and within 500 metres of a pond where there may be great crested newts. There is also evidence of bats in and around the site. Further advice should be sought from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is flat which would pose no issues to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This cleared local authority housing site currently includes a few buildings at its western end. It lies in the middle of the settlement, adjacent to existing housing and close to services. Whilst it is an acceptable housing site, it's backland environment and proximity to empty housing which remains to be cleared may make it unattractive to developers in the short to medium term.

7/CH/016	
SITE DETAILS	
Site Name	Land east of A167/south west of Millwood, Chilton
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	3.85
Estimated Yield	116
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2010/0260/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Under construction.

7/CH/062	
SITE DETAILS	
Site Name	Land to the South of Chilton Cemetery
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	3.34
Estimated Yield	100
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site needs to be considered in relation to a broader development area to the north of Chilton rather than in isolation. An SPD/development brief will be required. Housing areas lie to the south of this development area and an industrial estate to the
Relationship to Settlement	Chilton is a very accessible settlement. Its environment has benefitted a great deal from the new bypass, street scape improvements and high quality maintenance by the Town Council. Existing housing is popular and there is a significant industrial estate.
Highways/ Access Issues	Highway access to this site needs to be considered in relation to a broader development area to the north of Chilton. An SPD/development brief will be needed.
Landscape Impact	In landscape terms and to ensure that development relates to the settlement as a whole, development of this site needs to be considered in conjunction with 7/CH/078b, 7/CH/062, 7/CH/108 and other land to the north of Chilton. Whilst development of this area will inevitably have a significant impact on the landscape, appropriate structure planting and definition of areas suitable for housing development should minimise these impacts. This would require an SPD/Development Brief.
Biodiversity Impact	The site is 800 metres from Mill Wood (CWS) but development needs to be considered in relation to a broader development area to the north of Chilton. An SPD or development brief will be required and will need to incorporate consideration of ecological impacts.
Heritage Impact	None identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1765
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Chilton is a very accessible settlement. Its environment has benefitted from the new bypass, street scape improvements

	<p>and high quality maintenance by the Town Council. Existing housing is popular and there is a significant industrial estate. The settlement could benefit from expansion to the north, an area which includes this site and SHLAA site 7/CH/078a, but only if this is comprehensively considered in relation to the existing settlement and future impacts - particularly in relation to landscape, developable area, permeability and infrastructure. The sewage treatment works that serving Chilton has already reached capacity and further investment may be required before development can commence.</p>
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7/CH/078a	
SITE DETAILS	
Site Name	Land North of West Chilton Farm
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	9.20
Estimated Yield	276
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02326/OUT
SITE ASSESSMENT	
Adjacent Uses	The site needs to be considered in relation to a broader development area to the north of chilton rather than in isolation. An SPD/development brief will be required. Housing areas lie to the south of this development area and an industrial estate to the
Relationship to Settlement	Chilton is a very accessible settlement. Its environment has benefitted a great deal from the new bypass, street scape improvements and high quality maintenance by the Town Council. Existing housing is popular and there is a significant industrial estate.
Highways/ Access Issues	Highway access to this site needs to be considered in relation to a broader development area to the north of Chilton. An SPD/development brief will be needed.
Landscape Impact	In landscape terms and to ensure that development relates to the settlement as a whole, development of this site needs to be considered in conjunction with 7/CH/078b, 7/CH/062, 7/CH/108 and other land to the north of Chilton. Whilst development of this area will inevitably have a significant impact on the landscape. appropriate structure planting and definition of areas suitable for housing development should minimise these impacts This would require an SPD/Development Brief.
Biodiversity Impact	The site is 800 metres from Mill Wood (CWS) but development needs to be considered in relation to a broader development area to the north of Chilton. An SPD or development brief will be required and will need to incorporate consideration of ecological impacts.
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3189
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years

Outcome of Assessment	<p>Chilton is a very accessible settlement. Its environment has benefited from the new bypass, street scape improvements and high quality maintenance by the Town Council. Existing housing is popular and there is a significant industrial estate. The settlement could benefit from expansion to the north, an area which includes this site, but only if this is comprehensively considered in relation to the existing settlement and future impacts - particularly in relation to landscape, developable area, permeability and infrastructure. The sewage treatment works that serving Chilton has already reached capacity and further investment may be required before development can commence. An SPD/planning brief for the area would be required, with this site being considered in conjunction with SHLAA site 7/CH/062 as a strategic site as significant numbers of houses could be accommodated..</p>
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7/CH/078b	
SITE DETAILS	
Site Name	Land at West Chilton Farm
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	2.96
Estimated Yield	89
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2013/0289/DM
SITE ASSESSMENT	
Adjacent Uses	Existing residential properties exist to south of the site (other side of C36), with agricultural land to the north and east of the site, and playing fields to the west. Measures to minimise air and noise pollution (structural planting and site layout) w
Relationship to Settlement	Site is attached to the settlement on 1 side, but is physically separated from Chilton by C36 road. Pedestrian access enhancements would be necessary, but are achievable.
Highways/ Access Issues	Moderate highway improvements required. This site must be accessed via the former A167 and the mini-roundabout junction with West Chilton Terrace.
Landscape Impact	Development of the site will require peripheral landscaping. Despite mitigation some adverse visual impact on the landscape will remain, however, this could be reduced by the retention of mature trees on the site. Site also shows evidence of rig & furrow. If this is medieval in origin, landscape impacts would be more significant. Further investigation on this aspect is necessary by the proposer.
Biodiversity Impact	Mill Wood (CWS) is 670m from the site, not connected by PROW and the A167 intervenes. Nonetheless further ecological advice from the ecology team may be required in respect of potentially mitigating any adverse impacts from increased recreational impacts.
Heritage Impact	None identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3189
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Opportunity to develop a sustainable urban extension to the settlement; Landscape impact can be mitigated. PLANNING APPLICATION SUBMITTED AND BEING DETERMINED

7/CH/108	
SITE DETAILS	
Site Name	Land north of Chilton
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	2.79
Estimated Yield	84
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing areas lie to the south of this development area and an industrial estate to the west, at the opposite side of the A167. The towns cemetery lies in the middle of the area. Noise from the A167 and the industrial estate along with maintaining the ame
Relationship to Settlement	Chilton is a very accessible settlement. Its environment has benefitted a great deal from the new bypass, street scape improvements and high quality maintenance by the Town Council. Existing housing is popular and there is a significant industrial estate.
Highways/ Access Issues	Moderate highway improvements required. Access can be achieved via a new road junction created centrally between the 2 no. road junctions opposite. i.e. Ruby Avenue and Coronation Road. A new footway will be required along the full site frontage onto the C36 which will require the removal of a considerable amount of roadside hedging.
Landscape Impact	Development of the site would result in significant adverse residual landscape impact.
Biodiversity Impact	Mill Wood (CWS) is 1km from the site, not connected by PROW and the A167 intervenes. Nonetheless further ecological advice from the ecology team may be required in respect of potentially mitigating any adverse impacts from increased recreational impacts.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is at risk from surface water flooding which will need to be addressed at the time of any development proposal.
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst there is some potential for housing growth to the north of Chilton, this site does not have a clear, defensible boundary. In addition development of this site would result in significant adverse landscape impact.

7/CH/115	
SITE DETAILS	
Site Name	Land north of Laurel Road
Settlement	Chilton Lane
Local Plan Monitoring Area	Mid
Developable Area	1.01
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/CH/118a	
SITE DETAILS	
Site Name	Land south of Chilton
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	9.59
Estimated Yield	288
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03397/FPA
SITE ASSESSMENT	
Adjacent Uses	Compatible uses adjacent to the site include housing areas to the north and open countryside to the east. The site is also adjacent to the A689 and within 200m of the Rushyford roundabout (A689 & A167). Further advice should be sought about the potential
Relationship to Settlement	This is a very large site relative to the size of the existing settlement. A planning brief would be required to ensure that the whole of the site relates appropriately to the settlement and existing services. the need for additional service provision would
Highways/ Access Issues	SUITABLE: Access as per Ref. DM/16/03397/FPA planning permission for 182 dwellings.
Landscape Impact	Development of the site would result in an incursion into open countryside but could be visually contained by structural landscaping in time. The site has planning permission and is currently being developed.
Biodiversity Impact	The site is 550 metres from Mill Wood (CWS) and within 500 metres of a pond where there may be evidence of great crested newts. Further advice should be taken from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Some parts of the site are subject to surface water flooding and flood overland flow routes cross the site. Further advice should be sought on potential impacts and the need for appropriate mitigation.
Topography	This is a sloping site where particular care would be needed in relation to design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years

Outcome of Assessment	This site has full planning permission for 92 dwellings and a further outline application for up to 90 dwellings.
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7/CH/118b	
SITE DETAILS	
Site Name	Land south of Chilton
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	9.63
Estimated Yield	289
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible uses adjacent to the site include housing areas to the north and open countryside to the east. The site is also adjacent to the A689 and within 200m of the Rushyford roundabout (A689 & A167). Further advice should be sought about the potential
Relationship to Settlement	This is a very large site relative to the size of the existing settlement when considered in conjunction to the site to the north (7/CH/118a). In isolation from that site this site would be entirely detached and separate from the settlement.
Highways/ Access Issues	CONDITIONAL - This site would need to be accessed via the adjacent SHLAA Site Ref. 7/CH/118a as access would not be permitted onto the A689.
Landscape Impact	Development of the site would result in significant adverse visual impact on the landscape which could not be acceptably mitigated. The site is prominent in the broader landscape and development would result in a large incursion into open countryside that poorly relates to the existing built form.
Biodiversity Impact	The site is 550 metres from Mill Wood (CWS) and within 500 metres of a pond where there may be evidence of great crested newts. Further advice should be taken from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some parts of the site are subject to surface water flooding and flood overland flow routes cross the site. Further advice should be sought on potential impacts and the need for appropriate mitigation.
Topography	This is a sloping site where particular care would be needed in relation to design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Development of the site would result in significant adverse visual impact on the landscape which could not be acceptably mitigated. The site is prominent in the broader landscape and development would result in a large incursion into open countryside that poorly relates to the existing built form. Could not be developed in isolation from 7/CH/118a.
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7/CH/118c	
SITE DETAILS	
Site Name	Land south of Chilton
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	9.59
Estimated Yield	288
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible uses adjacent to the site include housing areas to the north and open countryside to the east. The site is also adjacent to the A689 and within 200m of the Rushyford roundabout (A689 & A167). Further advice should be sought about the potential
Relationship to Settlement	This is a very large site relative to the size of the existing settlement. A planning brief would be required to ensure that the whole of the site relates appropriately to the settlement and existing services. the need for additional service provision would
Highways/ Access Issues	CONDITIONAL: Access through the adjacent Ref. 7/CH/118a site for a maximum of 100 dwellings.
Landscape Impact	Development of the site would result in an incursion into open countryside entailing an element of consolidation or rounding in conjunction with the permitted site to the west. Unlikely to have significant landscape effects (some adverse residual landscape and visual impact). Development would have no impact on a Landscape Designation and the site is within a Landscape Conservation Priority Area.
Biodiversity Impact	The site is 550 metres from Mill Wood (CWS) and within 500 metres of a pond where there may be evidence of great crested newts. Further advice should be taken from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some parts of the site are subject to surface water flooding and flood overland flow routes cross the site. Further advice should be sought on potential impacts and the need for appropriate mitigation.
Topography	This is a sloping site where particular care would be needed in relation to design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	This site has full planning permission for 92 dwellings and a further outline application for up to 90 dwellings.

7/CH/145	
SITE DETAILS	
Site Name	Land at Chilton Working Mens Club
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	0.87
Estimated Yield	26
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2013/0021/DM
SITE ASSESSMENT	
Adjacent Uses	Site is surrounded by existing residential areas. Its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Minor localised highway improvements required. Access to a proposed residential development on this site should be via a new access created in line with the boundary nos 16 and 17 Durham Road opposite. The access would need to be a 4.8m wide in conjunction with 1.8m wide footways.
Landscape Impact	None identified.
Biodiversity Impact	Mill Wood (CWS) is 400m from the site, not connected by PROW and the A167 intervenes. Nonetheless further ecological advice from the ecology team may be required in respect of potentially mitigating any adverse impacts from increased recreational impacts.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	Site is flat which posed no issues for redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site would be a previously developed redevelopment opportunity. Site has planning permission and is complete.

7/CH/147	
SITE DETAILS	
Site Name	Land east of Chilton bypass
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	1.17
Estimated Yield	35
Land Typology	Greenfield
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses like allotments, a housing site and amenity open space. It is also adjacent to the A167 and in the Health and Safety Executives middle/outer consultation zone. Further advice should be sought relating to potential
Relationship to Settlement	The site is on the outer edge of Chilton between existing residential areas and the A167. Housing development would consolidate the existing urban form of the settlement.
Highways/ Access Issues	Highway access can be achieved via a new access road from between 1 Millwood and 8 Beechwood Avenue, across land adjacent to this site owned by Durham County Council. (potential Stokes v Cambridge principles).
Landscape Impact	Development of this grassed area would have some adverse impact upon the landscape. There is a strip of semi mature tree planting along the A167 which would help to screen future development. This may benefit from being re-inforced. Landscape issues along the boundary of the site with adjacent amenity open space also requires further consideration. Development of the site would result in the loss of good quality, Grade 3 agricultural land. Further advice should be sought from the landscape team in relation to potential impacts and the need for mitigation.
Biodiversity Impact	There is a pond within 500 metres of the site where there may be evidence of great crested newts. Further advice should be sought from the ecology team about potential impacts and the need for mitigation.
Heritage Impact	The site is greater than 1 ha so the presence and identification of archaeological features at the site will need to be assessed further through survey and investigation.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site slopes from north to south, however, this would not unduly inhibit the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	This small area of grassland is on the outer edge of Chilton between existing residential areas and the A167. Housing development would consolidate the existing urban form of the settlement. A semi mature landscape strip along the A167 would help screen development from the road. Highway access to the site would need to be taken across adjacent land owned by the Council. there appear to be immediate constraints related to waste water treatment facilities being at capacity.
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7/CH/148	
SITE DETAILS	
Site Name	Land west of Keats Road
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	1.49
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to other compatible uses including housing areas and amenity open space. It is also adjacent to the A167 and is within the Health and Safety Executives middle/outer consultation zone. Further advice should be sought in relation to pot
Relationship to Settlement	This allotment site is on the outer edge of the settlement, adjacent to housing areas and amenity open space. development would consolidate the existing settlement form.
Highways/ Access Issues	Highway access is achievable through the battery garages opposite to the south of 51-55 West Chilton Terrace or through the adjacent SHLAA site 7/CH/147.
Landscape Impact	Development of this site would result in some adverse landscape impact related to the loss of allotments that are well-related to high density housing. Any future development would be screened from the adjacent A 167 by an existing strip of semi mature woodland but further planting to re-inforce this may be beneficial. Further advice should be sought from the Landscape Team in relation to potential impacts and the need for mitigation.
Biodiversity Impact	The site is within 300 metres of Mill Wood (CWS) and 500 metres of a pond where there may be evidence of Great Crested Newts. Further advice should be sought from the Ecology Team in relation to potential impacts and the need for mitigation.
Heritage Impact	None identified
Open Space Issues	Allotments, OSNA ID:OSNA3062
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site slopes gently from north to south, however, this would not inhibit the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is currently used as allotments. Whilst the Open Space Needs Assessment for County Durham currently identifies a significant surplus of allotments in this ward, these particular allotments are relatively popular and well related to housing. This issue would need to be resolved.

7/CH/149	
SITE DETAILS	
Site Name	Hunter Terrace
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	0.31
Estimated Yield	9
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	106
App No	7/2013/0363/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for the demolition of existing houses and the erection of 18 affordable dwellings.

7/CH/238	
SITE DETAILS	
Site Name	Chilton East House Farm
Settlement	Chilton Lane
Local Plan Monitoring Area	Mid
Developable Area	1.82
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/CH/239	
SITE DETAILS	
Site Name	Land at 17 Vine Place
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	0.26
Estimated Yield	8
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01440/FPA
SITE ASSESSMENT	
Adjacent Uses	The site was formerly a car dealership and is substantially surrounded by housing. It's development for housing would be a compatible use, and this is reflected by the fact the site previously benefitted from permission.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	This site should be developed in line with the proposed access and highway infrastructure agreed in relation to the existing planning permission granted 16 September 2010 (Ref. 7/2010/0222). This access would be achievable from Durham Road.
Landscape Impact	Small urban clearance site enclosed by built development. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission for 14 dwellings.

7/CH/240	
SITE DETAILS	
Site Name	Land to South East of Allotments
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	20.81
Estimated Yield	624
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement pattern/form of Chilton and development would represent a large isolated incursion into open countryside likely to have significant landscape and visual effects. Hambleton Way and the local highway network is not to a suitable standard to serve a development of this size, and the site has poor access to public transport provision.

7/CH/241	
SITE DETAILS	
Site Name	Land to East of Hambleton Way
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	4.07
Estimated Yield	122
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access for this site could be created onto Hambleton Way, which should be capable of accommodating a development of this size
Landscape Impact	Large isolated incursion into open countryside likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement pattern/form of Chilton and development would represent a large isolated incursion into open countryside likely to have significant landscape and visual effects. The site has poor access to public transport provision.

7/CH/242	
SITE DETAILS	
Site Name	Land East of Chilton
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	15.52
Estimated Yield	466
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	UNSUITABLE - Hambleton Way and the local highway network is not to a suitable standard to serve a development of this size. Access onto the C36 would appear difficult to achieve the necessary 2.4 x 215 metres junction sight visibility splays within the 60mph zone.
Landscape Impact	Large isolated incursion into open countryside likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Grade II listed building Great Chilton Farmhouse approx 380m to north east but is well screened from this site by existing trees and vegetation. Setting unlikely to be adversely affected The site is larger than 1 ha and so the presence and extent of be
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement pattern/form of Chilton and development would represent a large isolated incursion into open countryside likely to have significant landscape and visual effects. Hambleton Way and the local highway network is not to a suitable standard to serve a development of this size (access on to the C36 also difficult to achieve), and the site has poor access to public transport provision.

7/CH/243	
SITE DETAILS	
Site Name	Land to East of Chilton Cemetery
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	14.27
Estimated Yield	428
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	CONDITIONAL - Development of this site would rely on access being taken through the adjacent sites of 7/CH/244 and/or 7/CH/108.
Landscape Impact	Large isolated incursion into open countryside likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Archaeological remains have been found to the west of the proposed site and as it is larger than 1 ha the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1765
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement pattern/form of Chilton and development would represent a large isolated incursion into open countryside likely to have significant landscape and visual effects. The site also has poor access to public transport provision.

7/CH/244	
SITE DETAILS	
Site Name	Land to the North of Chilton Cemetery
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	4.97
Estimated Yield	149
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access could be created onto the old A167 just north of the Cemetery which may require the extension of the live carriageway into the closed off section of the A167 in the vicinity of the Cemetery.
Landscape Impact	Isolated incursion into open countryside likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Archaeological features have been found to the west of the proposed site and as it is larger than 1 ha, the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1765
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement pattern/form of Chilton and development would represent a large isolated incursion into open countryside likely to have significant landscape and visual effects. The site also has poor access to public transport provision.

7/CH/245	
SITE DETAILS	
Site Name	Land At Wordsworth Road
Settlement	Chilton
Local Plan Monitoring Area	Mid
Developable Area	0.33
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/03662/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment.

7/EL/01	
SITE DETAILS	
Site Name	Former Eldon Allotment Site
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	3.32
Estimated Yield	100
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and agricultural
Relationship to Settlement	The site is a large incursion into open countryside poorly related to the existing settlement
Highways/ Access Issues	The existing road junction at Office Row with the C34, Main Road, is poor in layout and has substandard junction sight visibility to the west. Office Row is a relatively narrow road with a narrow footpath on the western side only. Office Row and its junction onto the C34, Main Road is deemed to be unsuitable to support additional residential development. Similarly the roads associated with Pasture Rows are relatively narrow and are devoid of any footways, hence unsuitable to support additional residential development. There may be intervening third party land between the site and the public highway.
Landscape Impact	The site is within a Landscape Improvement Priority Area (LIPA). Development of the site would have a significant adverse residual landscape and visual impact. It would be a large incursion into the countryside poorly related to the existing settlement form.
Biodiversity Impact	Poor semi-improved grassland and arable fields. No known ecological issues, usual ecological assessments required.
Heritage Impact	None identified at the moment
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are overland flow routes and about two-thirds of the site has surface water issues which will need appropriate mitigation.
Topography	The site slopes from south to north, however, this would not inhibit the development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The scale of this site and amount of housing which could be developed is disproportionate in relation to the size of Eldon. Development of the site would represent a large incursion into the countryside poorly related to the existing settlement form,

	resulting in a significant adverse residual landscape and visual impact. Site has no direct access to the public highway.
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7/EL/02	
SITE DETAILS	
Site Name	Land at Eldon Bank Farm
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is bounded on the West side by residential development. Otherwise surrounded by open countryside.
Relationship to Settlement	Some adverse residual impact, but bounded on Western side by housing.
Highways/ Access Issues	CONDITIONAL - There is intervening 3rd party land between the site and the public highway, which would need to be acquired. In addition 2.4 x 43 metres junction sight visibility splays would be required on the existing road junction onto Eldon Bank.
Landscape Impact	The site is situated within a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 800 metres of Eldon Heath Local Wildlife Site and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Whilst no flood risk issues are identified for the site area, the site is adjacent to an area identified as an area of Overland Flow in the SFRA and also within 200 metres of an area of surface water flood risk.
Topography	Site rises to South, which would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Eldon is a weak housing market area and has had allocations which have never been delivered. This is a large site for the location. It would rely on other settlements for services.

7/EL/030	
SITE DETAILS	
Site Name	East of Eldon Bank
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	0.72
Estimated Yield	22
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues around compatability
Relationship to Settlement	Eldon is a small settlement and the site is centrally located within it.
Highways/ Access Issues	CONDITIONAL - Access could be created onto Eldon Bank subject to 2.4 x 43 metres junction sight visibility splays being achieved
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) as amenity open space. Amenity trees in western 1/3 of the site. Amenity space not shown in OSNA - possible that some land in the east could be developed with lower impact should OSNA allow but not a site for comprehensive development.
Biodiversity Impact	No known biodiversity issues other than mature trees on site.
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1736
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	The site is relatively flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is a former allocation from the Sedgefield Borough Local Plan (1996) and part of the site (western 1/3) contains amenity trees which would need to be excluded from development. The eastern part of the site could be development within acceptable landscape parameters. However despite being previously allocated the site has never been delivered which suggest a lack of market interest.

7/EL/121	
SITE DETAILS	
Site Name	Land to the north of Eldon
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	1.76
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses agricultural (north and north west) and residential properties to the south of the main road although area provides natural boundary between settlements of Eldon and Close House.
Relationship to Settlement	The site is situated to the south of Close House and to the north of Eldon, and comprises land which separates the two settlements. Development would result in coalescence.
Highways/ Access Issues	Preferred access from side road but access for the west parcel could be taken from Main Road. Access to the east parcel could not be taken from Main Road . 2.4m x 90 visibility splay at side road would be acceptable
Landscape Impact	Development would entail coalescence of Eldon and Coundon Grange. Impacts would be high (significant adverse residual landscape and visual impact) unless as part of comprehensive restructuring of settlements here.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The Northern edge of site is within flood zone 2. The southern area is developable only but this area would be detached from existing settlement and therefore unsuitable.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is detached from the settlement and development would lead to the coalescence of the settlements of Eldon and Close House.

7/EL/316	
SITE DETAILS	
Site Name	Land south of Eldon Bank Farm
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	1.60
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Whilst the site is bounded by isolated housing to the North, the site is in the open countryside.
Relationship to Settlement	Whilst the site has isolated housing bounding it to the North, the site is large and is poorly related to the existing settlement form. The pattern of development would be ribbon development along the main road and would be incursion into the open country
Highways/ Access Issues	Access off derestricted carriageway with good visibility in both directions. Visibility splay of 2.4x215 could be achieved.
Landscape Impact	Incursion into open countryside poorly related to existing settlement form. Significant adverse residual impact.
Biodiversity Impact	The site is within 500 metres of Eldon Heath Local Wildlife Site and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Although the site area itself is not affected by any flooding issues or designations, the site lies within 200 metres of two areas identified in the SFRA as an area at risk of surface water flooding. The wider area is also identified in the SFRA as affect
Topography	Site rises to the South.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site would lead to coalescence between Shildon and Eldon and is disproportionate in relation to the size of Eldon. Development would result in a significant adverse landscape and visual impact. Eldon is a weak housing market area and has had allocations which have never been delivered. An allocation here would rely on other settlements for services.

7/EL/322	
SITE DETAILS	
Site Name	Land south of properties at Eldon BankEldon
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	1.73
Estimated Yield	52
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Whilst the site is bounded by some housing to the North, the site is in the open countryside.
Relationship to Settlement	Whilst the site has some housing bounding it to the North, the site is large and is poorly related to the existing settlement form. The pattern of development would be ribbon development along the main road and would be incursion into the open countryside
Highways/ Access Issues	Access off derestricted carriageway with good visibility in both directions. Visibility splay of 2.4x215 could be achieved.
Landscape Impact	Development of the site would comprise an incursion into open countryside poorly related to existing settlement form. A significant adverse residual landscape and visual impact would accrue.
Biodiversity Impact	Site is within 800 metres of Eldon Heath Local Wildlife Site and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Although the site area itself is not affected by any flooding issues or designations, the site lies within 30 metres of an area identified in the SFRA as an area at risk of surface water flooding. The wider area is also identified in the SFRA as affected
Topography	Site rises to the South.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site would lead to coalescence between Shildon and Eldon and is disproportionate in relation to the size of Eldon. A significant adverse residual landscape and visual impact would accrue. Eldon is a weak housing market area and has had allocations which have never been delivered. An allocation here would rely on other settlements for services.

7/EL/323	
SITE DETAILS	
Site Name	Land south of Main Road
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	1.55
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/EL/324	
SITE DETAILS	
Site Name	Land east of Eldon Bank Top
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	1.94
Estimated Yield	58
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Although there is some housing on the North West side, the site is in open countryside.
Relationship to Settlement	The development of the site would constitute a large incursion into the countryside, poorly related to existing settlement form.
Highways/ Access Issues	CONDITIONAL - Access could be created onto Eldon Bank Top but would require 2.4 x 43 metres junction sight visibility splays and a 1.8 metres wide footway along the full site frontage requiring the removal of roadside hedging.
Landscape Impact	Large incursion into countryside poorly related to existing settlement form. Significant adverse residual impact.
Biodiversity Impact	Site is within 600 metres of Eldon Heath Local Wildlife Site and may increase levels of local recreational pressure.
Heritage Impact	None identified.
Open Space Issues	Outdoor Sport (Pitches), OSNA ID:OSNA377
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Although the site area itself is not affected by any flooding issues or designations, the site lies within 30 metres of an area identified in the SFRA as an area at risk of surface water flooding. The wider area is also identified in the SFRA as affected
Topography	Sloping upwards North to South.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site too remote from settlements of both Shildon and Eldon and development would comprise a large incursion into countryside poorly related to existing settlement form. This would result in a significant adverse residual landscape and visual impact.

7/EL/325	
SITE DETAILS	
Site Name	Office Row Field
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	1.75
Estimated Yield	53
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	At the present time the site falls within a HSE zone because of the kilns associated with the Brickworks. Even though the operator of the site has ceased producing bricks, the brickworks still remain as a use which may not yet have been permanently extir
Relationship to Settlement	Although the site has existing housing on two sides, its development would extend the settlement away from its core and existing settlement pattern.
Highways/ Access Issues	SUITABLE - An access can be created onto the main C34 approximately 50 metres to the east of the existing Office Row road junction, subject to 2.4 x 43 metres junction sight visibility splays.
Landscape Impact	Incursion into countryside although bounded by development on two sides. Not likely to have significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	The site slope gently from south to north, however, this would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would extend the built form of Eldon away from its core, extending development into the countryside, although site is bounded by development on two sides. Eldon is a weak housing market area and has had allocations which have never been delivered. Limited range of shops and services available locally.

7/FB/063	
SITE DETAILS	
Site Name	Fishburn Hall Farm
Settlement	Fishburn
Local Plan Monitoring Area	South East
Developable Area	2.35
Estimated Yield	71
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	To the south is residential and community uses namely the community centre, bowling green and tennis courts and to the west is Fishburn County Primary School. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on two sides and development would integrate reasonably well with the settlement.
Highways/ Access Issues	Vehicular access could be via the gap between no's 12 and 14, Greenside Close, but appears to involve the acquisition of third party land, which could invoke Stokes v Cambridge principles. An alternative option could involve taking highway access from the C26 Butterwick Road via a 9 metres or so centre line to centre line staggered junction arrangement with Oakdene opposite, which would rely on the demolition of the existing Community and Youth Centres.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact. This assumes retention of, and adequate stand-off from mature trees and structure planting to northern and eastern perimeters.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1742
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development. The site contains an established trees and hedgerows which would influence the design and layout of any development that did take place.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	11-15 years
Outcome of Assessment	Edge of settlement site which is reasonably well contained and with good access to facilities within Fishburn. Landscape impact can be mitigated and highway access is achievable.

7/FB/064	
SITE DETAILS	
Site Name	Land east of Stone Cross
Settlement	Fishburn
Local Plan Monitoring Area	South East
Developable Area	2.36
Estimated Yield	71
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is in agricultural use with residential development to the north and west and agricultural, open countryside to the south and east. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on two side (northern and western boundaries), however, development represents an extension to the settlement towards the south east.
Highways/ Access Issues	Site is remote from the public highway and would need to rely on a minimum 4.8 metres wide access road and 2 no. 1.8 metres wide footways being constructed between no's 24 & 25, Brockwell Close, which does not appear achievable. 3rd party land separates site from public highway and likely to invoke Stokes v Cambridge ransom strip principles.
Landscape Impact	Development represents an incursion into open countryside accentuating linear settlement edge on skyline in views from Butterwick Road and would have a significant adverse landscape and visual impact. If development was screened by robust structural landscaping to western edge in particular, it would have lower impact in medium term.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part of the site (south eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land st

Topography	The site is flat and would not pose any barriers to development. The site contains some hedgerows and trees which would have an influence on the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site which if developed, would result in a significant adverse landscape and visual impact. Difficult to achieve an acceptable vehicular access into the site, which is complicated by 3rd party land (impact on viability). Better sites within Fishburn.

7/FB/144	
SITE DETAILS	
Site Name	Fishburn Coachworks
Settlement	Fishburn
Local Plan Monitoring Area	South East
Developable Area	0.54
Estimated Yield	16
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is south of Fishburn Village to the west of the B1278 Salters Lane. Fishburn Ind Est lies to the west of the site, with residential to the east and agricultural to the south. There are allotment gardens to the north. In view of adjacent land uses n
Relationship to Settlement	Site is well located to the settlement on account it is contained on two sides (northern and eastern boundaries). Development would not protrude into the open countryside.
Highways/ Access Issues	The existing access would need to be improved to a minimum 4.8 metres wide access road req'd, plus 1.8 metres wide footway on north side and min. 1 metre hard strip on south side, which would appear to require additional third party land. Land required to north of existing junction to accommodate 2.4 x 90 metres sight visibility splays.
Landscape Impact	The development of this site would involve redeveloping a previously developed site and consequently represents an opportunity to enhance the landscape and visual appearance of the area.
Biodiversity Impact	The site is within 500m of a pond with potential for GCN and 700m of Mill House Pond LWS so further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA267
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No significant issues. A small part of the site (eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilis
Topography	The site slopes from north to south, but would not unduly prevent development on the site.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Although development would be well related to the settlement and present an opportunity to enhance the landscape and visual appearance of the area, the site is still in active employment use as a coachworks and is not available. Considered to be unachievable.

7/FB/145	
SITE DETAILS	
Site Name	Land North of Elderberry Farm
Settlement	Fishburn
Local Plan Monitoring Area	South East
Developable Area	0.60
Estimated Yield	18
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2011/0410/DM
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjoining fields, housing and cemetery.
Relationship to Settlement	The site is well contained by existing development, including the cemetery.
Highways/ Access Issues	SUITABLE 2 Access arrangements to this site have previously been agreed in relation to the Ref. 7/2008/0430/DM planning permission granted 19.1.09.
Landscape Impact	Small urban site partially enclosed by built development. No significant landscape and visual effects likely if impacts on TPO trees are avoided.
Biodiversity Impact	None Identified
Heritage Impact	Elderberry Hall Farm is shown on the 1860 OS Map and likely to be considered a non-designated heritage asset but the main farmhouse is not within the development site. Potential setting issues to retain prominence of historic building dependant on scale o
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA3108
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Overland flow route right on the western extremity of the site
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site previously had planning permission for 13 dwellings which has now lapsed. It is well contained by existing development with access to Fishburn's services and facilities. Furthermore, it does not present any unacceptable constraints that would preclude residential development.

7/FB/146	
SITE DETAILS	
Site Name	Land North of Salvin Terrace
Settlement	Fishburn
Local Plan Monitoring Area	South East
Developable Area	2.95
Estimated Yield	89
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/03151/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	CONDITIONAL - This site does not abut the public highway and access would rely on third party land to achieve a suitable access.
Landscape Impact	Incursion into open countryside although potentially consolidating settlement edge.
Biodiversity Impact	No known ecological issues.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains would need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Although the development of the site would represent an incursion into open countryside, it would potentially consolidate the settlement edge. This site does not abut the public highway and access would rely on third party land to achieve a suitable access. This is a technical constraint and the site is unsuitable (amber) as a consequence.

7/FH/013	
SITE DETAILS	
Site Name	Land at Rennie Street
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.95
Estimated Yield	29
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is within an establish housing area therefore development would be compatable.
Relationship to Settlement	This site is well contained within the residential area.
Highways/ Access Issues	Highway access can be achieved via existing highway.
Landscape Impact	Might be acceptable as part of design led re-structuring but comprehensive development would lead to loss of locally valuable greenspace in a high-density urban area.
Biodiversity Impact	None identified issues.
Heritage Impact	No identified issues.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2795
Pollution Issues	None Identified
Flood Risk	Site has been identified as being at risk from surface water flooding. Would need to be considered as part of any development proposal.
Topography	This is a flat site which would not impede development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Whilst this site is identified within a housing regeneration area and would benefit from some redevelopment, there is currently no funding available in order to take this necessary work. The site is therefore unachievable although regeneration potential may still come forward outside of an allocation if funding becomes available.

7/FH/018	
SITE DETAILS	
Site Name	Bessemer Street
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.07
Estimated Yield	32
Land Typology	100% PDL
Ownership	Both public and private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is within a residential area of the settlement. Development on this site for housing would be compatible with its surrounding uses.
Relationship to Settlement	The site is well contained within the settlement. Within a residential established area.
Highways/ Access Issues	Site to be accessed via existing highway network.
Landscape Impact	Might be acceptable as part of design led re-structuring but comprehensive development would lead to loss of locally valuable greenspace in a high-density urban area.
Biodiversity Impact	No known issues.
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No known issues.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Although this site is within a housing market renewal area and would benefit from public intervention, there is currently no funding available and therefore the delivery of the site is not achievable at the current time. Given its previously developed status if funding becomes available then the site could still be developed.

7/FH/021	
SITE DETAILS	
Site Name	Former Coal Depot
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.50
Estimated Yield	15
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to the ECML (east) which could present issues in respect of noise and vibration from passing trains. To the west are residential properties.
Relationship to Settlement	The site is located to the south east of the settlement, although it bounded to the east by the ECML and development would not represent an incursion into open countryside.
Highways/ Access Issues	This site is remote from the public highway and therefore has no land link over which an adopted road/footway can be constructed.
Landscape Impact	The development of this site would present an opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	Site is within a designated wildlife site (ferryhill cut) and is close to protected species or priority species as listed in the DBAP. Further investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect as a result of development or increased recreational impact.
Heritage Impact	Nearest designated asset is War Memorial Cottage 320m to southeast across railway line. No impact on setting through development of this site, special interest stems from the war memorial on the side of the property rather than the dwelling itself.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA980
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The majority of the site falls within FZ1, however, the eastern part of the site borders FZ2 and FZ3 which would potentially preclude part of the site from being developed.
Topography	The site is relatively flat which would not pose a barrier to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is within the built up area of Ferryhill. SA have raised that the site falls within a designated wildlife site and therefore

	<p>ecology comments are fundamental to the future of this site. The availability of this site is unknown and no expressions from a developer have been made known. As a coal depot, remediation costs will apply. An acceptable vehicular access is not achievable.</p>
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7/FH/039	
SITE DETAILS	
Site Name	Land south of Dean Road
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	8.32
Estimated Yield	250
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	106
App No	DM/16/02426/OUT
SITE ASSESSMENT	
Adjacent Uses	Residential properties exist to the north and east of the site, with open countryside to the south of the site all of which would be compatible with any housing development proposed on this site.
Relationship to Settlement	Site is currently contained on 2 sides to the north and east by housing and to the west by the A167 and represents an extension of the settlement to the south.
Highways/ Access Issues	SUITABLE: Access arrangements as per the Ref. DM/16/02426/OUT planning application.
Landscape Impact	Development of the site would require structural landscaping. Despite mitigation some adverse visual impact on the landscape will remain on account the development would result in an incursion into countryside. However, the development of the site would consolidate settlement form. This viewpoint assumes retention of mature trees and development of GI / structural landscaping along southern edge and particularly in minor dry valley in SE.
Biodiversity Impact	Ferryhill Carrs (SSSI) is 1.2km from the site and although not connected by PROW, further investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Ferryhill Carrs as a result of increased recreational impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	This site is identified as being subject to Surface Water Flooding which would need to be addressed as part of any development.
Topography	Features exist, such as mature trees and hedgerows which may impact upon layout/design, although there are no significant constraints. The land slopes gently to the south although this is not anticipated to impact on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years

Outcome of Assessment	This site offers a developable extension to a small town in a consolidated manner. The highway access is achievable and the landscape impact can be mitigated providing existing mature trees are retained as part of the development.
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7/FH/039a	
SITE DETAILS	
Site Name	Land south of Dean Road
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	8.32
Estimated Yield	250
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential properties exist to the north and east of the site, with open countryside to the south of the site all of which would be compatible with any housing development proposed on this site.
Relationship to Settlement	Site is currently contained on 2 sides to the north and east by housing and to the west by the A167 and represents an extension of the settlement to the south.
Highways/ Access Issues	Major highway improvements required. Links to Dean Park, vehicular and pedestrian are also desirable. This site should have a new roundabout access from the A167. This access could also provide access to site 7/FH/40 in the event that was also to be developed.
Landscape Impact	Development of the site would require structural landscaping. Despite mitigation some adverse visual impact on the landscape will remain on account the development would result in an incursion into countryside. However, the development of the site would consolidate settlement form. This viewpoint assumes retention of mature trees and development of GI / structural landscaping along southern edge and particularly in minor dry valley in SE.
Biodiversity Impact	Ferryhill Carrs (SSSI) is 1.2km from the site and although not connected by PROW, further investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Ferryhill Carrs as a result of increased recreational impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	This site is identified as being subject to Surface Water Flooding which would need to be addressed as part of any development.
Topography	Features exist, such as mature trees and hedgerows which may impact upon layout/design, although there are no significant constraints. The land slopes gently to the south although this is not anticipated to impact on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green

Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning consent.

7/FH/040	
SITE DETAILS	
Site Name	Land west of the A167
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	18.08
Estimated Yield	542
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential properties exist to the north of the site, with open countryside to the south and west of the site.
Relationship to Settlement	The site is located to the south of Ferryhill to the west of the A167. The site adjoins some residential properties along the A167 and to the north as well as a recreational area to the north. The site is countryside and is very open along its southern
Highways/ Access Issues	Major highway improvements required. This large site would require more than one means of vehicular access. A roundabout on the A167 would provide access from the east whilst access through site 7/FH/38 to Merrington Road would also be necessary (if that site was developed too).
Landscape Impact	Development of the site would require structural landscaping. Despite mitigation significant adverse visual impact on the landscape will remain on account development represents a large incursion into open countryside on a prominent sloping site.
Biodiversity Impact	Awaiting detailed ecology advice however the site is within 1.8-1.9km of the Carrs (LNR) and Ferryhill Cut (CWS) and is adjacent to a pond with the potential for Great Crested Newts. As a result development of the site should be avoided unless the Ecology team is able to advise of appropriate mitigation or compensatory measures that would result in a net gain in biodiversity.
Heritage Impact	Further advice from heritage is being sought. The site contains a court house and is within 400 metres of a lime kiln.
Open Space Issues	Allotments, OSNA ID:OSNA1507
Pollution Issues	None Identified
Flood Risk	Site is identified as being subject to surface water flooding which will need to be addressed as part of any development proposal.
Topography	Features exist which may impact upon layout/design on account it is a sloping site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Significant concerns have been raised in terms of this site's impact on the landscape. This is a significantly large site with

	the potential to yield 900 houses and such major highway improvements would be required. The proposals would be out of scale in relation to the size of Ferryhill.
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7/FH/043	
SITE DETAILS	
Site Name	Land south of Dean and Chapter Industrial Estate
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	2.66
Estimated Yield	80
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located to the north of the residential area of Dean Bank and is split level with a considerable drop in land separating the northern and southern parts of this site which is likely to add an additional financial cost to any developer. An indu
Relationship to Settlement	Site is contained within the settlement on 2 sides and its development would not represent significant encroachment into the countryside due to the containment of the industrial estate to the north, A167 to the east and housing to the south.
Highways/ Access Issues	Significant highway improvements required. A large site such as this is likely to create traffic problems on Sadler Street or at the junction with Durham Road. There would be no suitable alternative route as the streets to the south would not be suitable.
Landscape Impact	Development would require structural landscaping. Despite mitigation significant adverse visual impact on the landscape will remain on account it is a prominent sloping site in west. The eastern area includes allotments well related to high-density terraced housing.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Allotments, OSNA ID:OSNA1604
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water drainage has been identified as a potential issue which would need to be addressed as part of any proposal.
Topography	The land is split level, with the area to the south higher than that to the north, which may impact development. The land as a whole slopes gently to the north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the development of this site may bring regeneration benefits to the Dean Bank area of Ferryhill in terms of diversifying the existing housing stock, significant concerns have been raised in terms of landscape and highways constraints which deem this site unsuitable. Part of this site is

	<p>a well maintained and heavily used allotment gardens which raise concerns about availability and suitability of this site. This site is in a weak housing market area and is will not to be delivered without subsidy raising questions regarding its deliverability.</p>
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7/FH/068a	
SITE DETAILS	
Site Name	Land West of Chilton Lane, Ferryhill Station
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	3.28
Estimated Yield	98
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential properties exist to the east of the site, with open countryside to the south and west of the site.
Relationship to Settlement	Site is contained within the settlement on 2 sides and its development would not represent encroachment into the countryside.
Highways/ Access Issues	CONDITIONAL - Access to this site should be via a roundabout at the junction of the C26, Mainsforth Road with Duncombe Bank which could then afford access to the neighbouring SHLAA ref. 7/FH/68b site via a potentially 5.5 metres wide link road through to the SHLAA Ref. 7/FH/302 site and then onto the C37. A 6.75 metres wide link road should be created towards the western boundary, south of Gladstone Terrace that could link onto the SHLAA ref. 7/FH/039 site in the future. There would appear to be DCC owned land adjacent to the C26, Mainsforth Road.
Landscape Impact	Development of the site will require structural landscaping and the retention of vegetation in north. Despite mitigation some adverse visual impact on the landscape will remain.
Biodiversity Impact	Brownfield biodiversity assessment needed
Heritage Impact	No heritage constraints
Open Space Issues	Allotments, OSNA ID:OSNA2223
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design on account site is a sloping prominent site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is a significant sized site of which parts of it form a former inert waste landfill. Issues of land instability and contamination will exist. The site also requires significant highways infrastructure in order to access the site, which

	would have implications for viability. Given the site's location in a weak housing market area its deliverability is uncertain.
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7/FH/068b	
SITE DETAILS	
Site Name	Land West of Chilton Lane, Ferryhill Station
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.67
Estimated Yield	20
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential properties exist to the east of the site, with open countryside to the south and west of the site.
Relationship to Settlement	Site is contained within the settlement on 2 sides and its development would not represent encroachment into the countryside.
Highways/ Access Issues	CONDITIONAL- Access to this site would rely on the adjacent SHLAA Ref. 7/FH/68a site and/or the adjacent SHLAA Ref. 7/FH/302 site. A 5.5 metres wide through link road connecting the two adjacent sites is highly recommended to offer the best possible permeability for the site.
Landscape Impact	Isolated site on relatively prominent ground. If developed as part of larger clearance site to east unlikely to have significant landscape and visual effects.
Biodiversity Impact	Brownfield biodiversity assessment needed
Heritage Impact	Grade II listed Lime Kiln approx 100m to southeast of site but is well screened by surrounding trees and vegetation. Development on this site is unlikely to have any impact on its setting
Open Space Issues	Allotments, OSNA ID:OSNA2223
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design on account site is a sloping prominent site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>Isolated site on relatively prominent ground. If developed as part of larger clearance site to east (7/FH/302) unlikely to have significant landscape and visual effects. Part of the site is in use as allotments.</p> <p>Given the site's location in a weak housing market area its deliverability is uncertain.</p>

7/FH/077	
SITE DETAILS	
Site Name	Land to the North of Priors Path
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Residential properties exist to the south of the site, with open countryside to the north and allotments to the west. Neighbouring uses are therefore deemed compatible.
Relationship to Settlement	Although the site is bound to the south by residential, the site itself is not consolidated and encroaches in an uncontained manner into the countryside. In this regard the site does not have a good relationship to the settlement.
Highways/ Access Issues	Potential impact upon layout/design by Public Right Of Way/ Bridleway. Site is remote from the public highway and requires significant amount of intervening land for the creation of an acceptable access road to adoption standard. This potential ransom strip would have implications for viability. Significant sight visibility improvements onto C70 road required. PROW need to be accommodated.
Landscape Impact	Development of site requires structural landscaping. Despite mitigation significant adverse visual impact on the landscape will remain on account it is a prominent sloping site of face of escarpment.
Biodiversity Impact	Ferryhill Stell and Grassland (CWS) and The Carrs (SSSI) are a distance of 900m and 920m respectively from the site. Further investigation by proposer required to establish suitable mitigation measures for reducing potential adverse effect to Ferryhill Stell and Grassland (CWS) and The Carrs as a result of increased recreational impact.
Heritage Impact	None identified
Open Space Issues	Allotments, OSNA ID:OSNA1803
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design on account the site slopes gently from south to north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Although this site is relatively well related to the town centre, the site is not well contained and would result in unacceptable encroachment into the countryside in an uncontrolled manner. Significant residual landscape impacts have been raised.

	Highways have also commented that third party land would be required to achieve a suitable access which poses issues of deliverability and viability due to possible ransom strip.
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7/FH/087	
SITE DETAILS	
Site Name	Land west of Gladstone Terrace
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.65
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2011/0367/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Vehicular access can be created onto Gladstone Terrace.
Landscape Impact	Small urban site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	Allotments, OSNA ID:OSNA870
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is under construction.

7/FH/088	
SITE DETAILS	
Site Name	Land to the rear of Reservoir Cottage
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.03
Estimated Yield	31
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has residential properties to the south and open countryside to the north.
Relationship to Settlement	The site adjoins the settlement on its southern boundary and would not extend significantly into the countryside.
Highways/ Access Issues	An acceptable access cannot be created onto the C37 due to the vertical alignment of the existing road.
Landscape Impact	Development of this site would be potentially prominent on the skyline in views from the north. A significant adverse residual landscape and visual impact would accrue from development.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This is not a suitable housing site given that no highways access can be achieved into the site and would result in significant residual landscape impact.

7/FH/089a	
SITE DETAILS	
Site Name	Former DCMA and Land at Mainsforth Ind Est
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	7.73
Estimated Yield	232
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2008/0283
SITE ASSESSMENT	
Adjacent Uses	Compatible subject to appropriate mitigation strategy for ensuring amenity of future residents, which should take into account potential risks to the curtailment of existing operations at nearby employment uses.
Relationship to Settlement	The site is located on the edge of the settlement.
Highways/ Access Issues	Suitable in principle. Access details agreed in relation to previous Outline Planning Permission Ref. 7/2008/0283/DM granted 23 May 2012. Potential vehicular/pedestrian linkage to adjacent 7/FH/089b desirable as secondary access point.
Landscape Impact	Acceptable in principle, subject to appropriate landscape scheme.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development p
Open Space Issues	The site is not recognised as open space within the OSNA.
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is a large but relatively flat site. Would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is previously developed and had benefitted from outline planning consent for residential development, which has now lapsed. Regeneration benefits associated with residential reuse of the site.

7/FH/089b	
SITE DETAILS	
Site Name	Mainsforth Industrial Estate
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	2.84
Estimated Yield	85
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/FH/154	
SITE DETAILS	
Site Name	Lough House Bank
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.04
Estimated Yield	31
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	A row of houses is located to the east of the site, with isolated houses immediately to the west too with a bakery (Mattison's) beyond them. To the south planning permission exists to redevelop Mainsforth industrial estate for housing.
Relationship to Settlement	The site is located to the south east of the settlement in Ferryhill Station. A row of houses contains the site the east, and permission exists for housing development on the former Mainsforth industrial estate to the south.
Highways/ Access Issues	Access to this site would need to be incorporated into northern arm on the proposed roundabout linked to Site Ref. 7/FH/089a. This would require discussions with the developers of the adjacent site.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site adjacent Ferryhill Carr LNR and SSSI. Development would be likely to lead to increased recreational pressure which would result in an adverse impact.
Heritage Impact	Proposed development site is directly opposite Memorial Cottage, a Grade II listed building. However the special interest of the cottage derives from the war memorial attached to the south elevation, rather than the dwelling itself being of significance.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site rises up steeply from the road which would influence how the site could be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is acceptable in both landscape and highway grounds however ecology have raised significant concerns regarding its proximity to the local wildlife site and Site of Special Scientific Interest. The deliverability of this site is however questionable given it is situated within a weak housing market area, the

	number of houses with planning permission on the Mainsforth Industrial Estate and the requirement to seek access from this proposed roundabout.
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7/FH/166	
SITE DETAILS	
Site Name	Land East of Croft Gardens (NEECOL site)
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.09
Estimated Yield	33
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2011/0213/DM
SITE ASSESSMENT	
Adjacent Uses	Residential use will be compatible with the existing housing and highway.
Relationship to Settlement	Located within the existing built up form of the settlement.
Highways/ Access Issues	Previously had planning approval for residential use.
Landscape Impact	Given that the site has had planning permission it would appear there are no significant landscape constraints.
Biodiversity Impact	Brownfield biodiversity assessment needed
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Surface water flood issues.
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site had planning consent for 60 dwellings that was renewed in 2011 but now lapsed. It is well contained by existing development with access to the settlement's services and facilities. Development is deemed not currently achievable in the SHLAA.

7/FH/171	
SITE DETAILS	
Site Name	Newcomen Street
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	This site is surrounded by residential properties and its development for residential would therefore be compatible.
Relationship to Settlement	The site is situated within the built up residential area of Dean Bank. The site is surrounded with residential properties and therefore has an excellent relationship to this small town.
Highways/ Access Issues	No individual or collective vehicle access points would be supported on the site frontage opposite no's 15-28 incl. Barrington Terrace. Individual or collective vehicle access points would be permitted onto Newcomen Street. A single estate access road opposite no. 10, Newcomen Street would be acceptable. A 10 metres junction radius improvement would be requested opposite no's 15/16, Barrington Terrace. The narrow footpath connecting Beaumont Street to Newcomen Terrace needs widening to 1.8 metres. The public footpath adjacent to no. 12, Haig Terrace needs to be retained in the design and should form part of an extended pedestrian route onto B6287.
Landscape Impact	No identified issues.
Biodiversity Impact	No issues identified.
Heritage Impact	None identified.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA313
Pollution Issues	None Identified
Flood Risk	No issues of flood risk have been identified.
Topography	This site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is a former factory site which was cleared and had planning permission for housing. The permission has now lapsed and the site is used temporarily as an area of open space. It has locational benefits as a housing site and so the redevelopment would need to ensure that an element of open space is incorporated into a scheme.

7/FH/302	
SITE DETAILS	
Site Name	Land at Chapel Row (Phase 3)
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.26
Estimated Yield	38
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is a housing clearance area, with allotments to the west and new housing to the east. It's development for housing would be compatible with existing uses.
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Site to be accessed via existing junction onto C37. Design should include a minimum 5.5 metres access through route to the adjacent SHLAA Ref. 7/FH/68b site which could then continue on through to the SHLAA Ref. 7/FH/68a site and onto the C26, Mainsforth Road.
Landscape Impact	Small urban clearance site. Unlikely to have significant landscape or visual effects.
Biodiversity Impact	No known ecological issues with this site.
Heritage Impact	No heritage constraints nearby.
Open Space Issues	Allotments, OSNA ID:OSNA2223
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The sites slopes from west to east however this would not prevent the development of the site. The site previously contained housing.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is under construction.

7/FH/316	
SITE DETAILS	
Site Name	Denhamfields
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.62
Estimated Yield	19
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by housing to the west and north, with allotments to the south of the site. The development of the site for housing would be compatible with these uses, however, the close proximity of the ECML immediately to the east causes concern
Relationship to Settlement	The site is wholly contained within the settlement of Ferryhill Station/Chilton Lane.
Highways/ Access Issues	Site to be accessed via existing highway network to the south but may involve 3rd party land (possible ransom strip), Junction improvements required to C37 opposite Public House.
Landscape Impact	The redevelopment of this site may provide the opportunity to enhance the landscape.
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is currently occupied by a garage premises. Highway access is achievable and development would offer an opportunity to enhance the landscape. There are concerns regarding delivery within this weak housing market area.

7/FH/322	
SITE DETAILS	
Site Name	Land North of Cleaves Avenue
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	6.13
Estimated Yield	184
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing residential properties exist to west of the site (west of Cleves Avenue), with woodland and agricultural land to the north and east of the site.
Relationship to Settlement	This site to the east of the C37 which acts as the physical boundary of the settlement. There is no development on this side of the C37 and this road represents a barrier in itself.
Highways/ Access Issues	Moderate highway improvements required. The site has a lengthy site frontage onto the C37 of nearly 600 metres or so. however frontage development is adversely affected by the existing traffic calming to the front of the existing School and the blind summit in the vicinity of no. 26. Morpeth Close. In view of this any frontage vehicular access onto the C37 will need to be restricted to south of the Belsay/Morpeth Close road junction opposite. The main access to serve the development would need to be located centrally between the Belsay/Morpeth Close and Helmsley/Richmond Close road junctions opposite.
Landscape Impact	Despite mitigation significant adverse visual impact on the landscape will remain. The development of the site would comprise a significant incursion into open countryside beyond legible settlement boundary on a sloping elevated site.
Biodiversity Impact	Adjacent Local Nature Reserve - remove from SHLAA.
Heritage Impact	None identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1985
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design on account it is a sloping site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in significant landscape impact as the site is on a sloping elevated site and unacceptable encroachment into the countryside. Ecology have raised significant concerns regarding the sites' proximity to the Local Nature Reserve. The topography of the site may present some additional costs to the development.

7/FH/324	
SITE DETAILS	
Site Name	Ashfield Site
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.66
Estimated Yield	20
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is within a residential area which is bound by the ECML to the east. Residential on this site would be compatible with surrounding land uses.
Relationship to Settlement	Site is well contained within the existing settlement of Ferryhill Station.
Highways/ Access Issues	No known issues.
Landscape Impact	Redevelopment of the site would provide a positive landscape impact on a cleared site.
Biodiversity Impact	Brownfield biodiversity assessment would be required.
Heritage Impact	No known issues.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Sites lies within flood zone 3 or 2a. However the Environment Agency have commented that with mitigation development is possible.
Topography	Site is flat which would not impede development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This previously developed site benefited from an outline planning approval for 28 dwellings which has now expired. This well contained site presents itself as a suitable housing site and its redevelopment would provide a positive landscape impact on a cleared site as well as an opportunity to regenerate. However, the site falls within a weak housing market area and the site will be subject to site remediation. The site is suitable but the deliverability is questionable.

7/FH/326	
SITE DETAILS	
Site Name	Land at Ferryhill block A
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	2.94
Estimated Yield	88
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, with allotments to the east, open countryside to the north and west, and existing housing to the south. The development of housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is contained on only one side (southern boundary) and development would entail an incursion into open countryside on visually prominent scarp slope not consistent with existing form and character of town.
Highways/ Access Issues	CONDITIONAL SUBJECT TO: This site is remote from the existing public highway on Hallgarth Terrace and as such would involve third party land or a potential ransom strip for any potential vehicular/pedestrian access. If the third party land issue was overcome development would be restricted to circa 75 no. dwellings on account of the existing 25 no. dwellings on Hallgarth Terrace.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and development would result in a significant adverse residual landscape and visual impact on account it would entail an incursion into open countryside on visually prominent scarp slope not consistent with existing form and character of town.
Biodiversity Impact	Arable fields, no known issues.
Heritage Impact	No issues identified.
Open Space Issues	Allotments, OSNA ID:OSNA1803
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site slopes steeply from south to north which would impact on the developability of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in a significant adverse residual landscape and visual impact on account it would entail an incursion into open countryside on visually prominent scarp slope not consistent with existing form and character of town.

7/FH/327	
SITE DETAILS	
Site Name	Land at Ferryhill Black B
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	13.54
Estimated Yield	406
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is detached from a settlement as defined in the Settlement Study 2015

7/FH/328	
SITE DETAILS	
Site Name	Ferryhill Ferryemount Aged Persons Home
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.18
Estimated Yield	5
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent and nearby land uses include residential and town centre uses. Ferry Hill library lies adjacent to the site and the Town Hall lies opposite.
Relationship to Settlement	None identified
Highways/ Access Issues	Highway access appears achievable onto site.
Landscape Impact	No Landscape impact. Within town centre with built development surrounding site.
Biodiversity Impact	None Identified
Heritage Impact	Potential impact upon the setting of the Grade II listed war memorial and Grade II listed Walton Memorial adjacent to the Town Hall which are only 20m southwest of the development site. Proposed new development on this site would feature strongly in the b
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site is suitable for housing. It lies within Ferryhill town centre with good access to services and facilities including public transport. There are no constraints which would impact the delivery of the site. However, site is occupied by existing use and would need to be cleared by land owner whom is Durham County Council.

7/FH/329	
SITE DETAILS	
Site Name	Land at Ferryhill Block C
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	13.70
Estimated Yield	411
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site is poorly related to the settlement pattern and form of Ferryhill, and development would represent a large incursion into countryside on prominent escarpment slopes at the entrance to the Ferryhill Gap gorge . Likely to have significant landscape and visual effects. An acceptable vehicular access would appear very difficult to achieve. The proximity of the site to The Carrs SSSI and Ferryhill Carrs LNR, Semi Natural Ancient Woodland and designated LWS would deem these sites unsuitable due to increased recreational pressure.

7/FH/330	
SITE DETAILS	
Site Name	Land at Ferryhill Block D
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	3.91
Estimated Yield	117
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site is poorly related to the settlement pattern and form of Ferryhill, and development would represent a large incursion into countryside on prominent escarpment slopes at the entrance to the Ferryhill Gap gorge . Likely to have significant landscape and visual effects. An acceptable vehicular access would appear very difficult to achieve. The proximity of the site to The Carrs SSSI and Ferryhill Carrs LNR, Semi Natural Ancient Woodland and designated LWS would deem these sites unsuitable due to increased recreational pressure.

7/FH/331	
SITE DETAILS	
Site Name	Land at Ferryhill Block E
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	2.26
Estimated Yield	68
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This site is poorly related to the settlement pattern and form of Ferryhill, and development would represent a large incursion into countryside on prominent escarpment slopes at the entrance to the Ferryhill Gap gorge . Likely to have significant landscape and visual effects. An acceptable vehicular access would appear very difficult to achieve. The proximity of the site to The Carrs SSSI and Ferryhill Carrs LNR, Semi Natural Ancient Woodland and designated LWS would deem these sites unsuitable due to increased recreational pressure.

7/FH/332	
SITE DETAILS	
Site Name	Feversham Terrace Garage Site and Allotments
Settlement	Chilton Lane
Local Plan Monitoring Area	Mid
Developable Area	0.40
Estimated Yield	12
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	CONDITIONAL - Subject to the widening of the rear lane to 4.8 metres and the creation of a 1.8 metres wide footway to the site frontage and pedestrian improvements to the C37.
Landscape Impact	Small urban allotment site. Unlikely to have significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Grade II listed Cleves Cross opposite adjacent to bus stop, small marker stone adjacent to highway unlikely to be affected by development on this site The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains wo
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA258
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently in use as allotment and whilst the landscape impact would be within acceptable parameters, the loss of allotments would need to be demonstrated.

7/FH/333	
SITE DETAILS	
Site Name	Dean Bank Grange Hackworth Close
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.26
Estimated Yield	8
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/18/00149/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

7/FH/334	
SITE DETAILS	
Site Name	West of Ferryhill Reservoir
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	1.83
Estimated Yield	55
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing residential areas to the south and open countryside to the north so there would be no amenity or compatibility issues.
Relationship to Settlement	The site is located to the north of Ferryhill and is prominent on the ridgeline on account that the town slopes northwards down towards Spennymoor.
Highways/ Access Issues	UNSUITABLE: On the basis of the SHLAA boundary the site is landlocked with no apparent link to the public highway.
Landscape Impact	Development would represent an incursion into open countryside on prominent ridgetop site on land beginning to fall to the north. Likely to have some locally significant landscape effects (significant adverse residual landscape and visual impact).
Biodiversity Impact	May need an assesment of indirect impacts on nearby SSSI and LWS.
Heritage Impact	No conservation issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	There are no flood issues with developing this site.
Topography	The topography of the site would have an influence on the layout of any development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would represent an incursion into open countryside on prominent ridgetop site on land beginning to fall to the north. Likely to have some locally significant landscape effects (significant adverse residual landscape and visual impact). The site is also landlocked with no apparent link to the public highway.

7/FH/335	
SITE DETAILS	
Site Name	Ferryhill Clevesferye House
Settlement	Ferryhill
Local Plan Monitoring Area	Mid
Developable Area	0.37
Estimated Yield	11
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site comprises of a vacant/derelict care home which is surrounded by residential properties to the east and south, and a public park and leisure centre to the west and north. Development of the site for housing would be compatible with existing uses.
Relationship to Settlement	The site is wholly located within the settlement and development would represent a regeneration opportunity of a previously-developed site.
Highways/ Access Issues	SUITABLE: Access via Lambton Road.
Landscape Impact	Developed urban site. No impact on designation. Some attractive young mature trees on site: it is likely that some could be retained in redevelopment of the site. Unlikely to have significant landscape effects (neutral landscape and visual impact).
Biodiversity Impact	May need an assesment of indirect impacts on nearby SSSI and LWS
Heritage Impact	This site includes Sniperley House and would require buidling recording should the Hall be demolished. This site also includes over 1ha of greenfield land which would need pre-determination evaluation.
Open Space Issues	Amenity Green Space, OSNA ID: OSNA2293
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not at risk of flooding.
Topography	The site is flat and would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is a former care home which is wholly located within the settlement and development would represent a regeneration opportunity of a previously-developed site.

7/KM/033	
SITE DETAILS	
Site Name	Land west of Kirk Merrington
Settlement	Kirk Merrington
Local Plan Monitoring Area	Mid
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agriculture and residential
Relationship to Settlement	The site is on the edge of the settlement and is bordered by housing on the east side but development would extend the settlement into open countryside
Highways/ Access Issues	Improvements to the B6287 would be required to provide adequate visibility and footpath adjacent to the carriageway. The B6287 Low Road is a 60mph design speed road and as such will require minimum junction sight visibility splays of 2.4 x 215 metres. The 215 metres 'Y' distance is open to relaxation subject to actual vehicle speeds being recorded along the section of the B6287 Low Road where the new access is to be created. The prospective applicant would need to commission a speed survey to record actual 85th %ile vehicle speeds. Possible 40mph buffer speed limit may be applicable as a result of actual vehicle speeds. To achieve this, hedgerow from the proposed access to the eastern boundary and possibly into adjacent Merrington Heights, may need to be removed, given the poor visibility caused by the bend in the road. This will have a significant impact on the setting on approaching the village. A link footpath based on an upgrade to the Public Right Of Way Public Footpath would be necessary to provide direct access on foot to the centre of the village.
Landscape Impact	Site is situated in a Landscape Conservation Priority Area (LCPA) and development of the site would have a significant adverse visual impact on the landscape, and would represent a prominent incursion into attractive countryside. This adverse impact would remain even after mitigation (perimeter/structural planting etc)
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Due to its location and scale, the development of this site would have a significant adverse impact on the setting of the conservation area. A recent assessment of the Kirk Merrington CA identified its fragile status and the need to preserve its setting
Open Space Issues	None Identified
Pollution Issues	None Identified

Flood Risk	There is an overland flow route on the site which would need to be mitigated
Topography	The site slopes down from both sides (east and west) to a valley in the middle which is where both the overland flow route and power lines run
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	<p>The site is situated on the edge of the settlement with poor access to services and facilities. The site is located in a LCPA and development would result in significant adverse landscape and visual impact, and have a detrimental impact on the CA. There would have to be highways improvements to enable access which could result in an urbanising effect on approaches into the village.</p> <p>Appeal dismissed in September 2017 citing lasting environmental harm from development due to its effect on the landscape and the character and appearance of the village.</p>

7/KM/034	
SITE DETAILS	
Site Name	South of Primary School
Settlement	Kirk Merrington
Local Plan Monitoring Area	Mid
Developable Area	1.32
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are school playing fields and agricultural land. The isolation of the site and it's visibility means that housing could be considered to be out of place.
Relationship to Settlement	The site is isolated from the settlement
Highways/ Access Issues	This site is remote from the settlement, has no footway links adjacent to the C37 and any new access would need to accommodate at least 2.4 x 215 metres junction sight visibility splays on the basis of the 60mph speed limit on the C37, which appear to be unachievable. The Highway Authority would not support the development of this site.
Landscape Impact	The site is isolated from the settlement and is within a Landscape Conservation Priority Area (LCPA). Development would have result in a significant adverse residual landscape and visual impact
Biodiversity Impact	No issues identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	Education, OSNA ID:OSNA2783
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The site slopes gently away from the settlement and is visible in the landscape. There are power lines across the site
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is isolated from the settlement and development would result in a significant adverse landscape and visual impact. An acceptable vehicular is not possible.

7/KM/036	
SITE DETAILS	
Site Name	South of Merrington Road
Settlement	Kirk Merrington
Local Plan Monitoring Area	Mid
Developable Area	0.97
Estimated Yield	29
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses are residential to the south-west and agriculture
Relationship to Settlement	The site would be an uncontained extension into the countryside. The site is on the eastern edge of the settlement
Highways/ Access Issues	On the basis of the size of this proposed development a simple 'T' junction access could be created to serve this site at the location of the existing agricultural double field gates, approximately 120 metres east of the existing speed limit signs. 2.4 x 160 metres junction sight visibility splay required to the west and 2.4 x 215 metres junction sight visibility splay required to the east of the access location.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and development would have significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified
Topography	The site slopes down to the south east but not steeply enough to prevent development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site could be considered to be a small part of 7/KM/037. As such it maybe considered suitable for development. However the site is on the edge of the settlement and would be an uncontained extension outside the settlement boundary. Development would result in a significant adverse landscape and visual impact.

7/KM/037	
SITE DETAILS	
Site Name	South of Merrington Road
Settlement	Kirk Merrington
Local Plan Monitoring Area	Mid
Developable Area	10.06
Estimated Yield	302
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Existing housing is located to the west of the site, with open countryside surrounding the remainder of the site.
Relationship to Settlement	The site adjoins the settlement on only its western boundary, and development would represent a large extension of the settlement into the open countryside.
Highways/ Access Issues	Highways consider the site to be accessible and could include 7/KM/036
Landscape Impact	The site is a Landscape Improvement Priority Area (LIPA) and development would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified
Heritage Impact	No issues identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site has some surface water and overland flow route issues which would have to be mitigated but may depend on how much of the site is to be developed
Topography	Although the site slopes down to the south east it would not prevent development. There are no physical constraints on the land
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a very large site when compared to the size of the existing settlement. It is on the edge of the settlement. Although there is some housing on part of the western edge most of the site is an incursion into open countryside and does not logically link to the settlement. A significant adverse residual landscape and visual impact would accrue.

7/KM/310	
SITE DETAILS	
Site Name	Land South of Village
Settlement	Kirk Merrington
Local Plan Monitoring Area	Mid
Developable Area	1.69
Estimated Yield	51
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located on the edge of the settlement and the surrounding land is in mainly agricultural use.
Relationship to Settlement	The site is not consolidated with the existing built environment. The site would be an unconstrained extension into the open countryside
Highways/ Access Issues	An access for this site would need to incorporate a 2.4 x 215 metres junction sight visibility splay back towards Chilton, which does not appear achievable and hence a safe access could not be created.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA) and development would have a significant adverse residual landscape and visual impact.
Biodiversity Impact	No issues identified at the moment
Heritage Impact	No issues identified at the moment
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1774
Pollution Issues	None Identified
Flood Risk	There are no issues identified
Topography	There are powerlines across the site but the site itself would be developable from a topography point of view.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is not considered to consolidate the built environment, and is poorly related to the existing settlement. Development would result in a significant adverse residual landscape and visual impact. Highways consider the site is not safely accessible

7/KM/311	
SITE DETAILS	
Site Name	Land East of B6288 Kirk Merrington
Settlement	Kirk Merrington
Local Plan Monitoring Area	Mid
Developable Area	4.49
Estimated Yield	135
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Although there is housing abutting the site on the southern edge it is up a scarp slope and the site feels isolated from the settlement. Adjacent land uses are agriculture and development would be out of character with this
Relationship to Settlement	The site is isolated from the settlement and would represent a significant incursion into open countryside. The least visually prominent part of the site (below the scarp slope) would be completely detached from the settlement.
Highways/ Access Issues	SUITABLE 2 A suitable access could be engineered onto the B6288, which would have very good junction sight visibility to the north into the de-restricted speed limit zone and could benefit from the relocation of the 30mph speed limit.
Landscape Impact	The site is within a Landscape Improvement Priority Area (LIPA). Development would have a significant adverse residual impact. Development would be an incursion into open countryside poorly related to the existing settlement form on a prominent scarp slope
Biodiversity Impact	No impact identified at the moment
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There is an overland flow route across the northern edge of the site
Topography	The northern part of the site is the flattest part but if development was to go here it would be completely isolated from the settlement. The southern part ends in a steep scarp slope
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is very visible. Development would be an incursion into open countryside poorly related to the existing settlement form on a prominent scarp slope. This would result in a significant adverse residual landscape and visual impact. The northern most part of the site is the flatter part but development here would be completely isolated from the settlement.

7/MB/109	
SITE DETAILS	
Site Name	Land at Former Welfare Club
Settlement	Countryside - Mid
Local Plan Monitoring Area	Mid
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/MF/112	
SITE DETAILS	
Site Name	New South Farm
Settlement	Mainsforth
Local Plan Monitoring Area	South East
Developable Area	0.31
Estimated Yield	9
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently grassland with some mature vegetation on the site. To the north of the site are low density residential properties. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated
Relationship to Settlement	Site is contained partially on just 1 side. Development would represent and small extension into the open countryside.
Highways/ Access Issues	Conditional - On the basis that the existing private access track already serves 4 no. dwellings a 5th dwelling would be permitted to be constructed to utilise the private access onto the C69. Vehicular access rights over the private access track to and from the site would need to be clarified/secured by any potential developer of this site. The rights of users of the existing Public Right Of Way Public Footpath that exists on the private access track will need to be secured alongside any potential development.
Landscape Impact	Significant adverse residual impact. There is mature vegetation on the site, difficult to see how it could accommodate more than a couple of houses without a significant impact.
Biodiversity Impact	The site is considered to potentially host Great Crested Newts and as such further advice should be sought.
Heritage Impact	There has already been some infill properties to the west of the village but the historic core remains legible. Low density scheme which retains any trees of amenity value may be acceptable.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Mature vegetation on the site. This is likely to impact on layout and design and significantly reduced the yield of this site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The nature of the site allows only a very small yield. More units would result in a significant adverse residual landscape and

	visual impact. The site is within an unsustainable location, it is therefore unsuitable for housing.
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7/MI/004	
SITE DETAILS	
Site Name	Land east of Middridge Village
Settlement	Middridge
Local Plan Monitoring Area	South
Developable Area	0.75
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has housing on its south western boundary, with the remainder of the site surrounded by open countryside.
Relationship to Settlement	The site is poorly related to the settlement and development would represent a significant protrusion into the open countryside.
Highways/ Access Issues	This site is remote from the public highway and has Village Green between the C35 Middridge Road and the site. Access cannot readily be achieved to this site.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into open countryside poorly related to the existing settlement form.
Biodiversity Impact	The site is within 500m of GCNs and approx 400m from LNR (Byerley) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is directly adjacent to the Middridge Conservation Area. Potential adverse impact upon the setting of the conservation area, eroding its relationship with the surrounding countryside. Mitigation could include reduction in site area to a smaller expan
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is elevated from the road and slopes gently.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly related to existing settlement form and development would represent an incursion into open countryside which would result in a significant adverse residual landscape and visual impact. An acceptable vehicular access is not achievable.

7/MI/005a	
SITE DETAILS	
Site Name	Land north of Middridge
Settlement	Middridge
Local Plan Monitoring Area	South
Developable Area	1.76
Estimated Yield	53
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is considered to be detached from the settlement of Middridge.

7/MI/005b	
SITE DETAILS	
Site Name	Land north of Middridge
Settlement	Middridge
Local Plan Monitoring Area	South
Developable Area	0.87
Estimated Yield	26
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is an incursion into open countryside. The site is bounded on the South and West by housing.
Relationship to Settlement	The site is poorly related to the existing settlement form.
Highways/ Access Issues	There would appear to be intervening third party land between the site and the existing public highway which would prevent access being created onto the public highway in The Meadows.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) and development would represent an incursion into open countryside poorly related to existing settlement form. A significant adverse residual landscape and visual impact would accrue.
Biodiversity Impact	The site is within 500m of GCNs and 700m of LNR (Byerley) and may increase levels of local recreational pressure. Further advice should be sought from the Ecology team in respect of any mitigation measures required. As for all sites an ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is within Conservation Area.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The Close to the South is identified in the SFRA as prone to surface water flooding.
Topography	Site rises to the North.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent an incursion into open countryside poorly related to existing settlement form. This would result in a significant adverse residual landscape and visual impact. There would appear to be intervening third party land between the site and the existing public highway which would prevent access being created onto the public highway in The Meadows.

7/MO/01	
SITE DETAILS	
Site Name	Land at Mordon
Settlement	Mordon
Local Plan Monitoring Area	South East
Developable Area	0.42
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land with some residential properties to the south. The wider character of the area is open countryside. The site is within 200m of a small sewage treatment works and there may be some mitigation issues associated with t
Relationship to Settlement	Site is contained on only one side and its development represents an extension of the settlement westwards.
Highways/ Access Issues	Front of site is protected by Village Green presumably making access unachievable. Access would therefore appear to be a problem.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 930 metres of Railway Stell West SSSI and may increase levels of local recreational pressure.
Heritage Impact	Development is within Mordon Conservation Area. Impact may not be possible to mitigate due to: This open space allows attractive views out to the surrounding countryside which forms the setting of the conservation area. The character and appearance of thi
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site. Some mature trees at southern boundary which may impact on design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is inaccessible. In addition its development would have a significant adverse residual landscape and visual impact. Poor sustainability. The site is therefore unsuitable.

7/NA/003	
SITE DETAILS	
Site Name	Land west of Greenfield School
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	15.72
Estimated Yield	472
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site adjoins existing housing and a school to the north east of the site. The Western and Southern edge of the site extends into the open countryside. A noise assessment and appropriate mitigation may be required in respect of proximity to Bishop Auc
Relationship to Settlement	The site is situated in an edge of centre location which is peripheral location to the built up form of the settlement. Development would represent a significant extension of the settlement to the SW.
Highways/ Access Issues	Significant highway improvements required. There would appear to be no direct access towards Newton Aycliffe and any access would appear to rely on major highway improvements to Walkers Lane and into Middridge Village itself. This is a significant site, which could potentially yield between 600 and 800 dwellings which would require a major junction improvement in Middridge Village, which would be restricted by the existing Village Green. For these reasons it is considered that the site cannot be served by an adequate access.
Landscape Impact	Development of the site would have a significant adverse residual landscape and visual impact. This impact precludes the site from development.
Biodiversity Impact	Site is adjacent to Byerley LNR and a pond with potential for GCNs is within 500m of the site. Further investigation by proposer required to establish what mitigation may be necessary for reducing potential adverse effect to Byerley LNR and protected species as a result of increased recreational impact. This may involve provision of alternate greenspace to reduce potential increased recreational impact.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA3242
Pollution Issues	None Identified
Flood Risk	Vast majority of the site is FZ1 and is therefore developable. A watercourse runs through the site and borders the eastern boundary. The northern part of site is within FZ3B and FZ3A transects site. Site also liable to surface water flooding. The layout s

Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is poorly related to services and facilities within Newton Aycliffe. An acceptable vehicular access is not achievable. Development would result in a significant adverse residual landscape and visual impact.

7/NA/005	
SITE DETAILS	
Site Name	Eldon Whins
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	6.90
Estimated Yield	207
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/00985/OUT
SITE ASSESSMENT	
Adjacent Uses	Site is located on the western edge of the settlement so residential properties are present to the East of the site. Open countryside exists to the west of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is currently contained on 1 side and represents an extension to the settlement westwards. Nonetheless, development would represent logical expansion in the overall settlement morphology.
Highways/ Access Issues	SUITABLE: Outline planning permission granted. Reserved matters application, Ref. DM/18/01810/RM, by Keepmoat Homes currently being considered with access arrangements agreed with Highway Authority.
Landscape Impact	The development of this site would result in some adverse residual landscape and visual impact. This assumes retention of mature woodland and mitigation consisting of substantial structural landscaping to Middridge road and open western/northern edges to maintain rural character and prevent coalescence issues with Middridge. Opportunity to develop the neighbouring woodlands as community woodlands aiding the provision of accessible semi natural greenspace as identified in the OSNA. May help to reduce potential increased recreational impact to The Moor LNR.
Biodiversity Impact	Site is adjacent to Byerley LNR. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. Site now has planning permission.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation

	measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is mainly flat but does rise gently to the north and west, but this would pose no barriers to development. Features exist within the site (trees/hedgerows etc) which may need to be retained and would impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is situated on the edge of the settlement, but represents a logical expansion of the town. Site now has outline planning permission. .

7/NA/005b	
SITE DETAILS	
Site Name	Eldon Whins
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.70
Estimated Yield	51
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use and adjoins a site which now benefits from planning permission for housing. Open countryside exists to the west towards Middridge. Development of the site for housing would be compatible with adjacent land uses (e
Relationship to Settlement	The site is located to the west of the town but represents a logical expansion of the settlement. Site is part of a long standing housing allocation (Eldon Whins) from the Sedgfield Borough Local Plan. In conjunction with the land to the east (7/NA/005)
Highways/ Access Issues	SUITABLE: This site is part of a current Persimmon Homes planning application, Ref. DM/17/01436/FPA, currently being considered with access arrangements agreed with Highway Authority.
Landscape Impact	Development of the site would represent a small incursion into open countryside if developed after 7/NA/005. No impact on any landscape designations and site is within a Landscape Conservation Priority Area (Landscape Strategy). Potential for mitigation of effects in shallow views though perimeter planting. Unlikely to have significant landscape effects (some adverse landscape and visual impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	There are no flooding issues associated with this site.
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is located to the west of the town but represents a logical expansion of the settlement if developed in conjunction with, or after the site to the west (7/NA/005) which benefits from planning permission. Site is currently the subject of a 'live'

	planning application by Persimmon Homes. Landscape impact of developing the site would be within acceptable parameters with planting.
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7/NA/009	
SITE DETAILS	
Site Name	South of Agnew Plantation (Agnew 5)
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.17
Estimated Yield	95
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02243/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by residential properties, and its development for housing would be compatible with existing uses. The site is currently allocated for housing development in the existing Local Plan (1996) but has not been implemented.
Relationship to Settlement	Site is contained wholly within the settlement.
Highways/ Access Issues	Moderate highway improvements required. Vehicle access is possible from Woodham Way via a junction which would need to be separated from the road junctions on the opposite side. Pedestrian links would be required.
Landscape Impact	Development of this site would result in some adverse residual landscape and visual impact, however, this does not preclude the site from being developed.
Biodiversity Impact	The Moor Local Nature Reserve (LNR) is within 800m of the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to the LNR as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Natural Green Space (Limited Access), OSNA ID:OSNA2639
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any barriers to development. There are some mature trees and vegetation which may need to be incorporated into the design and layout of any development which takes place.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is wholly contained within the settlement with good access to facilities. Good access to the town centre, as well as

	employment opportunities at Aycliffe Business Park Site is under construction to Chapter Homes.
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7/NA/015	
SITE DETAILS	
Site Name	Land North of Woodham Golf Course
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	4.03
Estimated Yield	121
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This Site is considered to be detached and isolated from Newton Aycliffe.

7/NA/079	
SITE DETAILS	
Site Name	Former Elmfield Primary School
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.43
Estimated Yield	13
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is substantially surrounded by housing and its development for residential purposes would be compatible.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	This site can be access via the existing public highway network.
Landscape Impact	Redevelopment of this site would result in some adverse residual landscape and visual impact, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	Site is adjacent to West Park which is known to have GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	None identified.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1806
Pollution Issues	None Identified
Flood Risk	The majority of the site falls within floodzone 2 (Medium Probability), but there are parts around the lake and the location of the former school which are Floodzone 3A (High Probability). A site specific Flood Risk Assessment (FRA) would need to be prepa
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is wholly contained within the settlement and development would re-use previously development land. EA have confirmed that development is possible provided a FRA is produced and development avoids parts of the site at high risk of flooding. Not an attractive entrance into the site unlikely to be marketable.

7/NA/090	
SITE DETAILS	
Site Name	Land south of Agnew Plantation
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.72
Estimated Yield	22
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/00248/FPA
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by residential properties, and its development for housing would be compatible with existing uses. The site is currently allocated for housing development in the existing Local Plan (1996) but has not been implemented.
Relationship to Settlement	Site is contained wholly within the settlement.
Highways/ Access Issues	Development of this site relied on the development of Site ref. 7/NA/009, Agnew 5 to provide a link for vehicular and pedestrian access. However the design of Agnew 5 has been granted planning permission and is now under construction without any vehicular or pedestrian access link through to this site, which must now be deemed to be inaccessible for motor vehicles from a highways point of view.
Landscape Impact	Peripheral landscaping required. Some adverse residual landscape and visual impact remains following mitigation.
Biodiversity Impact	The Moor Local Nature Reserve is within 800m of the site. Further investigation required by proposer to establish what mitigation may be necessary in respect of reducing potential adverse effect to The Moor LNR as a result of increased recreational impact/habitat disturbance.
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2639
Pollution Issues	None Identified
Flood Risk	Some minor surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is wholly contained within the settlement with good access to facilities and services. The site will be developed in conjunction with the adjoining site to the south (7/NA/009) and is under construction to Chapter Homes.

7/NA/091	
SITE DETAILS	
Site Name	Land south of Woodham Way
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by housing and its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is wholly contained within the settlement.
Highways/ Access Issues	Access to this site should be as close to No.1 Brafferton Close as possible and should be restricted to 25 or so dwellings. Existing vegetation adjacent No.1 Brafferton Close must be removed to achieve sight visibility splay.
Landscape Impact	Development of this site would result in some adverse residual landscape and visual impact, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	The Moor (LNR) is situated 800m from the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	None identified.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1987
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst this site is wholly contained within the settlement with good access to shops and facilities, it's development would result in the loss of amenity open space within an urban residential area.

7/NA/092	
SITE DETAILS	
Site Name	Land north of St Oswald's Park
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.95
Estimated Yield	29
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as open space. To the north of the site are allotments, to the west is housing, to the south is a park and the A167 is to the east. In view of adjacent land uses development for housing would be a compatible use and no signifi
Relationship to Settlement	The site is wholly contained within the settlement by the A167 to the east and housing to the west.
Highways/ Access Issues	No access will be permitted onto the A167. However as a result of Manual for Streets, Washington Crescent would be deemed to be able to accommodate the 33 additional dwellings, although there would appear to be intervening 3rd party DCC owned land between the site and the nearest available public highway.
Landscape Impact	Development of this site would have some adverse residual landscape and visual impact. This is based on the assumption that the mature trees would be retained.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA125
Pollution Issues	None Identified
Flood Risk	No significant issues. A small part of the site (centre) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by fl
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in the loss of outdoor sports space which serves the surrounding residential areas. Site does not have a direct highway access, and intervening land is owned by DCC which would impact on viability.

7/NA/130	
SITE DETAILS	
Site Name	Land west of Middridge Road
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	18.29
Estimated Yield	549
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is located on the western edge of the settlement so residential properties are present to the East of the site (although Middridge Road intervenes in between). Open countryside exists to the west of the site. In view of adjacent land uses no amenity
Relationship to Settlement	The site is within a peripheral location to the build up form of the settlement. The site is remote given the severance of Middridge Rd.
Highways/ Access Issues	The two areas of land that make up this site of 24.38 ha, circa 730 dwellings, straddle the C34 Moor Lane which has a poor horizontal alignment in the vicinity of Eldon Moor House. In addition, the poor vertical alignment in the vicinity of the C35 Middridge Road to the north of the C34 Moor Lane Junction means that the existing public highway alignment and junction arrangement would be deemed to be unsuitable to serve a residential development of this magnitude. Highways would request a re-alignment of the C34 Moor Lane from Eldon Moor House to a point on the C35 Middridge Road a min. of 100 metres north of the existing road junction with the C34 Burn Lane. Junction sight visibility requirements will be a prime criteria consideration in determining where the new junction is to be located. The existing redundant section of the C34 Moor Lane must be formally Stopped Up. The new road junction onto the C35 Middridge Road will need to accommodate a protected right turn lane in association with a relocation of the start of the 40mph zone. Off-site pedestrian and cycleway linkages towards Burn Lane would be required.
Landscape Impact	Substantial structural landscaping required to roads and western edge of the site. Despite this, some adverse residual landscape and visual impact would accrue if development took place.
Biodiversity Impact	The site is within 200m of GCNs (on adjacent site) and 550m of The Moor (LWS). Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Further investigation required by proposer. There may be the remains of a prehistoric settlement on site so the presence and

	identification of archaeological features at the site will need to be investigated further through desk based research and subsequ
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Various parts of the site are at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is relatively flat and would pose no barriers to development, however, features exist (trees, hedgerows etc) which may impact upon layout/design of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is considered to have poor access to services given the severance of Middridge Road. Significant highway improvements necessary which could impact on viability as well as alter the character and appearance of the area through removal of hedgerows to achieve visibility splays. This would have an urbanising effect.

7/NA/136	
SITE DETAILS	
Site Name	Woodham Burn Site
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	10.05
Estimated Yield	302
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing housing to the north and west. The A167 borders the site to the east, with allotments to the south. In view of adjacent land uses no significant amenity issues are anticipated, although noise attenuation measures may be ne
Relationship to Settlement	The site is located on the edge of the settlement and contained on 1 side (western edge). The A167 borders the site to the east so development would not represent un-contained sprawl or encroachment into the countryside. Site preferential to Low Copelaw o
Highways/ Access Issues	CONDITIONAL - Access could be created onto the A167 in accordance with the approved access arrangement associated with the historic Equestrian Centre approval. A limited number of dwellings could be served via Cheltenham Way. Pedestrian and cycle linkage required to existing residential settlement.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). Development would result in serious landscape harm that would adversely affect the area's character and appearance. This assessment assumes substantial structure planting along A167 to screen development and substantial corridor of GI along the Woodham Burn floodzone. This would affect potential quantum of development. Could be scope for flood alleviation works.
Biodiversity Impact	Site includes large area of Woodham Burn catchment therefore substantial standoff from watercourse will be required together with alternate greenspace provision.
Heritage Impact	No known HE issues but site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through geophysical survey and subsequent investigation as necessary.
Open Space Issues	Education, OSNA ID: OSNA161
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required

Flood Risk	As the site is adjacent to an area of functional flood plain (3b&a) the layout of the site and incorporation of overland flows through appropriate SuDS would be required to ensure that this flood risk was not increased.
Topography	The site is relatively flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development would result in serious landscape harm that would adversely affect the area's character and appearance. This assessment assumes substantial structure planting along A167 to screen development and substantial corridor of GI along the Woodham Burn floodzone. This would affect potential quantum of development. It would need to be demonstrated how the layout of development would be compatible with the adjacent areas of land at high risk of flooding.

7/NA/138	
SITE DETAILS	
Site Name	Land south of Middridge Road
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.91
Estimated Yield	117
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is located on the western edge of the settlement so residential properties are present to the East of the site, although these are physically separated by the landscape buffer. Open countryside exists to the west, north and south of the site. Amen
Relationship to Settlement	The site is situated to the west of Newton Aycliffe and physically detached from the settlement by the LNR.
Highways/ Access Issues	The existing C35 frontage to this site would be deemed to be unsuitable to serve a residential development of this size, which could potentially yield 180-240 dwellings, larger than the 134 dwellings in the existing Middridge Village. Significant highway improvements would be required to the C35 Middridge Road to accommodate residential development of this scale.
Landscape Impact	Development of site would require structural landscaping. Despite mitigation the development of the site will have a significant adverse residual landscape and visual impacts and will contribute to coalescence with Middridge.
Biodiversity Impact	Site is adjacent to Byerley LNR so further ecological investigations would be required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect as a result of increased recreational impact. This could include the provision of alternate greenspace to reduce potential increased recreational impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site is virtually entirely flood zone 1 and is developable. There are very small areas of flood zone 3 which can be avoided easily. It should be noted, there is a history of surface water flooding in the area. Further investigation required by proposer to
Topography	Site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in a significant adverse residual landscape and visual impact and result in

	coalescence with Middridge Village. The site has a poor relationship with settlement pattern (detached and isolated).
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7/NA/140	
SITE DETAILS	
Site Name	Woodham Golf Course
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	10.25
Estimated Yield	308
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02070/OUT
SITE ASSESSMENT	
Adjacent Uses	Development of the site will be compatible to both the built up form, fields and the remaining golf course.
Relationship to Settlement	The site is partially contained by existing development.
Highways/ Access Issues	SUITABLE- Access arrangements to this site must be in accordance with those approved under the Ref. DM/15/02070/OUT planning permission granted 7.6.16.
Landscape Impact	Large incursion into countryside poorly related to settlement form. Not generally prominent in views from public vantage points if screened by approved development to northern edge. No statutory or locally designated landscape sites are located within or immediately adjacent to the application site.
Biodiversity Impact	No statutory or locally designated ecological sites are located within or immediately adjacent to the application site.
Heritage Impact	Impact on heritage analysed as part of recent planning application DM/15/02070/OUT. Heritage statement submitted and concluded no impact on setting of Windlestone or Middridge Conservation Areas, or listed buildings at Windlestone, conservation officer co
Open Space Issues	Outdoor Sport (Private), OSNA ID:OSNA846
Pollution Issues	None Identified
Flood Risk	Overland flow route and surface water issues requiring assessment in regards to sustainable urban drainage systems as required for larger sites.
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The principle of residential use has been established through the development management process whereby the Local Planning Authority is minded to approve (Outline Planning Permission) for 50 dwellings subject to the completion of a S106 agreement. The partially contained site is on the edge of a large town with access to its services and facilities. This site does not present any unacceptable constraints that would preclude residential development and could be developed

	without significant effects on the landscape, heritage assets, residential amenity, ecology, flood risk and drainage.
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7/NA/185	
SITE DETAILS	
Site Name	Windlestone Home Farm
Settlement	Countryside - Mid
Local Plan Monitoring Area	Mid
Developable Area	1.00
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03095/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has Planning Permission for conversion of farm buildings to dwellings.

7/NA/186	
SITE DETAILS	
Site Name	Site N
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.65
Estimated Yield	50
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by residential properties, and its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is contained wholly within the settlement.
Highways/ Access Issues	Site to be accessed via single junction onto existing public highway (Burnhill Way). This should be 50m from Woodham Way junction opposite, centre line to centre line.
Landscape Impact	Development of site would result in some adverse residual landscape and visual impact, however, this is not considered to sufficiently harmful to preclude development.
Biodiversity Impact	The Moor Local Nature Reserve (LNR) is adjacent to the site. Further ecological investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect as a result of increased recreational impact.
Heritage Impact	The site is over 1ha so an archaeological survey will be required as part of any future planning application.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site is wholly contained within the settlement with good access to facilities at Cobblers Hall and the town centre. Good access to the town centre, as well as employment opportunities at Aycliffe Business Park. Resolution to dispose of the site.

7/NA/187	
SITE DETAILS	
Site Name	Site O
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.49
Estimated Yield	105
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	7/2012/0005/DM
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by residential properties, and its development for housing would be compatible with existing uses. Therefore no amenity issues are anticipated.
Relationship to Settlement	Site is contained wholly within the settlement.
Highways/ Access Issues	Site to be accessed via 2 junctions onto existing public highway (Cobblers Hall Road) linked by internal loop within the site layout.
Landscape Impact	The development of this site would require peripheral landscaping. Despite this form of mitigation some adverse residual landscape and visual impact will remain, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	The Moor Local Nature Reserve is adjacent to the site. Further ecological investigation by proposer required to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect as a result of increased recreational impact.
Heritage Impact	None identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA65
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is wholly contained within the settlement. It has good access to facilities and employment opportunities, and is located in a relatively strong market area. Good access to the town centre, as well as employment opportunities at Aycliffe Business Park. Site is under construction to Keepmoat.

7/NA/189	
SITE DETAILS	
Site Name	Land at Hawkshead Place
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.60
Estimated Yield	48
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been developed (permission implemented).

7/NA/247	
SITE DETAILS	
Site Name	Site J
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.14
Estimated Yield	94
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2004/0431/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA3142
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site received consent in 2004 and is complete.

7/NA/313	
SITE DETAILS	
Site Name	Low Copelaw
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	73.95
Estimated Yield	2219
Land Typology	Mostly Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is mainly surrounded by agricultural land to the south and east. Some residential dwellings are present to the north of the site, as part of the Young People's Centre. An autism centre and secure unit have recently been developed to the north of
Relationship to Settlement	The site is within a peripheral location to the built up form of the settlement, and is severed by the A167.
Highways/ Access Issues	Significant highway improvements required to develop the site. This includes improvements to the local road network and a new junction onto the A167 will be required to replace the existing access. The new junction would be located opposite the existing Central Avenue junction and would involve a redesign of the junction and new traffic signals/or a roundabout. An internal connecting loop road system must link to a secondary access onto the C34, Ricknall Lane, which must be served via an upgrading/widening of the C34, Ricknall Lane, including the signalisation/improvement of the existing junction arrangement of the C34, Ricknall Lane with the A167. A new secondary signalised access direct onto the A167 to basically serve the Church Commissioners land would not be supported, unless it was related to the re-alignment of the C34, Ricknall Lane to the north of the existing Public House/Hotel site. The need for a re-alignment of the C34, Ricknall Lane may be as a result of poor northbound forward sight visibility on the dual carriageway section of the A167 and/or the inability to create sufficient 2 lanes vehicle capacity on the C34, Ricknall Lane approach onto the A167. Any re-alignment of the C34, Ricknall Lane could require the closure of the existing vehicular access into the existing Public House/Hotel site and the creation of a new vehicular access onto the re-aligned section of the C34, Ricknall Lane. Traffic management measures to promote sustainable modes of transport such as walking and cycling will create sustainable access to the town centre and Aycliffe Business Park located less than 1.5 miles to the south.
Landscape Impact	Development of the site would require retention of existing mature vegetation/landscaping and trees, as well as substantial structural landscaping to open perimeters where appropriate. Site layout may need to avoid area of rigg and furrow. Despite this form of mitigation some adverse visual impact on the

	landscape and its designations will remain, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	Site is within 500m of a pond with potential for great crested newts. An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Parts of the site has some surface water flooding issues. Further investigation required by applicant to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Features exist (trees/hedgerows) which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site presents an opportunity to develop a sustainable urban extension to the settlement, which due to flatness of terrain and shallowness of views could be accommodated with relatively low landscape and visual impact. Scale of site will deliver critical mass to deliver additional facilities on site. Site is located close to town centre, although separated by A167. Severance issues with N. Aycliffe to be overcome by improved crossing facilities to promote sustainable modes of transport and pedestrian access from the site.

7/NA/324	
SITE DETAILS	
Site Name	Police Station
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.41
Estimated Yield	12
Land Typology	100% PDL
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by a police station with housing present to the east and a Fire Station to the west of the site. The town centre is located to the north of the site with Central Ave in between. In view of adjacent land uses no significant a
Relationship to Settlement	The site is located wholly within the settlement of Newton Aycliffe.
Highways/ Access Issues	A new access would be required located centrally on the site frontage to Central Avenue to achieve separation from the junction opposite the existing access.
Landscape Impact	The site is an existing police station located within the build up area of Newton Aycliffe. Redevelopment of the site for housing would have a neutral landscape and visual impact.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	No issues identified.
Open Space Issues	Education, OSNA ID:OSNA2507
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is wholly contained within the settlement with excellent access to the town centre. Development would re-use PDL occupied by vacant Police Station. Site has been developed for a 56 bed residential care home (use class C2) so will not be developed for residential units (use class C3).

7/NA/325	
SITE DETAILS	
Site Name	Shafto House
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.37
Estimated Yield	11
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2011/0281/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Gleeson Homes have completed their development comprising of 19 units.

7/NA/326	
SITE DETAILS	
Site Name	Land adjacent to Woodham Community College
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.23
Estimated Yield	97
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by residential properties, and its development for housing would be compatible with existing uses and no amenity issues area anticipated.
Relationship to Settlement	Site is contained wholly within the settlement.
Highways/ Access Issues	Minor localised highway improvements required. Site to be accessed via single junction onto existing public highway (Hardinge Road/Wiseman Walk).
Landscape Impact	Development of the site will require peripheral landscaping. Some adverse residual landscape and visual impact would accrue with development, but this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Education, OSNA ID:OSNA161
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site is adjacent to floodplain of Woodham burn and liable to surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site is wholly contained within the settlement with excellent access to shops, services and facilities in Newton Aycliffe town centre. This site is not used as playing fields.

7/NA/326a	
SITE DETAILS	
Site Name	Woodham Community College
Settlement	Woodham
Local Plan Monitoring Area	South
Developable Area	1.68
Estimated Yield	50
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has Woodham Academy to the east, fenced off land to the west (7/NA/326), housing to the south and the burn to the north. Development of the site for housing would be compatible with existing uses.
Relationship to Settlement	The site is wholly located within Newton Aycliffe.
Highways/ Access Issues	CONDITIONAL: Potential for access onto Neile Road but there is third party land between the site and the public highway, believed to be owned by Livin, which may prevent development. If site were to be developed in conjunction with adjoining site (7/NA/326) the larger land parcel could be served by two access points (Hardinge Road and Neile Road) which would provide more dispersal routes for traffic on to Central Avenue and Burn Lane.
Landscape Impact	Consolidation / infill of undeveloped playing field land within the settlement (as part of wider development) and seen generally in an urban context. No impact on landscape designation. Unlikely to have significant landscape effects (some adverse residual landscape and visual impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues.
Open Space Issues	Education, OSNA ID: OSNA161
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not within a flood zone.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently in use as a playing pitch wholly located within the settlement of Newton Aycliffe. An updated Playing Pitch Strategy (PPS) and Action Plan (PPAP) would need to demonstrate that the pitch is surplus to requirements and that it is not required to meet identified demand in the area.

7/NA/327	
SITE DETAILS	
Site Name	Former Greenfield Nursing Home
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.44
Estimated Yield	13
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2012/0199/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is built out.

7/NA/328	
SITE DETAILS	
Site Name	Land North of Middridge Lane
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	8.57
Estimated Yield	257
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land, and the site is substantially by farmland. Development would extend into the open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is in a peripheral location to the built up form of the settlement and is remote given the severance of Middridge Road.
Highways/ Access Issues	This site could be served via a new access onto the existing roundabout at the junction of the C35 Middridge Road and Burnhill Way. Adjustments to the existing roundabout would be required, which is already subject to adjustment works in relation to the extant 2012 planning permission relating to the Woodham Golf and Country Club. Development of this site could resurrect the Policy T8e C35 Rushyford to Aycliffe Improvements road scheme included in the former Sedgefield Borough Local Plan.
Landscape Impact	Development of site would require structural landscaping. Despite this, some adverse landscape and visual impacts would occur on account the development represents an incursion into attractive wooded countryside. Mitigation assumes substantial structural landscaping and assumes implementation of housing permission to golf course.
Biodiversity Impact	Site is within 500m of a pond with potential for GCNs and 1.4km of Mill Wood (CWS). Further detailed ecological assessments required by proposer to ascertain the site's ecological value and the presence of protected species, and also establish what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Further investigation required by proposer to establish if there would be an impact on Windlestone Conservation Area. Sensitive development will be required to generate a good quality living environment which respects its setting.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation

	measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The majority of the site is relatively flat farmland with few topographical constraints. No barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site has poor access to services and facilities within Newton Aycliffe and is severed from the settlement by Middridge Road. Site has poor relationship with settlement pattern overall and development would represent an incursion into open countryside.

7/NA/329	
SITE DETAILS	
Site Name	Land North of Travellers' Green
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/01831/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is contained by the A167 (east) and a woodland to the west of the site. A noise assessment may be required in respect of the proximity of this site to the A167. Measures to minimise air and noise pollution (structural planting) are likely to be
Relationship to Settlement	Site is currently contained on 1 side and represents an extension to the settlement.
Highways/ Access Issues	Moderate highway improvements required at the existing road junction arrangement in the vicinity of no. 25, Travellers Green. Minor footway improvements required.
Landscape Impact	Development of site would require structural landscaping, particularly along eastern boundary. Some adverse landscape and visual impacts will result due to incursion into long standing green wedge outside of mature structural landscaping along the settlement edge - but visually well contained and would be screened further by additional planting along eastern perimeter.
Biodiversity Impact	Aycliffe Nature Park (CWS) is within 200m of the site, and GCNs are known to be present in the area. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect to a CWS and protected species as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA1261
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	A large proportion of this site is liable to surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	Site is relatively flat and would not pose any barriers to development, however, there are some features on the site which may impact upon layout/design of development that does take place.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is well related to the settlement and contained by the A167. Landscape impact can be mitigated through extensive planting along the eastern boundary. Site is situated on the edge of the settlement, but represents a logical expansion of the town to the east on account it is reasonably well located to services and facilities at the town centre, and employment opportunities at Aycliffe Business Park. Site now has planning permission for 79 houses and is under construction.

7/NA/331	
SITE DETAILS	
Site Name	Bluebell Filling Station
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.33
Estimated Yield	10
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2013/0307/DM
SITE ASSESSMENT	
Adjacent Uses	The site is located within an area of the town which comprises of a mixture of uses which are compatible to a residential re use. No amenity issues have been identified which would impact adversely upon prospective residents or present a conflict with ex
Relationship to Settlement	Previously developed site contained within the built up area.
Highways/ Access Issues	A suitable access is achievable in principle.
Landscape Impact	Acceptable in principle, however a landscape scheme would need to provide suitable treatment along boundaries, especially adjacent the Middridge Road and Greenfield Way verges as well as to the south-west boundary with the footpath.
Biodiversity Impact	Standard ecological surveys would be required, as well as on site biodiversity delivery and mitigation as necessary.
Heritage Impact	The site is not related to a designated heritage asset and therefore no adverse heritage impacts are anticipated.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1076
Pollution Issues	No known issues.
Flood Risk	Some areas of the site at risk of surface water flooding and overland flow. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site has previously benefitted from outline approval for the erection of 6 residential dwellings. The site is located within Newton Aycliffe and would involve the redevelopment a previously developed site.

7/NA/332	
SITE DETAILS	
Site Name	Former Horndale Working Mens Club Meadowfield Way
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.47
Estimated Yield	14
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is cleared previously-developed land (former Horndale Working Mens Club), and surrounded by housing. Its development for housing would be compatible with existing adjacent land uses.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	Conditional - Planning permission for 19 dwellings was refused on this site on 14 September 2007, Ref. 7/2007/0382/DM. Access issue onto Meadowfield Way, too narrow to meet highway adoption standards, which necessitates the inclusion of highway verge (ransom strip).
Landscape Impact	The site forms part of the urban/developed landscape. Development would result in some adverse residual landscape and visual impact. There are some semi-mature tree within site which could be retained within housing layout.
Biodiversity Impact	No known ecological issues. Usual ecological assessments would be required.
Heritage Impact	No heritage constraints
Open Space Issues	Amenity Green Space, OSNA ID:OSNA1614
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is wholly contained within Newton Aycliffe and development for housing would involve redevelopment of a previously-developed site adjacent to existing residential areas. There are access issues onto Meadowfield Way as it is too narrow to meet highway adoption standards, which necessitates the inclusion of highway verge (ransom strip). This comprises a technical constraint and the site is categorised as unsuitable as a consequence.

7/NA/333	
SITE DETAILS	
Site Name	Land North of Middridge Road
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	5.75
Estimated Yield	173
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is located to the west of the settlement so residential properties are present further to the East of the site across Greenfield Way. Open countryside exists to the west of the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site does not share any physical relationship with the built-up area of Newton Aycliffe, and in isolation from the HCA land to the east, represents development in the countryside. The site would need to come forward in a co-ordinated manner, either in
Highways/ Access Issues	None identified
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). The landscape assessment assumes development in whole or in part in association with land to east. For impact not to be significant substantial structural landscaping would be required to perimeters and particularly along Middridge Road. Adherence to this would mean some adverse residual landscape and visual impact.
Biodiversity Impact	Part of site designated as community woodland planning ref. DM/14/03153/OUT.
Heritage Impact	The site is within the setting of Middridge Conservation Area with the potential for some minor negative impact on views.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is not within a Flood Zone. Site has some surface water flooding issues, and an overland flow route. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land s
Topography	Site is mainly flat but does rise gently to the north and west, but this would pose no barriers to development. Features exist within the site (trees/hedgerows etc) which may need to be retained and would impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site does not share any physical relationship with the built-up area of Newton Aycliffe, and in isolation from the land to the east (7/NA/005 and 7/NA005a), would represent

	<p>development in the open countryside which would be detached and isolated from the settlement. The site would need to come forward in a co-ordinated manner, either in conjunction with, or after the development of 7/NA/005 to achieve a form of development which promotes accessibility and permeability thereby ensuring convenient and attractive access which prioritises the needs of pedestrians, cyclists and public transport users. For the landscape impact to be within acceptable parameters substantial structural landscaping would be required to perimeters and particularly along Middridge Road.</p>
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7/NA/334	
SITE DETAILS	
Site Name	Elmfield Primary North
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	1.70
Estimated Yield	51
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	Site is a small urban site previously developed in part which is well related to the town. Contains numbers of mature trees that contribute to the character of the area. Unlikely to have significant landscape and visual effects if trees are largely retained. However, extensive parts of the site are at high risk of flooding and the site is unsuitable for this reason.

7/NA/335	
SITE DETAILS	
Site Name	Travellers Green
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.50
Estimated Yield	15
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02581/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

7/NA/336	
SITE DETAILS	
Site Name	Site 1 at Clarence Green
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.81
Estimated Yield	24
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site was previously in use as housing and is substantially surrounded by existing residential properties. Aycliffe Business Park is located to the south and the trees and vegetation which exists to the south of the site would need to be retained as an
Relationship to Settlement	The site is wholly located within Newton Aycliffe and is currently vacant and boarded up housing.
Highways/ Access Issues	SUITABLE: Frontage access directly onto existing public highway.
Landscape Impact	Urban redevelopment: no impact on landscape designations, no significant landscape or visual effects (neutral impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues. There would be no archaeological objection to this site being developed.
Open Space Issues	Allotments, OSNA ID: OSNA2018 and Amenity Green Space, OSNA ID: OSNA2104
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not within a defined flood zone.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site comprises of existing vacant/boarded up housing which are earmarked for demolition by Livin. The site is wholly contained within Newton Aycliffe with good access to shops, services and facilities. Redevelopment presents regeneration opportunities.

7/NA/337	
SITE DETAILS	
Site Name	Site 2 Clarence Green
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.26
Estimated Yield	8
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site was previously in use as housing and is substantially surrounded by existing residential properties. Aycliffe Business Park is located to the south and the trees and vegetation which exists to the south of the site would need to be retained as an
Relationship to Settlement	The site is wholly located within Newton Aycliffe and is currently vacant and boarded up housing.
Highways/ Access Issues	SUITABLE: Access possible on full site frontage onto Travellers Green, Clarence Green and the road directly to the north of the site.
Landscape Impact	Urban redevelopment: no impact on landscape designations, no significant landscape or visual effects (neutral impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc
Heritage Impact	No conservation issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not within a defined flood zone.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site comprises of existing vacant/boarded up housing which are earmarked for demolition by Livin. The site is wholly contained within Newton Aycliffe with good access to shops, services and facilities. Redevelopment presents regeneration opportunities.

7/NA/338	
SITE DETAILS	
Site Name	Site 2 Travellers Green
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	0.23
Estimated Yield	7
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site was previously in use as housing and is substantially surrounded by existing residential properties. Aycliffe Business Park is located to the south and the trees and vegetation which exists to the south of the site would need to be retained as an
Relationship to Settlement	The site is wholly located within Newton Aycliffe and is currently vacant and boarded up housing.
Highways/ Access Issues	SUITABLE: Access possible on full site frontage onto Travellers Green. Off-site footway improvements would be required adjacent to existing road.
Landscape Impact	Urban redevelopment. No impact on any landscape designations. Some young mature trees on site - some of which could be retained in redevelopment. Unlikely to have significant landscape effects (neutral impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not within a defined flood zone.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site comprises of existing vacant/boarded up housing which are earmarked for demolition by Livin. The site is wholly contained within Newton Aycliffe with good access to shops, services and facilities. Redevelopment presents regeneration opportunities.

7/OE/024	
SITE DETAILS	
Site Name	Land at Old Eldon
Settlement	Eldon
Local Plan Monitoring Area	South
Developable Area	0.99
Estimated Yield	30
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is isolated and remote from a recognised settlement.

7/OE/031	
SITE DETAILS	
Site Name	Eldon Hall Farm
Settlement	Old Eldon
Local Plan Monitoring Area	South
Developable Area	0.81
Estimated Yield	24
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/02862/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has permission and is under construction.

7/OE/032	
SITE DETAILS	
Site Name	Paddock - East of Old Eldon
Settlement	Old Eldon
Local Plan Monitoring Area	South
Developable Area	0.77
Estimated Yield	23
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	The site is considered to be situated in an isolated location which is detached from a settlement with recognised shops, services and facilities. Development for housing would not lead to the creation of sustainable mixed communities, and would be an incursion into open countryside. Likely to have some locally significant landscape and visual effects.

7/RF/150	
SITE DETAILS	
Site Name	Land at Skerry Mor
Settlement	Rushyford
Local Plan Monitoring Area	Mid
Developable Area	0.53
Estimated Yield	16
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2009/0180/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Permission for housing has been implemented.

7/SA/019	
SITE DETAILS	
Site Name	Land to the west of High Barn Road
Settlement	Newton Aycliffe
Local Plan Monitoring Area	South
Developable Area	3.46
Estimated Yield	104
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site abuts the settlement and an existing housing estate on the eastern edge. Open countryside exists to the north and west. In view of adjacent uses, the development of this site for housing would be compatible with existing neighbouring uses and n
Relationship to Settlement	Site is contained on only 1 side (eastern edge) and its development would represent an extension to the settlement westwards. Settlement currently has a well defined compact edge, and development would alter this significantly.
Highways/ Access Issues	Moderate highway improvements required. This site would access onto public highway which comes under the jurisdiction of Darlington Borough Council and as such DCC's Highways Team would not wish to pre-empt any highway comments that may be offered by Highway Development Control Officers from that Authority. Notwithstanding this, the existing Public Rights Of Way Public Footpath Ref. 22 and Bridleway Ref. 35 would need to be accommodated within the final design for this site.
Landscape Impact	The development of the site would require peripheral structural landscaping. Despite this, development would result in a significant adverse residual landscape and visual impact. As the present time the settlement edge is compact and well defined - development would alter this significantly.
Biodiversity Impact	An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.
Topography	The site is flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Site has poor access to services and facilities, and the site is not well related to the settlement of Newton Aycliffe overall. Development would result in a significant adverse landscape and visual impact, eroding the existing compact settlement edge.

7/SF/050	
SITE DETAILS	
Site Name	Land East of Sedgefield Community College
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	3.24
Estimated Yield	97
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is detached and isolated from Sedgefield.

7/SF/065	
SITE DETAILS	
Site Name	Community Hospital Winterton
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	3.53
Estimated Yield	106
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/16/01522/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This site benefits from planning permission for 100 dwellings/

7/SF/067	
SITE DETAILS	
Site Name	South Durham Kennels
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	3.06
Estimated Yield	92
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is remote from Sedgefield and severe by the A177.

7/SF/069	
SITE DETAILS	
Site Name	Land south of Eden Drive
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	7.48
Estimated Yield	224
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/03808/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Existing residential areas are located to the north of the site. The sites development for housing would be compatible with existing neighbouring uses. Site within 200m of A689 so measures to mitigated air and noi
Relationship to Settlement	Site is attached to the settlement on 1 side and its development would represent an extension of the settlement to the south. The A689 forms a physical boudary to the south.
Highways/ Access Issues	Whilst an access could be created onto the C38 Stockton Road to serve this site in isolation the Highway Authority would strongly recommend that this site be developed in conjunction with the adjacent Site Ref. 7/SF/122, which would support the creation of a new 7.3 metres wide road link between the C38 Stockton Road and the A177/A689 roundabout. This would allow closure of the unsatisfactory junction of the C38 Stockton Road with the A689 dual-carriageway. An access onto Thurlow Road would be desirable to increase permeability into/out of the site.
Landscape Impact	Significant adverse residual impact. Incursion into attractive open countryside: could be a logical urban extension nevertheless in terms of overall settlement morphology.
Biodiversity Impact	Hardwick Hall (CWS) is 1.3km from the site, although it is not connected by PROW and the A177 intervenes. Nonetheless further investigation may be required by proposer to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Hardwick Hall (CWS) as a result of increased recreational impact. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	Site adjacent to Ceddesfeld Hall Gardens Historic park and garden as well as Sedgefield Conservation Area. As such advice from conservation and design team would be required. It is likely that a high-level of design will be required to integrate with exi
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA616
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation by proposer to determine mitigation issues.

Topography	Undulating site which rises to the north east. Features exist (mature trees/hedgrows) which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Development of the site would provide an opportunity to develop a sustainable urban extension to the settlement alongside 7/SF/122. The site is contained by the A689 to the south however landscape impacts would need to be overcome. Site granted permission on appeal.

7/SF/110	
SITE DETAILS	
Site Name	Land East of Butterwick Road
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	10.70
Estimated Yield	321
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Existing residential areas are located to the west of the site. Open countryside to the north, east and south. The sites development for housing would be compatible with existing uses. Site within 200m of A689 so
Relationship to Settlement	Site is contained on only 1 side and its development represents a significant illogical extension to the settlement eastwards.
Highways/ Access Issues	Conditional. As with Site Ref. 7/SF/050 Butterwick Road to the north of the site would be deemed to be unsuitable to support any residential development due to its poor standard to the west towards Sedgefield Town Centre, in particular the road narrowing in the vicinity of East Well House and poor alignment characteristics to the east. There could be potential to improve main access to the site via Beacon Lane to the south, supported by a secondary access onto Butterwick Road . Development of this site would be supported by the Highway Authority on completion of the 7.3 metres wide road link between the C38 Stockton Road and the A177/A689 roundabout associated with Site Ref's. 7/SF/069 & 7/SF/122.
Landscape Impact	Development of the site would require structural landscaping. Despite mitigation significant adverse visual impact on the landscape will remain.
Biodiversity Impact	Hardwick Hall (CWS) is 1.7km from the site, although it is not connected by PROW and the A177 intervenes. Nonetheless further investigation may be required by proposer to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Hardwick Hall (CWS) as a result of increased recreational impact. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites
Heritage Impact	None identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA1635
Pollution Issues	This site is potentially contaminated and further investigation is required

Flood Risk	Site has surface water flooding issues. Further investigation required by proposer to determine mitigation measures (e.g. site layout or SuDS).
Topography	Undulating site. Features exist (mature trees/hedgerows) which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would create a significant incursion into the open countryside. This would have a significant adverse residual impact on the landscape.

7/SF/122	
SITE DETAILS	
Site Name	Land at Stockton Road
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	5.15
Estimated Yield	155
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Existing residential areas are located to the north of the site. The sites development for housing would be compatible with existing neighbouring uses. Site within 200m of A689 so measures to mitigated air and noi
Relationship to Settlement	Site is attached to the settlement on 1 side and its development would represent an extension of the settlement to the south. The A689 forms a physical boudary to the south.
Highways/ Access Issues	Access to this site must be via a new 7.3 metres wide link road between the C38 Stockton Road and the A177/A689 roundabout, allowing the closure of the existing C38 Stockton Road/A689 dual-carriageway junction. The Highway Authority would strongly recommend that this site be developed in conjunction with the adjacent Site Ref. 7/SF/069.
Landscape Impact	Could be a logical urban extension nevertheless in terms of overall settlement morphology but only after 7/SF/069 was developed (phasing). Substantial structural landscaping would be required to southern and western boundaries planted well in advance of development (10-15 years)
Biodiversity Impact	None Identified
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site rises to the north. Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Development of the site would provide an opportunity to develop an urban extension to settlement alongside 7/SF/069. The site is contained by the A689 to the south however landscape impacts would need to be overcome. Site granted planning permission on appeal.

7/SF/123	
SITE DETAILS	
Site Name	Land east of Stockton Road
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	6.68
Estimated Yield	200
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	<p>This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is detached and isolated from Sedgefield.</p> <p>Appeal refused in August 2017 and identified harm to the character and appearance of the area, and less than substantial harm to 2 no. designated heritage assets that would not be outweighed by any public benefits.</p>

7/SF/124	
SITE DETAILS	
Site Name	Land at Stockton Road
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	1.31
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pastoral farmland. It is partly contained on two sides by residential areas. To the east of the site is open countryside. The site is within proximity of the A689 and there may be potential noise mitigation issues.
Relationship to Settlement	This triangular shaped site is contained on two sides and development of it would see a consolidation of the settlement.
Highways/ Access Issues	This is a relatively small site in comparison to other SHLAA sites in the vicinity and could be served via a new access onto the adjacent public highway. Localised road widening to existing public highway may be required depending on where access is preferred.
Landscape Impact	Some adverse residual impact. Currently attractive pastoral farmland with relic rig & furrow but would be a consolidation of the settlement. Application refused cited that the development of the site would represent a significant incursion into open countryside.
Biodiversity Impact	This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	Proximity of Conservation Area. Retention of trees to boundary which contribute to views in and out of conservation area, low density scheme and perhaps reducing the size of the site would mitigate harm. Application refused cited an unreasonable and unac
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.
Topography	The site rise slightly to the north east. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	The site is an attractive area of pastoral farmland at the entrance to the village. There are therefore concerns regarding its development and the impact on the landscape and the setting of the conservation area. The site does however provide development within proximity of the existing defined local centre. This is unlikely to override the landscape impact concerns.
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7/SF/284	
SITE DETAILS	
Site Name	Wynyard Estate
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	4.94
Estimated Yield	148
Land Typology	Mostly PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is detached and isolated from Sedgefield.

7/SF/326	
SITE DETAILS	
Site Name	Land East of the Leas
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	1.34
Estimated Yield	40
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land. It lies adjacent to a residential area to the west, open countryside lies to the north and east of the site. Directly south of the site is the A689, there are therefore likely to be noise mitigation issues.
Relationship to Settlement	The site is contained on only 1 side and its development in isolation would create an illogical extension to the settlement. Development alongside 7/SF/069 and 7/SF/122 would however provide a more obvious development area.
Highways/ Access Issues	Conditional. No access permitted onto A689. Intervening land prevents link onto public highway in The Leas. Development of this site would appear to rely on development of Site Ref. 7/SF/069.
Landscape Impact	Significant adverse residual impact. Western part in particular prominent in view from A689 could be considered as part of housing allocation HA 100 identified in the Preferred Options (being less prominent than SF22 which forms part of HA 100) but then it would need to be kept largely as structural GI for HA 100 and left undeveloped. It would not therefore yield any additional housing numbers in itself.
Biodiversity Impact	This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Features exist (mature trees/hedgerows) which may impact on layout design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is prominent from the A689 and its development for housing would cause significant adverse residual impacts on

	<p>the landscape. It would appear to be best served as structural green infrastructure should 7/SF/069 and 7/SF/122 be developed for housing.</p>
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7/SF/327	
SITE DETAILS	
Site Name	Land to the North of NETPark
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	11.46
Estimated Yield	344
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is considered to be detached and isolated from Sedgefield.

7/SF/328	
SITE DETAILS	
Site Name	Sedgefield Station
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	0.45
Estimated Yield	14
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is detached and isolated from Sedgefield Village.

7/SF/329	
SITE DETAILS	
Site Name	Land at Sedgefield Community College
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	1.17
Estimated Yield	35
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Conditionally. The site comprises undeveloped land forming part of the Community College site. The site is adjacent to other compatible uses including housing, playing fields associated with the College and land in agricultural use. However, there ma
Relationship to Settlement	The site is on the edge of the settlement, but it is contained on the south and the east by housing and the college forming a logical extension.
Highways/ Access Issues	DCC Highway Engineers: Highway concerns have previously been expressed in regards to the suitability of Butterwick Road to accommodate additional vehicular traffic residential development from this site, over and above the existing vehicular traffic on Butterwick Road. Potential residential development of this site must be on the basis of no additional vehicular traffic movements on Butterwick Road, which can potentially be achieved by the adoption of a Traffic Management Plan (TMP) by Sedgefield Community College that restricts pupils/students pedestrian access to the Chestnut Road access point only. Such a TMP should free up existing vehicle trips on Butterwick Road associated with Sedgefield Community College, which can be 'converted' into residential vehicle trips associated with the site.
Landscape Impact	There will be some adverse landscape and visual impact but not to an extent that would warrant discounting the site. Also, mitigation measures could be used to lessen any impact.
Biodiversity Impact	Impacts are not envisaged
Heritage Impact	No impacts are identified however as the site is over one hectare an archaeological survey would be required at application stage.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No risk identified. Close to areas identified as prone to surface water flooding, however.
Topography	Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	The site is on the edge of the settlement, but it is contained on the south and the east by housing and the college forming a logical extension. Impact on highways would only be acceptable if no additional vehicular trips added to public highway on Butterwick Road, potentially achievable by altering the traffic management associated with Sedgefield Community College by restricting student pedestrian access to the site from Chestnut Road only. Butterwick Road would continue to be used for bus/coach and delivery vehicles access only associated with Sedgefield Community College.
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7/SF/331	
SITE DETAILS	
Site Name	Pactiv Warehouse
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	2.06
Estimated Yield	62
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site forms part of Salter's Lane industrial estate which is a protected employment site within the emerging plan. Neighbouring uses include a mixture of industrial uses (south), supermarket to the south east, housing to the north east across the B1278
Relationship to Settlement	The site is located on the edge of the settlement, but development would not encroach into the open countryside.
Highways/ Access Issues	Access can be created onto the C38, Salters Lane, pedestrian/cycle link should be created onto industrial estate road to the south to promote access to and from the supermarket on foot or by cycle.
Landscape Impact	The site forms part of the urban/developed landscape. Development would have a neutral landscape and visual impact.
Biodiversity Impact	Existing building, no known ecological issues. Usual assessments required.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	Site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site forms part of Salter's Lane Industrial Estate which should be retained for employment uses in future years based on the evidence within the Employment Land Review (ELR). It's redevelopment for other uses would be in conflict with these findings.

7/SF/332	
SITE DETAILS	
Site Name	Turners Garage Site
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	1.76
Estimated Yield	53
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	106
App No	DM/17/03887/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Commitment

7/SF/333	
SITE DETAILS	
Site Name	Land at Sands Hall
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	1.55
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/SF/334	
SITE DETAILS	
Site Name	Land to the east of the B1278
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	1.81
Estimated Yield	54
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has Salter's Lane Industrial estate to the south so screening/acoustic planting is likely to be required along the southern boundary but development of the site for housing will be compatible with adjacent uses.
Relationship to Settlement	The site adjoins the settlement on it's southern boundary and there is a linear row of terraces and allotments to the north with an existing housing estate to the west.
Highways/ Access Issues	SUITABLE: Access could be created onto the B1278 Salters Lane. The new road junction will need to accommodate 2.4 x 120 metres junction sight visibility splays and 10 metres junction radii. A 1.8 metres wide footway required to site frontage linking onto existing roundabout to the south.
Landscape Impact	Development would represent an incursion into open countryside but entailing an element of rounding/consolidation and visually contained by structure planting to the west. Development would have no impact on a landscape designation but site is located within a Landscape Conservation Priority Area. Unlikely to have significant landscape effects (some adverse residual landscape and visual impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not located within a flood zone.
Topography	The site slopes slightly from NE to SW, however, this would not prevent development of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Development of the site would represent an incursion into open countryside but entailing an element of rounding/consolidation and visually contained by structure planting to the west. Development is unlikely to have

	significant landscape effects. Site has good access to Salter's Lane Industrial Estate and the facilities available in the village.
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7/SF/335	
SITE DETAILS	
Site Name	Land to the North of Butterwick Road
Settlement	Sedgefield
Local Plan Monitoring Area	South East
Developable Area	15.56
Estimated Yield	467
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use and located adjacent to Salter's Lane Industrial Estate and Sainsbury's supermarket. Acoustic/screen planting may be necessary but the site could be laid out in a manner so that this is not an issue.
Relationship to Settlement	The site would extend significantly into the open countryside and would represent a large sprawling incursion which is poorly related to the settlement pattern and form.
Highways/ Access Issues	CONDITIONAL: Site was refused planning permission under Ref. DM/14/01586/OUT and applicant withdrew subsequent Planning Appeal. Despite this access could be created onto the existing Industrial Estate in accordance with the 2014 scheme.
Landscape Impact	Development of this site would represent a large sprawling incursion into open countryside poorly related to the existing settlement form. Likely to have locally significant landscape effects (significant adverse residual landscape and visual impact).
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	Church tower of Grade I listed St Edmunds Church visible in the wider context. Any development should consider the potential impact on views of the designated heritage asset. Any development should respect the existing settlement pattern surrounding d
Open Space Issues	Education, OSNA ID: OSNA1967
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is not within a flood zone.
Topography	The site is undulating but this would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent a large sprawling incursion into open countryside poorly related to the existing

	settlement form. Likely to have locally significant landscape effects.
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7/SH/020	
SITE DETAILS	
Site Name	Land adjacent to All Saints Industrial Estate
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.49
Estimated Yield	15
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a paddock. Existing residential areas are located to the north of the site, as well as a cemetery. All Saints Ind Est and allotments are located across Redworth Road. A PFS is located to the south of the site. The sites development
Relationship to Settlement	Greenfield site within settlement footprint. The A6072 to the west of the site forms defensible boundary of the settlement.
Highways/ Access Issues	This is a very narrow site and will require a similar access to that serving Royal George Close from Redworth Road incorporating 2.4 x 120 metres junction sight visibility splays. A 1.8 metres wide footway is required to the site frontage.
Landscape Impact	Some adverse residual impact. Development would require substantial planting to western perimeter and appropriate stand-off from mature trees on boundaries in the north (assumes development alongside 7/SH/331)
Biodiversity Impact	The site is within 800 metres of Sildon Sidings LWS and may increase levels of local recreational pressure.
Heritage Impact	None identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA3140
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is situated on the edge of the residential area of Sildon, however the site would not create an incursion into the open countryside. Site may have potential to be developed out alongside 7/SH/331 to the south however this scope is limited because it benefits from planning permission already. Important hedgerow between the two sites to be retained. Development deemed not currently achievable.

7/SH/022	
SITE DETAILS	
Site Name	Land at Eldon Bank Top
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.44
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounded by agricultural land to the west, with existing residential properties to the north and south. The development of the site for residential use would be compatible with adjacent land uses.
Relationship to Settlement	The site is well related to the town and is bound on its northern boundary by the row of terraces to the north (Miners Cottages) which ensure development would not encroach into the open countryside.
Highways/ Access Issues	Access should be taken centrally on the frontage onto the existing public highway. Existing public footway to site frontage is unstable in places and needs widening to 1.8 metres, supported by earth embankment/fill rather than retaining walls. Site frontage hedgerow needs removing to accommodate footway widening and 2.4 x 90 metres junction sight visibility splays. Public Right Of Way Public Footpath Ref. 12 will need to be taken into account within the design.
Landscape Impact	Site is situated within a Landscape Improvement Priority Area (LIPA) and development would have some adverse residual landscape and visual impact.
Biodiversity Impact	No impacts identified
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2596
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified
Topography	The site is relatively flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is well related to the town and is bound on its northern boundary by the row of terraces (Miners Cottages) which ensures that development of the site would not encroach into the open countryside. The site is well related to existing residential areas within Sildon.

7/SH/023	
SITE DETAILS	
Site Name	Land at Lambton Street
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	15.20
Estimated Yield	456
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The is currently farmland. Existing housing is located to the NE of the site. An existing industrial estate is located to the east. The site is allocated for industrial use in the SBC Local Plan, however, the ELR is recommending its de-allocation. Site i
Relationship to Settlement	The site is contained on only one side (eastern edge) and its development would represent an extension to the settlement westwards.
Highways/ Access Issues	This site is served by an acceptable access arrangement onto the A6072 from both layout and sight visibility points of view. Lambton Street is not shown as public highway on the Public Highway Records and as such its status and construction would need to be confirmed prior to its proposal/acceptance for use to serve potential residential development. The existing footway north of Lambton Street requires full resurfacing in conjunction with isolated carriageway repairs. Any residential design would need to take account of the existing Public Right Of Way Public Footpath that runs from south of the Lambton Street/A6072 road junction up to West Auckland Road. The existing Public Footpath and agricultural field gate access onto C35 West Auckland Road must be improved to provide an adopted footway/cycleway link into the northern part of the site and to offer access to nearest public transport links, but with restrictions to prevent vehicular access.
Landscape Impact	The previous assessment was based on the assumption that the land was allocated for industry and the potential impact of housing was judged relative to that of industrial buildings. The employment allocation from the Sedgfield Borough Local Plan is not carried forward as a result of evidence and assessment in the Employment Land Review (ELR). Consequently, as it is no longer proposed to allocate the site for employment the impacts of housing in itself would be significantly adverse in respect of landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required by proposer in respect of Shildon Lodge Colliery and appropriate safeguarding/mitigation measures.

Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation.
Topography	Flat site, no obvious constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is separated from the rest of the settlement by the industrial estate. It is not well related to facilities and services and would be affected by noise and air pollution from the A6072. There are further concerns regarding potential significant adverse residual landscape and visual impacts.

7/SH/025	
SITE DETAILS	
Site Name	Land adjacent to Princess Street
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.50
Estimated Yield	45
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Reasonably well-connected to settlement on account it sits between allotments and garages on one side and a farmstead on the other. Adjacent housing is relatively low-density detached dwellings but other houses in the vicinity are higher-density terraces.
Relationship to Settlement	Greenfield site adjacent to existing housing on one side. Reasonably well-connected to settlement.
Highways/ Access Issues	Unsuitable - An acceptable vehicular access cannot be achieved to this site as it does not abut the public highway.
Landscape Impact	Development of the site would require structural landscaping. Following mitigation, some adverse residual landscape and visual impacts will remain.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2108
Pollution Issues	None Identified
Flood Risk	No flood risk issues identified.
Topography	Features exist which may impact upon layout/design due to sloping nature of site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because there is no suitable vehicular access.

7/SH/026	
SITE DETAILS	
Site Name	Land north of Elm Road Working Mens Club
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	9.59
Estimated Yield	288
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent housing is moderate density semi-detached C20th local authority social housing, with many terraces in the vicinity. Other adjacent uses are farmland to the north. A noise assessment and appropriate mitigation may be required in respect of this s
Relationship to Settlement	Site is a large greenfield site which is adjacent to residential development on its southern and western sides. The eastern side is bounded by a track (line of a former railway). Although the site forms a reasonably logical extension to the town, developm
Highways/ Access Issues	Access onto Elm Road would only be possible if the electricity sub-station is demolished or if the Working Mens Club's car park is utilised. However the junction of Elm Road and Adelaide Bank is sub-standard particularly in visibility. Therefore only a limited number of dwellings should be accessed from Elm Road. The Inspector at the Local Plan Inquiry (1995) agreed to 30 dwellings via Elm Road.
Landscape Impact	Development of the site would require peripheral landscaping. Despite this some adverse landscape and visual impacts will remain following implementation of mitigation.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required by proposer on account the site is identified as a Scheduled Monument Record AP site - NOT SURE WHAT THIS MEANS BUT HAVE CHECKED ON GIS AND THERE IS NO RECORD OF SCHEDULED MONUMENTS ON THE LAND.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3009
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would constitute encroachment into the countryside. Development of the eastern half of the site would definitely be visible in views from the north and would

	<p>therefore constitute an adverse landscape impact. Given that access is problematic and difficult to achieve a satisfactory outcome unless done in conjunction with site 7/SH/083 it is not a good prospective housing site.</p>
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7/SH/027	
SITE DETAILS	
Site Name	Land south of Busty Terrace
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	2.25
Estimated Yield	68
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to existing housing which comprises moderate-density terraces. Other adjacent uses include farmland.
Relationship to Settlement	Greenfield site which is currently farmland, is adjacent to built development on two sides (north and west), but those areas of housing are not particularly well related to the settlement. If developed, open land would still exist to the south of the sit
Highways/ Access Issues	Highways have confirmed that there is no suitable vehicular access via Busty Lane or through the terraces to the west. Promoters of the site believed to have acquired properties on Adelaide Row which may change vehicular access possibilities, but no certainty of a satisfactory resolution.
Landscape Impact	Site is in a Landscape Improvement Priority Area (LIPA), development of the site would require peripheral landscaping. Some adverse residual landscape and visual impacts will remain following implementation of mitigation.
Biodiversity Impact	Eldon Lane Heath LWS is within 400 metres of the site and connected by PROW. Further ecological investigation may be required to establish the potential impacts of increased recreation to the LWS and appropriate mitigation measures - provision of an appropriate area of alternative recreational open space will be expected associated with future housing development.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design due to sloping nature of site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because a suitable vehicular access is not presently achievable. Its development would also lead to some

	adverse visual impact and urban sprawl into the countryside to the north of Sildon.
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7/SH/028	
SITE DETAILS	
Site Name	Eldon Top Bank
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	2.05
Estimated Yield	62
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing in the area varies - some C20th semi-detached social housing, some older terraces and some newer detached houses. Amenity Mitigation Issues: None identified
Relationship to Settlement	Greenfield site adjacent to built development to the south, and separated from a block of housing to the east by allotments gardens. Site has a good relationship to the existing settlement.
Highways/ Access Issues	An access should be formed onto Eldon Bank Top provided that visibility splays of 2.4m x 90m are formed, which may be difficult due to the lack of a footway or verge to the south of the site frontage. A 1.8 metres wide footway would be required long the full site frontage onto Eldon Bank Top. The visibility splay and footway may remove most of the existing vegetation near to the road. A pedestrian link should be created onto North Terrace in conjunction with a 1.8 metres wide footway on the site's North Terrace boundary.
Landscape Impact	Site is in Landscape Conservation Priority Area (LCPA) - Development of the site would require peripheral landscaping. Some adverse residual landscape and visual impacts will remain following implementation of appropriate mitigation measures.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2331
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is currently in use as playing fields. There is a leasing arrangement (long-term) with Shildon Town Council regarding the land, which means the site is also unavaible.

7/SH/029	
SITE DETAILS	
Site Name	Shildon Leisure Park
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	3.71
Estimated Yield	111
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	UNSUITABLE - An acceptable vehicular access cannot be achieved to this site as it does not abut the public highway and involves third party land.
Landscape Impact	Sprawling incursion into open countryside poorly related to settlement form. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	The site looks to be biologically diverse and will require extensive ecological assessment.
Heritage Impact	No heritage constraints
Open Space Issues	Allotments, OSNA ID:OSNA1555
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent a sprawling incursion into open countryside poorly related to settlement form. Likely to have some locally significant landscape and visual effects. An acceptable vehicular access cannot be achieved.

7/SH/053	
SITE DETAILS	
Site Name	North of Shildon Leisure Park
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	13.64
Estimated Yield	409
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to housing which is relatively low-density C20th semi-detached houses, but there are denser terraces nearby. Other adjacent uses include farmland and a running track.
Relationship to Settlement	Site is located on the periphery of the settlement, poorly related to the settlement form and development would represent an incursion into the countryside.
Highways/ Access Issues	SUITABLE - Access could be created onto the C35, Middridge Lane.
Landscape Impact	Large incursion into open countryside. Likely to have some locally significant landscape and visual effects by virtue of its scale but not prominent in wider views and with potential to control visibility with structure planting in typically shallow views.
Biodiversity Impact	Part of the site looks to be biologically diverse, extensive ecological surveys will be needed.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of archaeological remains would need to be assessed through geophysical survey and evaluation.
Open Space Issues	Education, OSNA ID:OSNA485
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	Features exist which may impact upon layout/design due to sloping nature of site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is poorly-related to the settlement built form, and its development would be an incursion into open countryside resulting in some locally significant landscape and visual effects. Site also has poor accessibility to public transport provision.

7/SH/076	
SITE DETAILS	
Site Name	Dale Road Industrial Estate
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	9.00
Estimated Yield	270
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/03431/OUT
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA1751
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	Site has planning permission.

7/SH/083	
SITE DETAILS	
Site Name	Thornhill Primary School
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.06
Estimated Yield	32
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	adjacent uses are residential houses and agricultural land
Relationship to Settlement	Site is well related to the settlement with existing residential areas abutting the site to the south.
Highways/ Access Issues	The existing access track onto Elm Road is too narrow to serve residential development on this site and hence third party land would be required.
Landscape Impact	Site exists in a Landscape Conservation Priority Area (LCPA) and development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	No impacts identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None identified
Topography	Relatively flat site - land slopes gently south to north.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site is well related to the settlement, an acceptable vehicular access is not achievable as the existing track onto Elm Road is too narrow. 3rd party land would be required which raises ransom strip, viability and deliverability issues.

7/SH/084	
SITE DETAILS	
Site Name	Land at Middleton Road
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.50
Estimated Yield	15
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently defined as park and garden and forms an area of wider parkland. The wider character of the area is therefore parkland. Residential properties exist to the south and east of the site. A former commercial building and car park are located
Relationship to Settlement	The site is contained within the settlement, centrally located within it.
Highways/ Access Issues	Access can be achieved off Middleton Road as near to the western boundary of the site as possible, opposite no. 48, to achieve maximum separation from the westbound bus stop outside no. 58. The existing surface water course will need to be dealt with in a correct and proper manner as it will presumably fall under potential public highway within the site.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and development of the site would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1905
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, some semi mature trees on site that may need to be considered should the site be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would see the loss of an area defined as park and garden and there appears little justification for its loss. In addition development of the site is deemed to have a significant adverse landscape impact. It is therefore unsuitable for housing.

7/SH/100	
SITE DETAILS	
Site Name	Land at Low Deanery
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent to houses on its southern side - C19th/20th terrace with gardens. - Other sides abut farmland. No amenity mitigation issues identified.
Relationship to Settlement	Whilst the site abuts an existing row of terraces on its southern boundary, those houses are themselves detached from the main settlement of Shildon. This site is considered to be poorly related to the settlement form of Shildon.
Highways/ Access Issues	Access must be created north of existing pedestrian access gate to accommodate vertical alignment restrictions to junction sight visibility to the south. Access must incorporate 2.4 x 90 metres visibility splay to the south and 2.4 x 120 metres to the north. A 1.8 metres wide footway required to the site frontage onto B6282 Adelaide Bank. Needs detailed assessment of vertical/horizontal sight visibility splay requirements.
Landscape Impact	The landscape and visual impact would be dependent on other SHLAA sites to the south (7/SH/027, 7/SH/083) being developed first. If this site were to be developed in isolation the site would be considered to be poorly related to the existing settlement form. This would result in a significant adverse residual landscape and visual impact. If the site were to be developed in conjunction with 7/SH/027 then some adverse residual landscape and visual impacts would remain but would not be as significant.
Biodiversity Impact	Bat survey of existing buildings will be needed. Eldon Lane Heath LWS is within 350 metres of the site and connected directly by a PROW. Further investigation required by proposer regarding the potential impacts of increased recreation to the LWS and appropriate mitigation measures.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	Site slopes moderately but this would not prevent housing development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is poorly related to the settlement of Shildon. Development of the site would result in a significant adverse residual landscape and visual impact.

7/SH/103	
SITE DETAILS	
Site Name	Allotments north of West Auckland Road
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to terraced housing and farmland and its development for housing would be compatible with existing uses.
Relationship to Settlement	Triangular greenfield site adjacent to terraced housing and farmland to the east, with a cemetery to the west. The site is bounded by west auckland road to the south with housing beyond that. Site is reasonably well-related to settlement, particularly at
Highways/ Access Issues	Moderate highway improvements required. A new access onto the C35 West Auckland Road could be created to serve this site, located at least 80 metres separation from the side road leading to West Park. Developed on its own this site would require 2.4 x 90 metres junction sight visibility splays on a simple T junction.
Landscape Impact	Development of site would require peripheral landscaping. Despite this, some adverse residual landscape and visual impacts will remain following mitigation.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1657
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Site is relatively flat which would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is currently in active use as allotments. Site is recorded as an open space site in the DCC OSNA Study.

7/SH/119	
SITE DETAILS	
Site Name	Land north of Fulton Court
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.48
Estimated Yield	44
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to housing to the south and farmland to the north and its development for housing would be compatible with existing uses. Amenity Mitigation Issues: A noise assessment may also be required in respect of proximity of the site to the rail
Relationship to Settlement	Site is Greenfield land adjoining the northern edge of settlement.
Highways/ Access Issues	CONDITIONAL - This site is entirely landlocked and would require third party land to access the public highway.
Landscape Impact	Urban edge site. Relatively visually contained. Unlikely to have significant landscape and visual effects.
Biodiversity Impact	No known biodiversity issues
Heritage Impact	Sildon Tunnel, originally named the Prince of Wales Tunnel, was begun in 1839 and opened 1842. The south portal is Grade II listed. The tunnel is believed to be the oldest sizeable tunnel in the world still in use beneath a settlement. It was constructed
Open Space Issues	Amenity Green Space, OSNA ID:OSNA3009
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	Site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst the site has a relatively good relationship with the settlement and represents a logical extension to the north, this site is entirely landlocked and would require third party land to access the public highway. This is a technical constraint and the site is designated as unsuitable for this reason. In addition, the heritage implications of developing the site in relation to the Sildon Tunnel are yet to be determined. Assessment and field evaluation would be required in advance of any application to determine the significance and nature of any such features.

	<p>There could be reasons of a non-archaeological nature for not building directly over the line of the tunnel. This represents a further technical constraint which could impede the site from being developed.</p>
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7/SH/126	
SITE DETAILS	
Site Name	Land at West End Farm
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	6.99
Estimated Yield	210
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent housing is high-density terraces (though this is only in proximity to southern end of the site). Other adjacent uses include farmland and allotment gardens. Development of the site for housing would be compatible with existing uses.
Relationship to Settlement	Predominantly greenfield site which only adjoins the settlement at the southern end as the site narrows. Development would constitute an incursion in to the countryside.
Highways/ Access Issues	Development of the site would rely on gaining access through site reference 7/SH/103 (possible ransom strip). Access to that site could be created onto the C35 but would need to be upgraded to a protected right turn lane junction to serve a combined total of up to 344 dwellings, with 80 metres separation from the side road leading to West Park. The access would need to accommodate 4.5 x 90metres sight visibility splays.
Landscape Impact	Site is located within a Landscape Improvement Priority Area (LIPA). Development of the site would require peripheral landscaping. Despite this some adverse residual landscape and visual impacts will remain following implementation of appropriate mitigation measures.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required by proposer. The site has been identified as a scheduled monument record AP site. Further advice from the heritage team may be required as to need for archaeological assessment etc.
Open Space Issues	Intersects 5 OSNA polygons, OSNA ID:OSNA2108
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it has a poor relationship with the settlement. Its development would lead to urban sprawl and will have an adverse landscape and visual impact. Development of the site could also affect heritage assets.

7/SH/134	
SITE DETAILS	
Site Name	Land south of Jubilee Crescent
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.66
Estimated Yield	50
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently amenity open space. Adjacent housing varies - mostly moderate density C20th social housing, with some higher-density C20th blocks. Other adjacent uses include public open space. The wider character of the area is residential. In vie
Relationship to Settlement	Greenfield site adjacent to development on three sides - located wholly within settlement footprint.
Highways/ Access Issues	Access could be created opposite gable end to no. 12, Hilsdon Drive. Junction sight visibility splay to south not an issue with 2.4 x 43 metres required to the north. Pedestrian linkage required to west and south to access local amenities
Landscape Impact	Development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Amenity Green Space, OSNA ID:OSNA499
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Feature(s) exist which may impact upon layout/design on account the site is sloping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is currently in use as amenity open space, its development would also have a negative impact upon townscape.

7/SH/201	
SITE DETAILS	
Site Name	Shildon on Track
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	7.46
Estimated Yield	224
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2011/0447/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Site under construction for housing.

7/SH/312	
SITE DETAILS	
Site Name	Land south of West Road
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.60
Estimated Yield	18
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently an area of amenity open space. The wider character of the area is residential. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained within the settlement, centrally located within it.
Highways/ Access Issues	Access could be via a new road junction located 60 metres west of the centre line of the existing Clarendon Court road junction to the east. 2.4 x 43 metres junction sight visibility splays required in both directions.
Landscape Impact	Development of this site would result in some adverse residual landscape and visual impact. This assumes the protection of TPO trees on eastern edge of the site.
Biodiversity Impact	None identified.
Heritage Impact	Site is within 400 metres of the Grey Horse Pub grade II listed and No 1 Byerley Road, also grade II listed. Unlikely to be a constraint to development.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2712
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues at the north of the site. Further investigation required to determine mitigation measures.
Topography	Flat site, however site has TPO trees on the eastern edge would need retaining.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site is a small area of amenity open space within an area where there is already a slight deficiency. Development of this site would see the loss of this. The site is however a well located site within the town, within a residential area and also a considered sustainable location.

7/SH/313	
SITE DETAILS	
Site Name	Land off Burke Street
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.52
Estimated Yield	16
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently defined as park and garden. The site is the northern area of parkland that is predominately surrounded by residential properties. The wider character of the area is therefore residential. In view of adjacent land uses no amenity issue
Relationship to Settlement	The site is contained within the settlement, centrally located within it.
Highways/ Access Issues	No comments received.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in a significant adverse landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1905
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	Flat site but bounded by mature trees that would need to be considered should the site be developed.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is well located within Sildon, however there are concerns over the loss of parkland which would result in a significant adverse residual landscape and visual impact.

7/SH/317	
SITE DETAILS	
Site Name	Land East of Primrose Drive
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	2.84
Estimated Yield	85
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently occupied by allotments. Adjacent housing is of two kinds - relatively modern moderate-density houses in a variety of types - older terraces. Other adjacent uses - farmland. Park. Churchyard. A noise assessment may be required in lig
Relationship to Settlement	Site is well related to the settlement on account it is adjacent to existing housing on two sides (West and N/NE), and contained by the A6072 to the South.
Highways/ Access Issues	The only apparent access that could serve this site would be via the end of Foxglove Way, which is not currently public highway but is covered by a Section 38 Agreement Highways Act. (No comments received for submission draft assessment).
Landscape Impact	This site is located in a Landscape Improvement Priority Area (LIPA). Its development would result in the loss of well-used allotments in a good location close to dense terraced housing with no gardens, This would have some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2208
Pollution Issues	None Identified
Flood Risk	The SFRA has identified an area which abuts the site as at increased risk of surface water flooding.
Topography	Feature(s) exist which may impact upon layout/design on account the site is sloping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is currently in use as allotments in area where there is high density housing without private gardens. It is also difficult to achieve an acceptable vehicular access. Residents here could also be affected by air and noise pollution from the A6072.

7/SH/320	
SITE DETAILS	
Site Name	Units 10 and 11
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.75
Estimated Yield	53
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in industrial use while access to the site would be via the industrial estate. The introduction of residential properties adjacent to industrial uses (some heavy), would raise conflict in terms of bad neighbour uses. A noise assessm
Relationship to Settlement	The site is situated on the edge of Sildon and on the edge of an existing industrial estate. It is contained on just 1 side (eastern edge). The site would not represent an incursion into the countryside however it is poorly related to the settlement in t
Highways/ Access Issues	Access would not be permitted onto the A6072. As an aside intervening 3rd party land would appear to prevent access onto the A6072 anyway. The Highway Authority would not support the creation of residential development at the rear of an active Industrial Estate.
Landscape Impact	Site is within the urban/developed area of Sildon. Development of site will have a neutral landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures.
Topography	The site currently houses industrial units, these would need to be demolished. Site is flat.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable for housing because it is protected for industrial use and will remain so as a result of the findings of the ELR. It is also dislocated from the town, facilities and services. Highway Authority would not support access on to A6072, or housing on the back of an active industrial estate. Site is unlikely to be viable.

7/SH/325	
SITE DETAILS	
Site Name	Allotments North of Celadine Way
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.32
Estimated Yield	10
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as allotments, which are adjacent to housing areas and the wider character of the area is residential. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Intervening 3rd party land would appear to prevent access to the existing public highway to the south of 38, South Street and also in Celadine Way.
Landscape Impact	Development of the site would involve the loss of allotments which would result in some adverse residual landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	Allotments, OSNA ID:OSNA289
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site is currently in use as allotments and therefore the site would need to be cleared of the existing structures. Flat site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently in use as allotments which are recognised in the OSNA. Additionally there is intervening 3rd party land which would appear to prevent vehicular access to the existing public highway to the south of 38, South Street and also in Celadine Way.

7/SH/328	
SITE DETAILS	
Site Name	Land South of Low Deanery Farm
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	2.54
Estimated Yield	76
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent housing on Adelaide Bank is relatively high-density terraced houses. Other adjacent uses include farmstead, allotments, reservoir and farmland. The development of the site for housing would be compatible with existing uses.
Relationship to Settlement	The site is located to the north of the settlement and largely detached from the settlement as it does not abut development on any existing side.
Highways/ Access Issues	Moderate highway improvements required. The Public Right Of Way Public Footpaths to the north and south boundaries will need to be accommodated within the design. Junction sight visibility splays can reduce from 2.4 x 90 metres to 2.4 x 43 metres.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA). Development of the site would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	Further investigation required by proposer. A lime Kiln has been identified as adjacent to the site so further advice from the heritage team may be required as to appropriate mitigation / safeguarding measures required.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2427
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Feature(s) exist which may impact upon layout/design on account the site is sloping.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it has a poor relationship to the settlement and housing development would effectively be on the wrong side of the B6282. Its development would lead to significant adverse landscape and visual impact and urban sprawl.

7/SH/329	
SITE DETAILS	
Site Name	Land at Eldon Bank Top
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	4.87
Estimated Yield	146
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is adjacent to housing and farmland. Nearby housing varies, with some isolated detached houses or farmsteads. Some terraces and semi-detached social housing located nearby. The site's development for housing would be compatible with existing uses. A
Relationship to Settlement	The site is located to the north of the Sildon and slightly detached from the settlement. Development of the site would represent a significant incursion into open countryside.
Highways/ Access Issues	The site frontage onto Eldon Bank Top is only 34 metres or so and any centrally located access would only be approximately 30 metres or so from the blind summit on Eldon Bank, which would not be acceptable. In view of this an acceptable, safe access onto the existing public highway cannot be created.
Landscape Impact	Site is in a Landscape Improvement Priority Area (LIPA). The development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Development for housing would result in indirect impacts on Eldon Lane Heath Local Wildlife Site nearby to the northwest which would need mitigation / compensation / alternative green space
Heritage Impact	Further investigation required by proposer due to scheduled monument record in relation to railway.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA2596
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	Feature(s) exist which may impact upon layout/design on account the site slopes significantly. This may also restrict the potential yield of the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Site is unsuitable because it is poorly-related to the settlement; it is adjacent to an isolated terrace rather than the main built up area of Sildon. Its development would lead to urban sprawl and an adverse visual and biodiversity impact. Developed in isolation the site would not be consistent with the existing

	settlement form as it would be an incursion into open countryside. An acceptable vehicular access cannot be created.
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7/SH/330	
SITE DETAILS	
Site Name	Land South West of Green Lane
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	1.55
Estimated Yield	47
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is considered to be detached and isolated from Shildon.

7/SH/331	
SITE DETAILS	
Site Name	All Saints proposed employment site
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	1.29
Estimated Yield	39
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/02818/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently vacant land that was previously allocated for employment purposes in the Sedgefield Local Plan. To the south of the site is a petrol filling station and a buffer area maybe required at the south of the of the site. The site is also a
Relationship to Settlement	The site is situated at the edge of the settlement but is partially contained on two sides. Development of the site wouldn't represent an extension into the open countryside.
Highways/ Access Issues	No comments received.
Landscape Impact	Some adverse residual impact. Development would require substantial planting to western perimeter and appropriate stand-offs from mature trees on boundaries in the north.
Biodiversity Impact	The site is within 800 metres of Shildon Sidings LWS and may increase levels of local recreational pressure.
Heritage Impact	The site is over 1ha so an archaeological survey may be required (at application stage).
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required to determine mitigation measures, or extent of land sterilised by flood risk.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site would appear to offer some potential for housing. Although located on the edge of Shildon, the site is relatively well contained. Site now with planning consent for housing.

7/SH/332	
SITE DETAILS	
Site Name	Hackworth House
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	0.44
Estimated Yield	13
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	7/2011/0301/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site has been developed for housing.

7/SH/333	
SITE DETAILS	
Site Name	George Reynolds Industrial Estate
Settlement	Shildon
Local Plan Monitoring Area	South
Developable Area	2.73
Estimated Yield	82
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is remote from existing residential areas within Shildon and separated by an existing industrial estate.

7/SH/334	
SITE DETAILS	
Site Name	Torre Garda and adjoining field
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	0.83
Estimated Yield	25
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	CONDITIONAL - The available width between the two parts of the overall site is too narrow to accommodate an access to DCC adoption standards, which would need to be 7.3 metres and was referred to in the highways response to the planning informal enquiry Ref. P/2010/0408 dated 11.8.10. 2.4 x 43 metres junction sight visibility splays would be required on any upgraded access onto Central Avenue.
Landscape Impact	Small undeveloped urban site surrounded by parkland and constrained by mature trees in places. Unlikely to have significant landscape and visual effects if existing site features are accommodated
Biodiversity Impact	No known ecological issues, however full ecological assessments would be expected at the planning application stage.
Heritage Impact	No heritage constraints on site. Grade II listed fountain in adjacent public park would not be affected by development on this site as its setting is related to the surrounding park.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA1905
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Small undeveloped urban site surrounded by parkland and constrained by mature trees in places. Unlikely to have significant landscape and visual effects if existing site features are accommodated. It has not been demonstrated that an acceptable vehicular access is achievable (technical constraint) and the site is unsuitable (amber) as a consequence.

7/SH/335	
SITE DETAILS	
Site Name	Middridge New House Farm
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	19.29
Estimated Yield	579
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - This site could be accessed via a 7.3 metres wide through link road connecting the two roundabouts on the A6072 at their junctions with the B6282 and the C189. Public transport would be expected to divert through the proposed development.
Landscape Impact	Large sprawling incursion into open countryside poorly related to existing settlement form. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Grade II listed All Saints Church lies approx 200m to the NE across the A6072. The church has an elevated position with views across the wider landscape to the south and west, and is a landmark feature for some distance approaching from the west. Potentia
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent a large sprawling incursion into open countryside poorly related to existing settlement form. Likely to have some locally significant landscape and visual effects. This site is poorly related to the settlement and dislocated from the town by the A6072 bypass.

7/SH/336	
SITE DETAILS	
Site Name	Hawthorn House Allotments
Settlement	Sildon
Local Plan Monitoring Area	South
Developable Area	1.58
Estimated Yield	47
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - This site could be served via and access created directly from the All Saints Industrial Estate access road, which has a very good standard of access onto the C189. A pedestrian access link would be required in the north west corner of the site to link to the public transport infrastructure on the C189.
Landscape Impact	Small urban allotment site. Unlikely to have significant landscape and visual effects. Significance of loss of allotments should be informed by OSNA.
Biodiversity Impact	No known ecological issues.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	Allotments, OSNA ID:OSNA1751
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is a small urban allotment site located on the edge of the settlement. It's development for housing is unlikely to have significant landscape and visual effects. Significance of loss of allotments should be informed by OSNA. The site is in close proximity to units on All Saints industrial estate which presents amenity concerns as housing is a pollution sensitive form of development.

7/SP/032	
SITE DETAILS	
Site Name	Land South of A688, Spennymoor
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	10.90
Estimated Yield	327
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land and in an isolated location detached from residential areas within Spennymoor. However, its development for housing would not impinge on any adjacent uses. Site is adjacent to A688 so mitigation measure to minimise
Relationship to Settlement	The site is within a peripheral location to the built form of the settlement. The site is remote given the severance of the A688.
Highways/ Access Issues	New roundabout required on C152 centrally located between the existing roundabouts at the junctions of the A688/C152 and the B6288/C152. Existing Public Right Of Way Public footpath Ref. 59 and Bridleway ref. 58 would need to be accommodated within the design. New roundabout could afford access to Site Ref. 7/SP/075.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA). Its development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is within 800m of North Close marsh and may increase levels of local recreational pressure.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Undulating site, unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is remote and isolated given the severance of the A688 which creates a poor relationship with the existing settlement pattern. Landscape impact of development is considered to be significantly adverse. There is also a large number of existing commitments within Spennymoor which may impact on deliverability.

7/SP/047	
SITE DETAILS	
Site Name	Land adjacent to Meadow Green
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	6.05
Estimated Yield	182
Land Typology	Greenfield
Ownership	Other public body
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land, it is surrounded by residential properties to the west, and open countryside to the north and east. Its development for housing would be compatible with existing uses. In view of adjacent land uses no amenity issue
Relationship to Settlement	Site adjoins the settlement on only 1 side (western boundary) and its development would represent an extension of the settlement to the east.
Highways/ Access Issues	York Hill Road must be widened up to 6.75 metres from its junction with Meadow Green up to the site's eastern boundary. A footway will be required along the north side of York Hill Road from its junction with Meadow Green up to the site's eastern boundary. A simple 'T' junction should be created centrally on the site frontage onto York Hill Road, which should link through to the stub turning head between no's 34 and 36, Meadow Green. This site should be considered in conjunction with the adjacent site Ref. 7/SP/048.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Gently undulating site, telephone wires run across the site. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is situated within a main town with a good range of services and facilities, however access to these from this site is relatively poor in terms of walking distance and public transport. Development would represent an incursion into the

	<p>countryside and would be on a prominent entrance to Spennymoor. There is also a large number of existing commitments within Spennymoor which may impact on the deliverability of this site.</p>
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7/SP/048	
SITE DETAILS	
Site Name	Land east of York Hill Road
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	11.61
Estimated Yield	348
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land and is located in the open countryside, it could only be developed in conjunction with 7/SP/047, or after that site had been developed first in a sequential manner. Some parts of the site are within 200m of the A167
Relationship to Settlement	The site is detached from the settlement. Development alongside of sequentially after 7/SP/047 would be preferable however this would still result in a significant extension into the countryside.
Highways/ Access Issues	York Hill Road should be widened up to a minimum of 6.75 metres from the site's western boundary up to where the 7.3 metres widening associated with the Durham Gate development commences. A footway will be required along the north side of York Hill Road from the site's western boundary up to the site's eastern boundary. A protected right turn lane junction should be created centrally between the new access into the Office Village and the new junction at York Hill Road/Meadowfield Avenue. To comply with Manual for Streets permeability a secondary simple 'T' junction should be created as close to the western boundary of this site as possible. Internal links between this site and the adjacent site Ref. 7/SP/047 should be encouraged to increase permeability between Meadow Green, the adjacent site Ref. 7/SP/047 and this site. This site should be considered in conjunction with the adjacent site Ref. 7/SP/047.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	A small area of the site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Gently undulating site. No constraint to development.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is situated within proximity of a main town with a good range of services, however access to these from this site is relatively poor. This is due to it being detached from the settlement. There may be potential for it to be developed out alongside 7/SP/047 however this would incur in a significant adverse landscape impact and would also be out of character with the existing settlement form. Consideration should also be given to the large number of existing commitments within Spennymoor which may impact on the deliverability of this site and 7/SP/047.

7/SP/051	
SITE DETAILS	
Site Name	Former Gas Holder Site
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.85
Estimated Yield	26
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site forms part of Wesleyan Road which is recognised as a 'Local Industrial Area' within the Sedgefield Borough Local Plan. To north of the store a Lidl store has been developed. In light of neighbouring uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained within the settlement, situated on the edge of the town centre.
Highways/ Access Issues	Vehicular/pedestrian access can be achieved from adjacent C152 public highway, additional pedestrian access required onto public footpath to the north of the site.
Landscape Impact	The site falls within an urba/developed part of the town. It's development presents an opportunity to enhance the landscape and visual impact of the site. Assume retention of trees (in DCC ownership) in south west.
Biodiversity Impact	PDL land, overgrown foundation/hardstanding comprises most of the site - little if no biodiversity value.
Heritage Impact	No heritage interest onsite.
Open Space Issues	Amenity Green Space, OSNA ID:OSNA177
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	The site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site development would improve the appearance of this key site entering the town centre. Good access to B and A road network and good access to services and facilities. A PDL site which has recently been developed for the storage of non-mechanical plant hire. Site is not available.

7/SP/052	
SITE DETAILS	
Site Name	Whitworth
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	6.32
Estimated Yield	190
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Construction of this site is complete.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA1995
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction for housing.

7/SP/052a	
SITE DETAILS	
Site Name	Whitworth Phase 1
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	4.05
Estimated Yield	122
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access arrangements already agreed.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA828
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction for housing.

7/SP/052b	
SITE DETAILS	
Site Name	Whitworth Phase 2
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	3.35
Estimated Yield	101
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access arrangements already agreed.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA828
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction for housing.

7/SP/052c	
SITE DETAILS	
Site Name	Whitworth Phase 3
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	4.74
Estimated Yield	142
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction for housing.

7/SP/052d	
SITE DETAILS	
Site Name	Whitworth Phase 3a
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	1.69
Estimated Yield	51
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access arrangements already agreed.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	no heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction for housing.

7/SP/054	
SITE DETAILS	
Site Name	South View
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	1.10
Estimated Yield	33
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land and lies adjacent to residential areas on three sides. To the north east of the site is the cemetery. The site is within proximity of the A688 and there maybe some noise mitigation issues.
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	Main vehicular/pedestrian access should be created opposite front boundary between nos 13 & 14 South View.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is within Middlestone Fen CWS and North Close Marsh CWS and as a result development of the site should be avoided unless appropriate mitigation or compensatory measures that would result in a net gain in biodiversity are provided. The A688 may be suitable barrier to access.
Heritage Impact	None identified.
Open Space Issues	Adjacent to Churchyards and Cemeteries, OSNA ID:OSNA1545
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site would appear to offer a logical infill development site. There is however a large number of existing commitments in Spennymoor which may impact on the deliverability of the site.

7/SP/073a	
SITE DETAILS	
Site Name	Land north of Whitworth
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	10.79
Estimated Yield	324
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land and adjoins land to the south which is under construction for residential development (Barratt Homes). Its development for housing would be compatible with existing uses. In light of neighbouring uses no amenity is
Relationship to Settlement	The site is contained on just 1 side (to the east). Sites to the south of the site do however have planning permission for housing, however these are only partly implemented.
Highways/ Access Issues	Conditional. 750 dwellings already built, under construction or have Outline planning permission at Whitworth Park. Existing highway infrastructure must be examined in great detail to ascertain if it can cope with this additional development. Updated Whitworth Park Transport Assessment required to identify highway infrastructure problems and what if any highway improvements can be implemented to overcome them. If development possible then access would presumably be via Phase 3 or 3A, or both.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	The site is adjacent to Rosa Shafto Woodland CWS, Spring Wood/ Trotter Wood semi-ancient woodland and as a result development of the site should be avoided unless appropriate mitigation or compensatory measures that would result in a net gain in biodiversity. The site is considered to host great crested newts and as such further advice should be sought from the Ecology Team as to whether mitigation can be achieved or not.
Heritage Impact	Further investigation required by proposer on account there is potential for archaeological finds on site. A archaeological survey may be required prior to development and it is recommended that the views of archaeological officers are sought by the propo
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.

Topography	Predominately flat site. Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Significant ecological constraints have been highlighted on the site. There is also a large number of existing commitments within Spennymoor which may impact on the deliverability of this site.

7/SP/073b	
SITE DETAILS	
Site Name	Land north of Whitworth Park
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	8.11
Estimated Yield	243
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land, it adjoins 7/SP/073a to the south. That site would need to be developed first in a sequential manner, but were that site to be developed for housing, the development of 073b for housing would be compatible with a
Relationship to Settlement	The site is within a peripheral location to the main built up form of the settlement. Development of the site in isolation would create a incongruous form of development.
Highways/ Access Issues	Conditional. 750 dwellings already built, under construction or have Outline planning permission at Whitworth Park. Existing highway infrastructure must be examined in great detail to ascertain if it can cope with this additional development. Updated Whitworth Park Transport Assessment required to identify highway infrastructure problems and what if any highway improvements can be implemented to overcome them. The updated TA would need to take account of the proposed residential development to Site 7/SP/073A to the south through which access would also be required.
Landscape Impact	Site is located within a Landscape Conservation Priority Area (LCPA) and it's development for housing would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	The site is adjacent to Rosa Shafto Woodland CWS and as a result development of the site should be avoided unless appropriate mitigation or compensatory measures that would result in a net gain in biodiversity. The site is considered to host great crested newts and as such further advice should be sought from the Ecology Team as to whether mitigation can be achieved or not.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Features exist which may impact upon layout/design.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	Significant ecological constraints have been highlighted on the site. Development of the site would result in a significant adverse residual landscape and visual impact. There are also a large number of existing commitments within Spennymoor which may impact on the deliverability of this site.

7/SP/075	
SITE DETAILS	
Site Name	Land to the West of Vyners Close
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	3.65
Estimated Yield	110
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located to the south of former playing fields, with open countryside to the south of the site. Merrington Lane Ind Est is situated to the east of the site, although the former Electrolux site now benefits from planning permission for 425 hous
Relationship to Settlement	The site is situated on the southern edge of Spennymoor, it is contained on just one side.
Highways/ Access Issues	Moderate highway improvements required. This site is a reasonably large site and should be accessed onto the C152 by way of the fourth leg to the new roundabout constructed centrally on the C152 between the existing roundabouts at the junctions of the A688/C152 and the B6288/C152. Existing Public Right Of Way Bridleway Ref. 58 would need to be accommodated within the design. New roundabout could afford access to Site Ref. 7/SP/032.
Landscape Impact	The site is located within a Landscape Improvement Priority Area (LIPA) and its development would result in a significant adverse residual landscape and visual impact on account it would be an incursion into open countryside.
Biodiversity Impact	North Close Marsh (CWS) is 300m from the site so further investigation required by proposer to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to North Close Marsh CWS as a result of construction or increased recreational impact.
Heritage Impact	None identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3133
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable

Outcome of Assessment	The site suffers from poor access to services and facilities relative to other sites in Spennymoor. The site is remote given the severance of the A688 which creates a poor relationship with the existing settlement. There is also a large number of existing commitments within Spennymoor which may impact on the deliverability of the site.
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7/SP/095	
SITE DETAILS	
Site Name	Land adjacent Misty Blue Farm
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	10.13
Estimated Yield	304
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is predominantly agricultural land with some farm buildings and a small garden centre complex. It is situated in an isolated location which is detached from residential areas within Spennymoor, and surrounded by farmland. However, its developmen
Relationship to Settlement	The site is within a peripheral location to the built form of the settlement. The site is remote given the severance of the A688.
Highways/ Access Issues	This site could be developed via an improved protected right turn access on the site of the existing farm access onto the C95. The access would need to achieve 4.5x215 metres sight visibility splays and a pedestrian footway link would need to be created along the site frontage onto the C95 up to the bridge over the A688. A secondary access point would also need to be considered if up to 400 dwellings are to be built. A 40mph buffer speed limit would be required.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and its development would result in a significant adverse residual landscape and visual impact on account development would be an incursion into open countryside.
Biodiversity Impact	Site is adjacent to North Close Marsh (CWS) and 750m from Middlestone Fen (CWS), although no PROW connects them. Further investigation required by proposer to establish what mitigation measures may be necessary in respect of reducing potential adverse effect to North Close Marsh CWS and Middlestone Fen CWS as a result of construction or increased recreational impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site falls away in south easterly direction. Unlikely to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The site suffers from poor access to services and facilities relative to other sites in Spennymoor. The site is remote from the town given the severance of the A688 which creates a poor relationship with the existing settlement pattern. Landscape impact is considered to be significantly adverse. There is also a large number of existing commitments within Spennymoor which may impact on the deliverability of this site.

7/SP/097	
SITE DETAILS	
Site Name	Land north west of Tudhoe Grange School
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	5.17
Estimated Yield	120
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surplus DCC land predominantly comprising of former school campus. It surrounded by residential properties and as such its development for housing would be compatible with existing uses. Playing pitches to the south are to be retained. It is anticipated through careful design and layout that conflicts between resulting uses can be avoided.
Relationship to Settlement	Site is wholly contained within the settlement which offers a good range of services and facilities.
Highways/ Access Issues	A suitable access can be achieved from the existing access point onto St Charles Road and from where the site abutts Warkworth Lane. Opportunities to secure pedestrian permeability should be maximised. A Traffic Assessment has confirmed sufficient capacity on the local highway network with minimal off site mitigation. A vehicular through route connecting these two access points should be avoided.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA). Whilst its development would result in some adverse residual landscape and visual impact this is not considered to be to an unacceptable degree.
Biodiversity Impact	The site is within 800m distance of a Cow Plantation and may increase levels of local recreational pressure which may require mitigation.
Heritage Impact	The site is within 400 metres of Tudhoe Conservation Area and Church of St Charles (grade II). It is vital that an area along the northern part of the site should be retained as open space to maintain visual separation between Tudhoe Village and Spennymoor.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2742 however the school has been declared surplus to educational requirements and the pitches falling outside of this site boundary are to be retained.
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. However these do not present any barrier to development. Further investigation required by proposer to determine mitigation measures.
Topography	Some mature trees on the site should be retained. This could potentially reduce the developable area of the site.
SHLAA ASSESSMENT OUTCOMES	

Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site comprises a brownfield site located centrally within Spennymoor and substantially surrounded by existing housing. No unresolvable issues have been identified through this assessment which would render the site unsuitable for housing development. The site is accessible to the town centre and redevelopment for housing would be an appropriate redevelopment use.

7/SP/099	
SITE DETAILS	
Site Name	Land at Albion Street
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.61
Estimated Yield	18
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently a football pitch defined as outdoor sport space in the OSNA (Ref: OSNA/7/262/FS). The site is situated within a residential area, there are therefore no amenity issues anticipated.
Relationship to Settlement	The site is contained within the settlement.
Highways/ Access Issues	Site can be accessed directly onto Albion Street. Footway required to Albion Street frontage. Highway improvement required at C152 Durham Road/Albion Street junction to improve junction sight visibility.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) and its development would result in some adverse residual landscape and visual impact. It is situated close to high density terraced housing, and some open space element should be retained. This will reduce the quantum of development. The site is currently in use as a playing pitch and any proposed development would need to be influenced by the OSNA and Playing Pitch Action Plan for Spennymoor.
Biodiversity Impact	The site is within 500m of Middlestone Fen CWS and as a result development of the site should be avoided unless appropriate mitigation or compensatory measures that would result in a net gain in biodiversity are possible.
Heritage Impact	None identified.
Open Space Issues	Outdoor Sport (Pitches), OSNA ID:OSNA899
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would result in the loss of outdoor sport space, as defined in the OSNA. The OSNA also identifies a shortage of outdoor play space within the wider ward. The site is therefore unsuitable for housing.

7/SP/101	
SITE DETAILS	
Site Name	Land west of Attwood Terrace
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	1.54
Estimated Yield	46
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is substantially surrounded by residential properties to the east and south, and its development for housing would be compatible with existing uses.
Relationship to Settlement	Site is attached the settlement on two sides. Its development would not extend into the countryside significantly.
Highways/ Access Issues	<p>On the basis that access onto the B6288 relies on the demolition of no. 20, Attwood Terrace there would be conflict with the existing pedestrian refuge island, the existing southbound bus stop arrangement and the northbound protected right turn lane serving the Tudhoe Industrial Estate. Unless these conflicts can be overcome access would not appear to be achievable to this site and the site assessed as being unsuitable. Alternative lane to the south of the site is not wide enough to provide a means of access.</p> <p>An alternative existing access from Tudhoe Lane between 15a and 15 Tudhoe Lane put forward by promoter of the site on the basis this access leads to four garages serving Tudhoe Lane residences and to a field gate to the promote site. This access is considered to be of an inadequate width to serve residential development.</p> <p>This site may need to be considered in relation to the neighbouring site Ref. 7/SP/135 in terms of access.</p>
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and its development would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Poor semi-improved grassland and arable fields. No known ecological issues, usual ecological assessments required.
Heritage Impact	Further investigation required by proposer on account site is adjacent to Tudhoe Village conservation area. Advice from conservation and design colleagues would be required to influence design/layout of any potential scheme.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required

Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Predominantly flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would represent an incursion into the countryside which would have an adverse landscape impact. The site is not accessible and therefore unsuitable. There are also a large number of existing commitments within Spennymoor which may impact on the deliverability of this site.

7/SP/135	
SITE DETAILS	
Site Name	Wider Tudhoe Colliery Site
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	6.05
Estimated Yield	182
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, it is surrounded by residential properties to the east, and open countryside to the north and west. Its development for housing would be compatible with existing uses. In view of adjacent land uses no amenity is
Relationship to Settlement	The site is partially contained on two sides. Development of this considerable site would represent a large extension into the open countryside.
Highways/ Access Issues	CONDITIONAL SUBJECT TO Moderate highway improvements required. This is a significant site with a potential for between 240 dwellings, potentially up to 450 dwellings if developed alongside neighbouring sites Ref's 7/SP/101 and 319 and as such access would be difficult to achieve. Under current DCC guidelines two access points would need to be created to serve a potential development of this size. The existing access arrangement of Tudhoe Lane with the B6288 Front Street is not very satisfactory and development of this site could rely on acquiring a significant number of existing properties on both the B6288 Front Street and possibly Tudhoe Lane to be able to create satisfactory access points. A protected right turn land would need to be created on the B6288 Front Street. The acquisition of any properties would also need to take account of 4.5x9.0 metres junction sight visibility splays.
Landscape Impact	Significant adverse residual impact.
Biodiversity Impact	Cow Plantation (CWS) is within 900m of the site & connected by PROW. Further investigation required by proposer to establish what mitigation may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Cow Plantation CWS as a result of construction or increased recreational impact.
Heritage Impact	The site is within 400 metres of Tudhoe Conservation area and Green Tree Public House (grade II) .
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by the proposer to determine mitigation measures.

Topography	Undulating site, not considered to be a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an incursion in the countryside which would have significant adverse landscape impact. There are also a large number of commitments within Spennymoor which may impact on the deliverability of the site.

7/SP/139	
SITE DETAILS	
Site Name	Land at Merrington Lane
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.74
Estimated Yield	22
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is located to the south of former playing fields, with open countryside to the south of the site. Merrington Lane Ind Est is situated to the east of the site, although the former Electrolux site now benefits from planning permission for 425 hous
Relationship to Settlement	The site is situated on the southern edge of Spennymoor, it is contained on just one side to the north by a field boundary. It is severed from the main part of Spennymoor by the A688, however, an underpass is available connecting to the town centre. Site
Highways/ Access Issues	Existing vehicular access onto B6288 would need to be modified to accommodate a 4.8 metres wide access road, 1.8 metres wide footways on both sides and 10 metres junction radii. The existing Public Rights Of Way public Footpath ref. 56 and Bridleway Ref. 58 would need to be accommodated within the design.
Landscape Impact	The site is situated within a Landscape Conservation Priority Area (LCPA) and its development would result in a significant adverse residual landscape and visual impact. On its own it would represent an idiosyncratic incursion into countryside.
Biodiversity Impact	No issues identified.
Heritage Impact	No issues identified.
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3133
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is relatively flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is isolated and has a bad neighbour use across the road (Merrington Lane Industrial Estate). Significant level of unimplemented permissions in town which would influence deliverability. Development deemed currently unachievable by SHLAA.

7/SP/142	
SITE DETAILS	
Site Name	Mount Pleasant Grange
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.37
Estimated Yield	11
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	DM/17/01146/FPA
SITE ASSESSMENT	
Adjacent Uses	The site is currently an unused piece of land, to the south of site is Tudhoe Moor housing estate and west of the site are allotments. To the north and west of the site is the Thorn factory. There may be some amenity mitigation issues anticipated in light
Relationship to Settlement	The site is completely contained within the settlement.
Highways/ Access Issues	Vehicular/pedestrian access can be achieved from existing public highway in line with approved layout granted planning permission 4 June 2008, Ref. 7/2008/0130.
Landscape Impact	The site is located within an urban/developed part of the town, and development offers an opportunity to enhance the landscape and visual impact of the area.
Biodiversity Impact	No comments received.
Heritage Impact	No comments received.
Open Space Issues	Allotments, OSNA ID:OSNA2686
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Site falls in levels to the west. Some semi mature trees on the site. Unlikely to be a major constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has a lapsed residential planning permission and would appear to offer a logical infill housing site. It is wholly contained by existing development with good access to shops, services and facilities. There are potential amenity mitigation measures in light of its proximity to Thorn. However, this site does not present any unacceptable constraints that would preclude residential development. There are a large number of existing commitments within Spennymoor which may impact on the deliverability of the site.

7/SP/152	
SITE DETAILS	
Site Name	Black & Decker
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	9.08
Estimated Yield	272
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	APR
App No	7/2011/0230
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site is under construction.

7/SP/153	
SITE DETAILS	
Site Name	Former Electrolux site, Merrington Lane Ind Est
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	12.75
Estimated Yield	383
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	CMA/7/91
SITE ASSESSMENT	
Adjacent Uses	The site forms part of Merrington Lane Industrial Estate which is allocated industrial land within the SBC Local Plan. The site is now vacant following the closure of the Electrolux plant, however, there are still some industrial units located to the eas
Relationship to Settlement	None identified
Highways/ Access Issues	Minor localised highway improvements required. This site should be access via the existing roundabout at the junction of the B6288 and the C152. A secondary access should be created onto the B6288 between the existing roundabout and the access into the former Thorns Lighting residential development. An internal vehicular access link should also be created linking this site to the former Thorns Lighting residential development.
Landscape Impact	Development of the site would require peripheral and structural landscaping. Despite mitigation some adverse visual impact on the landscape will remain.
Biodiversity Impact	North Close Marsh (CWS) is 750m from the site. Further investigation required by proposer to establish what may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to North Close Marsh CWS as a result of construction or increased recreational impact.
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has outline planning permission for housing.

7/SP/155	
SITE DETAILS	
Site Name	Merrington Lane Industrial Estate (Carisbrooke)
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	5.39
Estimated Yield	162
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site consists of industrial buildings and forms part of Merrington Lane Industrial Estate which is allocated industrial land within the SBC Local Plan. Extensive areas of the estate are now vacant following the closure of the Electrolux plant, however
Relationship to Settlement	Development of the site would redevelop an existing industrial area at the south of Merrington Lane Industrial Estate and at the south of Spennymoor. The site is currently contained on just one side.
Highways/ Access Issues	Access via existing roundabout on B6288.
Landscape Impact	Positive - Opportunity to enhance.
Biodiversity Impact	North Close Marsh (CWS) is 550m from the site. Further investigation required by proposer to establish what may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to North Close Marsh CWS as a result of construction or increased recreational impact.
Heritage Impact	The site is within 400 metres of Kirk Merrington Conservation Area
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Site has industrial buildings standing that would need to be cleared.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is currently in employment/industrial use. Development of the site would create a housing development that would be somewhat detached from the main built up area of the settlement. There is also a large number of existing commitments within Spennymoor which may impact on the deliverability of the site. There may be scope for redevelopment longer-term once the housing commitments for Merrington Lane are implemented.

7/SP/216	
SITE DETAILS	
Site Name	Land at Grayson Road
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	3.98
Estimated Yield	119
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2006/0182/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	The site has been developed for housing.

7/SP/223	
SITE DETAILS	
Site Name	Thorns Lighting
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	9.38
Estimated Yield	281
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2009/0274/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Allotments, OSNA ID:OSNA799
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	This former industrial site site has planning permission for housing and is under construction to Barratt Homes.

7/SP/293	
SITE DETAILS	
Site Name	Land at Watson Court
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	3.02
Estimated Yield	91
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2008/0637/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This former industrial site has been redeveloped for housing.

7/SP/312	
SITE DETAILS	
Site Name	Former Greyhound Stadium
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	1.76
Estimated Yield	53
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2012/0043/DM
SITE ASSESSMENT	
Adjacent Uses	Development of the former greyhound stadium would be compatible with the adjoining land uses of including open space. Although, in terms of amenity there may need to be some mitigation in regards to adjacent employment and storage use.
Relationship to Settlement	Partially contained by existing development.
Highways/ Access Issues	Highway access considered acceptable when was determined 7/2007/0704/DM.
Landscape Impact	Given setting of the site there is unlikely to be any significant landscape impact.
Biodiversity Impact	No known ecological issues however usual surveys would be required at the planning application stage.
Heritage Impact	The site is not in a conservation areas or the setting of a listed building.
Open Space Issues	Allotments, OSNA ID:OSNA851
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	Some surface water issues.
Topography	Given that the site has had planning permission it would appear there are no topographical constraints.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site had planning consent for 100 dwellings that was renewed in 2012 but now lapsed. It is partially contained by existing development with access to the large settlement's services and facilities. There are potential amenity mitigation measures in light of its proximity to employment uses. However, it does not present any other significant unacceptable constraints that would preclude residential development.

7/SP/319	
SITE DETAILS	
Site Name	Land West of Tudhoe Colliery Primary
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	3.80
Estimated Yield	114
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in agricultural use, it lies adjacent to residential properties on the eastern boundary, and its development for housing would be compatible with existing uses. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is within a peripheral location to the built form of the settlement. It is contained on just one side and its development would represent an extension of the settlement into the open countryside.
Highways/ Access Issues	A single protected right turn access could be created onto the B6288. This is a significant site with a potential for between 150 dwellings, potentially up to 400 dwellings if developed alongside the neighbouring site Ref's 7/SP/135. Existing 30mph speed limit should be extended to the north to cover new access location.
Landscape Impact	The site is located within a Landscape Conservation Priority Area (LCPA) and its development would result in a significant adverse residual landscape and visual impact.
Biodiversity Impact	Rosa Shafto Woodland (CWS) is within 980m & Cow Plantation (CWS) 1.1km of the site. Further investigation required by proposer to establish what may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Cow Plantation CWS and Rosa Shafto CWS as a result of construction or increased recreational impact.
Heritage Impact	The site is within 400 metres of Tudhoe Conservation area.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would have a significant adverse impact on the landscape, it would also be out of character the existing settlement form. There are a large number of existing

	commitments within Spennymoor which may impact on the deliverabilty of the site.
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7/SP/321	
SITE DETAILS	
Site Name	Land at Hill View
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.94
Estimated Yield	28
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is predominantly pasture land, although part of the site incorporates a residential dwelling. Some further residential properties exist to the south of the site, otherwise the site is surrounded by open countryside. In view of adjacent land uses
Relationship to Settlement	The site is within a peripheral location to the built form of the settlement. It is contained on just one side and would represent an incongruous extension at the northern entrance of Tudhoe Village.
Highways/ Access Issues	Chair Lane is too narrow on which to create an access to this site, which would appear to rely on the demolition of the Hill View dwelling. The nearest footway terminates to the front of no. 97, Tudhoe Village and the lack of footway provision to link up to potentially 33 additional dwellings would not be supported by the Highway Authority.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and its development would have a significant adverse residual landscape and visual impact. Site is poorly related to form of Conservation Area green village.
Biodiversity Impact	The site has Great crested newts within 300m, and Rosa Shafto woods 400m and as a result development of the site should be avoided unless the Ecology team is able to advise of appropriate mitigation or compensatory measures that would result in a net gain in biodiversity.
Heritage Impact	The site is within 400 metres of Tudhoe Conservation Area, North Farm Tudhoe (grade II) and there is Ancient woodland within 400m.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Predominantly flat site, not considered a constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	The development of this site would have a significant adverse residual landscape and visual impact, and the site is poorly related to form of Tudhoe Village Conservation Area. An acceptable vehicular access for the quantum of development the site could accommodate is not achievable. There are also potential ecological issues.

7/SP/327	
SITE DETAILS	
Site Name	Land North of Scargill Drive
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	2.91
Estimated Yield	87
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land. Existing residential areas are located to the south east of the site. Open countryside to the north and west of the site. The sites development for housing would be compatible with existing uses. In view of adpace
Relationship to Settlement	The site is contained on just one side, however development of the site would provide a logical extension to the adjacent residential area.
Highways/ Access Issues	CONDITIONAL SUBJECT TO There is intervening DCC owned 3rd party land between the public highway and this site, which may prevent development. Existing footway links would need to be extended on both sides of the carriageway to Walkworth Lane, along with a carriageway extension to serve this site.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	The site is adjacent to Cow Plantation (CWS) and 480m from Spring Wood/Trotter Wood (semi-ancient woodland). Further investigation required by proposer to establish what may be necessary in respect of suitable mitigation measures for reducing potential adverse effect to Cow Plantation CWS and wood as a result of construction or increased recreational impact.
Heritage Impact	The site is within 400 metres of Tudhoe Conservation Area, Green Tree Public House (grade II), St Charles Church (grade II).
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site is half within flood zone 1 and half within flood zone 2 (medium probability) and 3A (high probability). Further assessment of the flood zones is needed to be sure if the site is developable (FRA), and what mitigation is required (SuDS) and exten
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined

Outcome of Assessment	Highway access and issues relating to 3rd party land may make site unviable. There are also further concerns with regards to the sites location with floodzones.
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7/SP/328	
SITE DETAILS	
Site Name	Land North of South View
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	1.28
Estimated Yield	38
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2013/0026/DM
SITE ASSESSMENT	
Adjacent Uses	The site is currently defined as outdoor sport space within the OSNA, it is situated within a predominantly residential area. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is contained within the settlement.
Highways/ Access Issues	Vehicular and pedestrian access arrangements agreed in relation to 46 dwellings planning application Ref. 7/2013/0026.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	The site is within 600m of Middlestone Fen CWS and as a result development of the site should be avoided unless appropriate mitigation or compensatory measures that would result in a net gain in biodiversity are possible.
Heritage Impact	None identified.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2848
Pollution Issues	None Identified
Flood Risk	No flood risk issues.
Topography	Flat site, no constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	An application to develop the site for 46 dwellings has a committee resolution to grant planning permission (s106 still to be signed).

7/SP/329	
SITE DETAILS	
Site Name	Land to the South of the Oaks School
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.82
Estimated Yield	25
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently pasture land and located adjacent to a residential area. To the north of the site is a school and south of the site is the A688. Due to its proximity to the A688 there are likely to be noise mitigation issues.
Relationship to Settlement	The site is contained within the settlement. To the south of the site is the A688, beyond this predominately open countryside.
Highways/ Access Issues	Conditional. The existing carriageway to Moor Farm Estate must be upgraded to support development of this site, by widening to 4.8 metres, including the provision of a 1.8 metres wide footway on the northern edge and 10 metres junction radii onto Rock Road and to include improved streetlighting.
Landscape Impact	Some adverse residual impact.
Biodiversity Impact	The site is within 500m of North Close Marsh CWS and as a result development of the site should be avoided unless appropriate mitigation or compensatory measures that would result in a net gain in biodiversity are proposed.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site is well related to the settlement and offers a small infill development opportunity.

7/SP/330	
SITE DETAILS	
Site Name	Former Hartwall Factory and adjacent land
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	3.45
Estimated Yield	104
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2013/0269/DM
SITE ASSESSMENT	
Adjacent Uses	The site was formerly in employment use with the remainder of the site allocated as employment land for further employment use. To the south and east of the site are the recently approved residential areas of the Durham Gate development which are currentl
Relationship to Settlement	The site is completely contained within the settlement.
Highways/ Access Issues	The site is accessible from the existing highway.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and its development will have a neutral landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	A large area of the site currently houses industrial buildings which would need to be cleared should the site be developed for residential. The undeveloped area of the site is flat with no obvious constraints to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	The site was formerly in industrial use, however, planning permission has been granted for 120 houses in the context of para 22 of the NPPF as there was limited prospect of the site being reused for such purposes.

7/SP/331	
SITE DETAILS	
Site Name	Land at Grayson Road
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	10.61
Estimated Yield	318
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	OUT
App No	DM/14/02556/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is currently agricultural land, it adjoins two residential areas to the east and south. Otherwise the site is surrounded by open countryside. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is situated on the edge of the Middlestone Moor area of Spennymoor, however it adjoins the settlement on two sides. Notably to the east, it lies adjacent to new residential development where development to the north of Grayson Road has been estab
Highways/ Access Issues	Access can be achieved from Grayson Road.
Landscape Impact	The development of the site would result in some adverse residual landscape and visual impact which could be mitigated through appropriate landscaping.
Biodiversity Impact	None identified.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	Site has some surface water flooding issues. Further investigation required by proposer to determine mitigation measures.
Topography	Flat site, no constraint to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Next 5 years
Outcome of Assessment	Planning permission for 300 dwellings allowed on appeal.

7/SP/332	
SITE DETAILS	
Site Name	Land at Grayson Grange
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.43
Estimated Yield	13
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2012/0427/DM
SITE ASSESSMENT	
Adjacent Uses	No issues identified.
Relationship to Settlement	Site is well contained within the existing settlement of Middlestone Moor in Spennymoor.
Highways/ Access Issues	No issues identified.
Landscape Impact	No issues identified.
Biodiversity Impact	The site is within 800m distance of Middlestone fen and may increase levels of local recreational pressure.
Heritage Impact	No issues identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site is at some risk of surface water flooding so a flood assessment may need to be undertaken and SuDS incorporated as appropriate.
Topography	Flat site although limited road frontage may not be attractive to developers.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site is previously developed within the main town of Spennymoor and development is complete.

7/SP/333	
SITE DETAILS	
Site Name	Former Tudhoe Grange Lower School
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	2.81
Estimated Yield	84
Land Typology	Mostly Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is substantially surrounded by housing and its development for housing would be compatible with adjacent uses.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	SUITABLE - Creation of a new vehicular access centrally on the site frontage onto the C152 Durham Road with potential through road link onto Bryan Street. Half carriageway width surfacing of C152 required on full site frontage. Pedestrian links required to Bryan Street and Butterby Grange/Neville Close. Off-site 1.8m footway required down full length of Bryan Street adjacent to site requiring demolition of boundary wall and upgrading streetlighting.
Landscape Impact	The site is recognised as urban/developed within the Landscape Strategy. Development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	None Identified
Heritage Impact	No issues identified.
Open Space Issues	Adjacent to Education, OSNA ID:OSNA1070
Pollution Issues	None Identified
Flood Risk	The site does not fall within an existing flood zone.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site comprises a brownfield site located centrally within Spennymoor and substantially surrounded by existing housing. The site is accessible to the town centre and redevelopment for housing would be an appropriate redevelopment use.

7/SP/338	
SITE DETAILS	
Site Name	Butterby Grange
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.20
Estimated Yield	6
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/14/02713/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	This site has planning permission for the demolition of existing development and erection of 14 apartments.

7/SP/339	
SITE DETAILS	
Site Name	Former Spennymoor Day Centre
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.45
Estimated Yield	14
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is substantially surrounded by housing with a church opposite. It's redevelopment for housing would be a compatible use.
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	A new vehicular access could be created into this site approximately 45 metres or so from the inscribed circle of the existing roundabout to the south, at the junction of Barnfield Road, St. Andrews Lane and Works Road. The existing Barnfield Road/Derwent Terrace road junction will need to be reconfigured as part of any redevelopment of this site to remove the redundant vehicular access into the former Day Centre. A pedestrian link out onto Works Road, in the southeast corner of the site, would be supported by the Highway Authority.
Landscape Impact	The site forms part of the urban/developed landscape. Redevelopment of the site would have a neutral landscape and visual impact. Some trees are within the site, which could be retained within housing layout.
Biodiversity Impact	Existing building, no known ecological issues. Usual assessments required.
Heritage Impact	Redevelopment would have a positive impact on listed St Andrew's Church situated adjacent to the site.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	The site comprises a vacant day centre located centrally within Spennymoor and substantially surrounded by existing housing. The site is accessible to the town centre and redevelopment for housing would be an appropriate redevelopment use.

7/SP/440	
SITE DETAILS	
Site Name	Land at Middlestone Moor Area 1
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	9.07
Estimated Yield	272
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is surrounding by agricultural land, with the land to the south benefitting from planning permission for housing.
Relationship to Settlement	The site is isolated from the built form of the settlement, and will remain detached until such time as the permission to the south is implemented.
Highways/ Access Issues	CONDITIONAL - Development of this site would rely on widening the existing public highway on the south western boundary to include a 6.75 metres wide carriageway and 1.8 metres wide footways down to the C152, Durham Road and include a 6.75 metres link through SHLAA Site Ref. 7/SP/441 to link onto the C95, Whitworth Lane.
Landscape Impact	Incursion into open countryside. Likely to have some locally significant landscape and visual effects by virtue of scale and location but with some potential to control visibility with structure planting in shallow views.
Biodiversity Impact	Badger sett record from within the site.
Heritage Impact	Grade II listed buildings at Park Hall Farm 500m to the west unlikely to be affected The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site does fall within an existing flood zone.
Topography	The site is relatively flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an incursion into open countryside which is likely to have some locally significant landscape and visual effects by virtue of scale and location to the settlement form.

7/SP/441	
SITE DETAILS	
Site Name	Land at Middlestone Moor Area 3
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	11.76
Estimated Yield	353
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access could be created onto the C95 Whitworth Lane, based on a 6.75 metres wide link through SHLAA Site Ref. 7/SP/440.
Landscape Impact	Incursion into open countryside. Likely to have some locally significant landscape and visual effects by virtue of scale and location but with some potential to control visibility with structure planting in shallow views.
Biodiversity Impact	DBAP habitat (wet woodland) in a narrow belt along the roadside. This will require full assessment and retention within the proposals.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an incursion into open countryside which is likely to have some locally significant landscape and visual effects by virtue of scale and location. A full ecological assessment would be required in respect of the DBAP habitat (wet woodland) in a narrow belt along the roadside.

7/SP/442	
SITE DETAILS	
Site Name	Land at Middlestone Moor Area 2
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	7.25
Estimated Yield	218
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	SUITABLE - Access could be created onto the C95 Whitworth Lane. This site could link onto the adjacent SHLAA Site Ref. 7/SP/441.
Landscape Impact	Incursion into open countryside. Likely to have some locally significant landscape and visual effects by virtue of scale and location but with some potential to control visibility with structure planting in shallow views.
Biodiversity Impact	DBAP habitat (wet woodland) in a narrow belt along the roadside. This will require full assessment and retention within the proposals.
Heritage Impact	The site is larger than 1 ha and so the presence and extent of below-ground archaeological remains will need to be assessed through geophysical survey and evaluation.
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent an incursion into open countryside which is likely to have some locally significant landscape and visual effects by virtue of scale and location. A full ecological assessment would be required in respect of the DBAP habitat (wet woodland) in a narrow belt along the roadside.

7/SP/443	
SITE DETAILS	
Site Name	Land West of Carr Lane
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	2.61
Estimated Yield	78
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is substantially surrounded by housing.
Relationship to Settlement	The site is wholly contained within the settlement with new houses built to the north, west and south of the site.
Highways/ Access Issues	CONDITIONAL - There is intervening third party land between the site and Carr Lane which would need to be acquired. Any new vehicular access or accesses onto Carr Street would need to be constructed with a separation distance of at least 50 metres from the centre line of Parkside on the opposite side of Carr Street.
Landscape Impact	Urban edge site. Former colliery tip locally elevated above the surroundings. Some mature trees and scrub in centre of site and along eastern edge. Potential for some locally significant landscape and visual effects if site features are lost in comprehensive development. Likely that partial development could be accommodated without significant effects
Biodiversity Impact	Pond in existence on site. Due to known metapopulation of great crested newts within the vicinity there is a high risk of the species being present. Known bat roost also present within the buildings on site. Full ecological surveys and suitable mitigation would be expected.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	The site does not fall within a flood zone.
Topography	The site is elevated in comparison to its surroundings which would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Site comprises of the former colliery tip locally elevated above the surroundings. Some mature trees and scrub in centre of site and along eastern edge. Potential for some locally significant landscape and visual effects if site features are lost in

	<p>comprehensive development. Likely that partial development could be accommodated without significant effects. The site forms part of the wider Whitworth Park housing allocation from the SBLP (1996). Full ecological surveys and suitable mitigation would be expected due to presence of GCNs and Bats.</p>
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7/SP/444	
SITE DETAILS	
Site Name	Durhamgate North
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	2.26
Estimated Yield	68
Land Typology	Both 50/50
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site forms part of Green Lane industrial estate, which has undergone significant transformation and regeneration with extensive areas reconfigured and serviced ready for business development. The development of the site for housing would not be compa
Relationship to Settlement	The site is wholly contained within the settlement.
Highways/ Access Issues	SUITABLE - Access could be created onto Arlington Way.
Landscape Impact	Largely previously developed urban site. Housing development unlikely to have significant landscape and visual effects
Biodiversity Impact	No known ecological issues.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site forms part of Green Lane industrial estate, which is needed for business development. The development of the site for housing would not be compatible with the business uses to be developed on the site, as well as existing businesses situated to the north. Arlington Way forms the natural and logical boundary between residential and business uses, and this site is on land allocated for employment uses.

7/SP/445	
SITE DETAILS	
Site Name	King William Grange
Settlement	Spennymoor
Local Plan Monitoring Area	Mid
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in residential use and its redevelopment for housing would not present any issues.
Relationship to Settlement	The site is wholly contained within the settlement of Spennymoor and would involve redevelopment of an existing care home.
Highways/ Access Issues	SUITABLE: Access must be via High Grange Road with no vehicular access onto Oxford Road. The site includes existing public highway and public car parking, the latter of which is extensively used by the residents of King Street and as such must be accommodated in the design.
Landscape Impact	Urban redevelopment site which would have no impact on designation. Some young mature trees on site - some of which could be retained in redevelopment. Unlikely to have significant landscape effects - likely neutral impact.
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	No conservation issues.
Open Space Issues	Park and Recreation Ground, OSNA ID: OSNA2424
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	There are no flood risk issues.
Topography	The site is flat and would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	The site is currently in use as a care home and its redevelopment would involve the efficient use of a previously-developed site centrally located within Spennymoor and with good access to shops and services.

7/TC/098	
SITE DETAILS	
Site Name	Land South of St George
Settlement	Trimdon Colliery (South)
Local Plan Monitoring Area	South East
Developable Area	0.83
Estimated Yield	25
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible greenfield and residential. Storage facility on site.
Relationship to Settlement	The site is situated on the edge of the settlement and adjoins the settlement on its eastern boundary only. Development would represent ribbon development adjacent to the road.
Highways/ Access Issues	A single access could be created onto the C67 to serve this site, including 2.4 x 90 metres junctions sight visibility splays. A 1.8 metres wide footway would be required along the full site. This would have a potentially harmful urbanising effect on approaches into the village from the west.
Landscape Impact	Sloping site on edge of village which is part urban and part Landscape Conservation Priority Area (LCPA). Site is prominent in views from the west - rig & furrow of local historical interest. Development would result in a significant adverse residual landscape and visual impact. Site can be discounted for this reason.
Biodiversity Impact	Due to the nature of the site and the proposals, it is recommended that an extended phase 1 survey will be required, as a minimum, in support of the planning application if submitted. The results of the assessment will determine whether any further more detailed surveys will be required, and these will be required in advance of determination.
Heritage Impact	No heritage constraints
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified.
Topography	The site slopes from east to west which would not prevent development but influence the layout of development and its visual prominence.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Visually prominent site on edge of settlement, sloping site not suitable for development as a significant adverse residual landscape and visual impact would accrue. Achieving an acceptable vehicular access would have a potentially harmful urbanising effect on approaches into the village from the west.

7/TC/113a	
SITE DETAILS	
Site Name	Land adjacent to Locomotive P.H
Settlement	Trimdon Colliery (South)
Local Plan Monitoring Area	South East
Developable Area	1.15
Estimated Yield	35
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No issues regarding compatibility - open countryside to the south and housing to the north.
Relationship to Settlement	Edge of settlement prominent elevated site.
Highways/ Access Issues	Development of this site could be considered in conjunction with the adjacent site Ref. 7/TC/113B as per the 2006 Sedgefield Borough Major Development Plans Site 113 response, which would require an internal 5.5 metres wide link road between the 2 sites. Alternatively a single access could be created onto North Moor Avenue to serve this site. Efforts should be made to include the Locomotive P.H. site within this development and/or the potential joint development with the adjacent site Ref. 7/TC/113B.
Landscape Impact	Prominent ridgeline site. Development would result in some adverse residual landscape and visual impact. Could be screened in long term by structural landscaping to the southern edge. Reclaimed colliery land with capped or filled shafts - may affect costs/ deliverability.
Biodiversity Impact	No known environment constraints.
Heritage Impact	No known historic environment constraints.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No known flooding constraints.
Topography	No issues for development
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site is an allocation in the Sedgefield Borough Local Plan. Prominent ridgeline site but could be screened in long term by structural landscaping to the southern edge. Reclaimed colliery land which may impact on the deliverability of the site.

7/TC/113b	
SITE DETAILS	
Site Name	Land adjacent to Locomotive P.H
Settlement	Trimdon Colliery (South)
Local Plan Monitoring Area	South East
Developable Area	3.24
Estimated Yield	97
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent land uses greenfield, derelict public house and residential - no issues around compatability.
Relationship to Settlement	Site is well related to settlement although the scale and number of possible dwellings causes concern.
Highways/ Access Issues	Development of this site could be considered in conjunction with the adjacent site Ref. 7/TC/113A as per the 2006 Sedgefield Borough Major Development Plans Site 113 response, which would require an internal 5.5 metres wide link road between the 2 sites. Alternatively a single access could be created centrally on the frontage to Low Hogg Street. Efforts should be made to include the Locomotive P.H. site within this development and/or for the potential joint development with the adjacent site Ref. 7/TC/113B.
Landscape Impact	Site is a prominent, large and elevated former colliery site within settlement and located in a Landscape Improvement Priority Area (LIPA). Development would result in a significant adverse landscape and visual impact.
Biodiversity Impact	None identified.
Heritage Impact	None identified.
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None identified.
Topography	Southern edge of site slopes more severely than remainder of site. Not an issues for development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The size and scale of the site a concern in relation to role, function and built form of the settlement. Development would result in a significant adverse residual landscape and visual impact.

7/TC/127	
SITE DETAILS	
Site Name	Land east of St Paul's Road
Settlement	Trimdon Colliery (South)
Local Plan Monitoring Area	South East
Developable Area	2.12
Estimated Yield	64
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Compatible with adjacent uses which comprises of allotments, working mens club and new residential.
Relationship to Settlement	The site is located on the edge of the settlement, but bound by housing development on three sides.
Highways/ Access Issues	Site is remote from public highway and the ability to create an acceptable access to adoption standards would rely on acquiring third party land. This would potentially represent a ransom strip which would impact on viability and deliverability.
Landscape Impact	Site is located in Landscape Conservation Priority Area (LCPA) and its development would result in some adverse residual landscape and visual impact. Public Right of Way to south of site.
Biodiversity Impact	None identified at this stage.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA2608
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flood risk indicated for the site.
Topography	This is a flat site which would not prevent development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Whilst this site is well related to the settlement and in particular the residential estate to the north there are issues around access which would require third party land (viability/deliverability issues). This is a technical constraint which means the site is classified as unsuitable due to concerns that 3rd party land would be required in order to provided suitable and safe highway access.

7/TC/128	
SITE DETAILS	
Site Name	Land east of Low Dyke Street
Settlement	Trimdon Colliery (South)
Local Plan Monitoring Area	South East
Developable Area	1.05
Estimated Yield	32
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues as the site is surrounded by allotments and existing residential housing.
Relationship to Settlement	The site is poorly related to the settlement on account it is situated on the edge of the settlement.
Highways/ Access Issues	Site is remote from public highway and the ability to create an acceptable access to adoption standards would rely on acquiring third party land.
Landscape Impact	Site is located in a Landscape Conservation Priority Area (LCPA) and its development would result in a significant adverse residual landscape and visual impact on account it would represent an incursion into countryside poorly related to settlement form.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None identified
Topography	None identified level site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is poorly related to the settlement form and development would result in a significant adverse residual landscape and visual impact as it would be an incursion into open countryside.

7/TC/129	
SITE DETAILS	
Site Name	Land opposite St Pauls House, Trimdon Colliery
Settlement	Trimdon Colliery (South)
Local Plan Monitoring Area	South East
Developable Area	0.11
Estimated Yield	3
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/02384/FPA
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site Complete

7/TG/074	
SITE DETAILS	
Site Name	North East of Peel Avenue
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	0.55
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agriculture and residential
Relationship to Settlement	The site is on the edge of the settlement sprawling towards Trimdon Colliery
Highways/ Access Issues	A single access could be created onto the C67 to serve this site, including 2.4 x 90 metres junctions sight visibility splays. A 1.8 metres wide footway would be required along the full site frontage to link up to Peel Avenue.
Landscape Impact	The site is LCPA. Development would have significant adverse residual impact. It's a small site but it sprawls out from the established settlement edge to Trimdon Colliery (ribbon development).
Biodiversity Impact	No impact identified at the moment
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No issues identified
Topography	The site is relatively flat but is lower than the road level by about 4ft
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of the site would result in urban sprawl towards Trimdon Colliery which would have a significant adverse residual landscape and visual impact.

7/TG/114	
SITE DETAILS	
Site Name	Land East of Peel Avenue
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	0.48
Estimated Yield	14
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and agriculture
Relationship to Settlement	The site is on the edge of the settlement but enclosed on three sides by domestic dwellings or agricultural buildings
Highways/ Access Issues	This site is landlocked and as such an access cannot be created without the possibility of the demolition of dwellings on Peel Avenue.
Landscape Impact	The site is LCPA. Development would have some adverse residual impact
Biodiversity Impact	No impact identified at the moment
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding issues identified
Topography	The site is flat which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is land-locked and is not accessible from the highway which precludes development of the site.

7/TG/116	
SITE DETAILS	
Site Name	Eastern edge of Trimdon Grange
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	0.55
Estimated Yield	17
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are agricultural and residential
Relationship to Settlement	Although the site is on the edge of the settlement a small development might be seen as a logical extension with an existing access route
Highways/ Access Issues	The Highway Authority response to the Ref. 7/2006/0430/DM Outline planning application (which was subsequently withdrawn) for 58 dwellings to the east of Amble Way was that the Highway Authority would not support further residential development of this scale in this part of the settlement. A single dwelling on the west end of this site was refused planning permission and dismissed at Appeal in 2012. On the basis of Manual for Streets National 2007 guidance and with the removal of the DCC 1994 Design Guide restrictions a development of 10 or so dwellings would be deemed to be possible on this site.
Landscape Impact	The site is LCPA. Development would result in some adverse residual impact. The site slopes down to the north and is visible from some distance
Biodiversity Impact	No impact identified at the moment
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No flooding issues have been identified
Topography	The site slopes down to the north and is visible from some distance. This may affect layout and landscaping
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site was refused planning permission in 2011 and the Inspector dismissed the appeal on principle grounds. Development of the site would extend beyond the natural envelope of the settlement. The site would be accessible from Amble Way. The site is visible from some distance and would have some adverse residual landscape and visual impact. Deemed unsuitable for development.

7/TG/120a	
SITE DETAILS	
Site Name	Land between Rose Street and Cooperative Terrace
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Adjacent uses are residential and agriculture. There is a nearby industrial estate
Relationship to Settlement	The site is separated from the settlement by woodland and a derelict building - it's isolated from the main part of the settlement to the south, but there is a linear terrace located immediately to the north.
Highways/ Access Issues	Highways consider that access would be conditional subject to the site being developed by extending the approved access road arrangement linked to former The Quarry Garage, Site Ref. 7/TG/120b, granted detailed planning permission on 2.5.08, extended 21.2.11. Alternatively the site could be accessed via a new junction created centrally on the B1278 frontage.
Landscape Impact	The site is located in a Landscape Conservation Priority Area (LCPA) and development would have significant adverse residual landscape and visual impact and would result in the loss of amenity woodland.
Biodiversity Impact	The site itself is woodland and is also near two listed wildlife sites. Development would have an impact both on site and on nearby sites
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are no flooding issues identified
Topography	The site rises up quite steeply from the road to the east
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site is currently woodland and provides a barrier between Cooperative Terrace and Rose Street. Development would result in the loss of amenity woodland which would have a significant adverse landscape and visual impact.

7/TG/120b	
SITE DETAILS	
Site Name	Land between Rose Street and Cooperative Terrace
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	0.40
Estimated Yield	12
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2011/0009/DM
SITE ASSESSMENT	
Adjacent Uses	The proposed developable part of the site is close to the nearby industrial estate. Other uses are woodland and agriculture,
Relationship to Settlement	The site is separated from the settlement. The suggested developable area has woodland to the north and south
Highways/ Access Issues	This site was originally known as the Quarry Garage site and was granted Outline planning approval on 2.5.08. and was subsequently granted detailed planning permission on 2.5.08, extended 21.2.11. The approved access arrangements remain acceptable.
Landscape Impact	Development of the site could give the opportunity for landscape enhancement in relation to the derelict garage on the site. It is suggested that the woodland part of the site to the south would be inappropriate for development
Biodiversity Impact	No issues identified at the moment but the site is brownfield with a derelict building on it and adjacent woodland. The site will need investigating for biodiversity
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	No flooding issues have been identified
Topography	The garage site is relatively flat with existing access
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This site was originally granted outline planning approval for 8 dwellings, however, the permission has now lapsed. Development of the site could give the opportunity for landscape enhancement in relation to the derelict garage on the site. However, the woodland part of the site to the south would be inappropriate for development.

7/TG/309	
SITE DETAILS	
Site Name	Land at Rose Street
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	3.24
Estimated Yield	97
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	There is nearby residential, woodland, scrub land and agriculture
Relationship to Settlement	It is the northern edge of the settlement
Highways/ Access Issues	The brownfield element of this site was subject to a planning application for 47 dwellings, Ref. 7/2012/0092/DM, which was withdrawn 25 February 2013. On the basis that this larger site, circa 100 dwellings, is accessed in a similar fashion to that associated with the 2012 proposals this would appear to a suitable development site.
Landscape Impact	The southern part of the site (1/3rd) is currently an industrial estate with small units on it and is recognised as urban/developed within the Landscape Strategy. Part of the site has been previously cleared but leaving uneven ground. The agricultural part of the site (northern 2/3rds) is within a Landscape Improvement Priority Area (LIPA). Development of the site would result in some adverse residual landscape and visual impact.
Biodiversity Impact	Existing building and arable fields. Close proximity to designated LWS (Trimdon Grange Pit Heap) therefore contribution towards management of site or alternate greenspace provision required.
Heritage Impact	No impact identified at the moment
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	There are some surface water issues that will need to be mitigated
Topography	The site is relatively flat
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Previous applications for housing on this site were both withdrawn. Persimmon Homes have relinquished their option on the site like Taylor Wimpey did before them which confirms viability/marketability and deliverability issues. The southern 1/3 of the site is currently industrial use with some cleared industrial land. The site would benefit from some regeneration

	<p>and the development of green infrastructure within it. The site has been expanded to include agricultural land to the north of the industrial area. Larger site would have an acceptable landscape impact and is considered suitable for housing development.</p>
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7/TV/070	
SITE DETAILS	
Site Name	Land south of Broadway
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	1.63
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	DM/15/01714/OUT
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the north of the site is housing with open farmland surrounding the site to the south and west. To east of the site is Salters Lane. In view of adjacent land uses no significant amenity issues are anti
Relationship to Settlement	The site is in a peripheral location to the main built up form of the settlement. The site is remote given the severance of Salter's Lane.
Highways/ Access Issues	Main vehicular access should be created 100 metres south of the Broadway Avenue junction. A 1.8 metre wide footway would need to be created from Broadway Avenue along the full site frontage onto the B1278. 2.4 x 90 metres junction sight visibility splays required which will impact on existing vegetation. Existing Public Right Of Way Public footpath would require diversion.
Landscape Impact	The site is located in a Landscape Improvement Priority Area (LIPA) and development of this site would result in some adverse landscape and visual impact. Earlier iterations of the SHLAA assessed a larger site boundary where development would result in a significant adverse residual landscape impact.
Biodiversity Impact	The site is within 1km of Charity Land SSSI and Captain's Well LWS so further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. An ecological survey should be undertaken to identify the presence/absence of protected species on the site and mitigation measures implemented as appropriate. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	None Identified

Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site slopes steeply from north to south but not sufficient to affect the developability of the site. It would however, influence the design and layout.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	6 - 10 years
Outcome of Assessment	An application for 30 dwellings (DM/15/01714/OUT) approved at planning committee on 22nd October 2015 so the principle of developing the site for housing is now established.

7/TV/071	
SITE DETAILS	
Site Name	Land east of Swainby Road
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	2.37
Estimated Yield	71
Land Typology	Greenfield
Ownership	Multiple state
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Housing to the north and west, agricultural uses to the east with allotments to the south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on two sides (northern and western boundaries) and development could be viewed as a logical expansion of the settlement to the east.
Highways/ Access Issues	Swainby Road is at the end of basically a long culs-de-sac and on its own would not be deemed to be suitable to serve an additional 83 dwellings. The site frontage onto the C24 Hurworth Burn Road is not sufficient to accommodate a suitable protected right turn or preferably a roundabout access and as such this site should be developed in conjunction with the adjacent Site Ref. 7/TV/085, which would allow a minimum 5.5 metres through link to be created linking Swainby Road to the C24 Hurworth Burn Road. Localised widening of the C24 Hurworth Burn Road would be required. Village Green affected.
Landscape Impact	If both the western and eastern field are development it would result in a significant adverse landscape and visual impact. If the western field was left as open space it would reduce the impact to 'some adverse'.
Biodiversity Impact	The site is within 400m of Charity Land SSSI and Captains Well LWS. A pond with potential for GCN's is within 500m of the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	Site is adjacent to Trimdon Village Conservation Area and any development must not detract from its character or appearance or its setting.
Open Space Issues	Allotments, OSNA ID:OSNA1292
Pollution Issues	None Identified
Flood Risk	No issues identified.

Topography	Site is relatively flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Edge of settlement site which would represent a logical expansion of the settlement to the east. Development would result in a harmful landscape and visual impact, which could be lessened if the western field were omitted (also open space). Latest application withdrawn.

7/TV/072	
SITE DETAILS	
Site Name	Land east of Birkett Terrace
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	2.16
Estimated Yield	65
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use for agricultural purposes and there is a STW located nearby to the north of the site. An odour assessment would be required to establish if it would preclude housing on the site.
Relationship to Settlement	Edge of settlement site which is in a peripheral location to the built up form of the settlement and severed by Horse Close Lane.
Highways/ Access Issues	A suitable access to adoption standards would not appear to be achievable onto the C66 Birkett Terrace or the C24 Hurworth Burn Road due to junction sight visibility splay requirements.
Landscape Impact	The development of this site would result in a significant adverse landscape and visual impact. The site can be discounted for this reason.
Biodiversity Impact	The site is within 300m of Captains Well LWS, 225m of Charity Land SSSI and 500m of a pond with potential for GCN's. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	Site borders Trimdon Conservation Area. Development on this site would adversely impact the setting of the area, and result in the loss of key views from the cemetery to the outer countryside. Mitigation unlikely to overcome harm
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA2392
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required. This site is also deemed to be potentially contaminated and further investigation is required.
Flood Risk	No significant issues. A small part (south eastern corner) is at risk of surface water flooding. Further investigation required by proposer to determine mitigation measures (e.g. site layout and/or incorporation of SuDS), or extent of land sterilised by
Topography	Site is flat and would not pose any barriers to development.

SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The development of this site would result in a significant adverse landscape and visual impact, and a detrimental impact on the setting of the Conservation Area. An acceptable highway access is not achievable and a STW is located in close proximity to the site which could impact on amenity (odour).

7/TV/085	
SITE DETAILS	
Site Name	Extension to Land East of Swainby Road
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	1.64
Estimated Yield	49
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. The site has open farmland surrounding the site, with residential areas further west. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	Site is unattached to the settlement and isolated, unless it is considered in conjunction with the adjacent site (7/TV/071) which adjoins the settlement.
Highways/ Access Issues	This site is remote from the settlement and would need to rely on being developed in conjunction with the adjacent site (7/TV/071). Highway comments for that site are as follows: Swainby Road is at the end of basically a long culs-de-sac and on its own would not be deemed to be suitable to serve an additional 83 dwellings. The site frontage onto the C24 Hurworth Burn Road is not sufficient to accommodate a suitable protected right turn or preferably a roundabout access and as such this site should be developed in conjunction with the adjacent Site Ref. 7/TV/085, which would allow a minimum 5.5 metres through link to be created linking Swainby Road to the C24 Hurworth Burn Road. Localised widening of the C24 Hurworth Burn Road would be required. Village Green affected.
Landscape Impact	The development of this site would require substantial areas of structural landscaping and the retention of most mature features. Despite this form of mitigation some adverse visual impact on the landscape and its designations will remain, however, this is not considered to be of a sufficient degree to discount for that reason.
Biodiversity Impact	The site is within 400m of Charity Land SSSI and 500m of Captain's Well LWS and a pond with potential for GCNs. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance.
Heritage Impact	Development on this site would adversely impact the setting of the area, and result in the loss of key views from the village to the outer countryside. Mitigation unlikely to overcome harm. An objection has been raised on heritage grounds to the current p
Open Space Issues	None Identified

Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The site is relatively flat and would not pose any barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Edge of settlement site which could be viewed as a logical expansion of the settlement to the east. Development would result in a harmful landscape and visual impact, which could be lessened if the western field of the adjoining site was omitted (also open space). Site has reasonable access to shops on Church Rd. Earlier planning application withdrawn.

7/TV/086	
SITE DETAILS	
Site Name	Land to the south of Spice Tree Lounge
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	2.48
Estimated Yield	74
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the north of the site is a restaurant (Spice Tree Lounge) with open farmland surrounding the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is located in a peripheral location to the built up form of the settlement, and development would represent a significant extension to the settlement southwards into the countryside.
Highways/ Access Issues	A suitable access to adoption standards would not appear to be achievable onto the B1278 Salters Lane due to junction sight visibility splay requirements in association with a site frontage of only 100 metres or so.
Landscape Impact	Development of this site would result in a significant adverse landscape and visual impact. The site can be discounted for this reason.
Biodiversity Impact	Fishburn SSSI is situated 700m from the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Accessible Natural Green Space, OSNA ID:OSNA2811
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	Site is undulating but this would not pose any barriers to development. There are electricity pylons on the site which would need to re-routed from the site if development were to take place. Would have implications for viability.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber

Estimated Achievability	undefined
Outcome of Assessment	This site is in a peripheral location to the built up form of the settlement and development would result in a significant adverse landscape and visual impact. The site is remote from shops and services within the settlement (Church Rd) and there are electricity pylons and lines running across the site. These would need to be diverted which would impact on overall viability. A suitable access to adoptable standard does not appear achievable.

7/TV/111	
SITE DETAILS	
Site Name	Land east of Salters Lane
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	15.76
Estimated Yield	473
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is currently in use as agricultural land. To the south of the site is existing housing with open farmland surrounding the site. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is contained on only 1 side (southern edge) and encroaches significantly into the open countryside, drastically reducing the distance between settlements. Development would be out of scale with the character and size of the settlement.
Highways/ Access Issues	The 6-8 metres wide available access width onto the B1278 Salters Lane is not sufficient to accommodate the creation of a suitable access to adoption standards, which would be too close to the existing road junction.
Landscape Impact	The site is considered to be prominent within the landscape. The plateau location and adjacent steeply sloping topography, lack of natural screening, extent and proximity of public receptors to the site are reason for its prominence. The landscape is considered to have inherent attractiveness resulting from the topography, vegetation and the discernible elements of its historic development. Development in this location does not form a natural extension to the settlement of Trimdon, and would represent an unnecessary incursion into an attractive landscape. Any development would have a significant adverse residual impact on the surrounding countryside.
Biodiversity Impact	A pond with potential for GCN's is located on the site, which is also within 200 metres of Captains Well LWS and 450 metres of Charity Land SSSI. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.
Heritage Impact	This site border Trimdon Conservation Area. The issue of protecting the northern boundary of the conservation area from development has been specifically highlighted in village

	conservation appraisal document. The Design and Conservation Team do not wis
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	No issues identified.
Topography	The north portion of the site slopes significantly down Salter's Lane towards Trimdon Grange. This would influence the amount of the site which is developable and would influence the design and layout of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	This site is prominent in the landscape and development would have a significant adverse landscape and visual impact. Developing a smaller portion of the site would still have a detrimental impact on the Conservation Area. Highway access is not achievable.

7/TV/117	
SITE DETAILS	
Site Name	Land North of Skerne Avenue
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	1.44
Estimated Yield	43
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	Site is bound to west by an area of open space/play area. Disused quarry is west of the open space, agricultural fields to the north and residential to the east and south. In view of adjacent land uses no amenity issues are anticipated.
Relationship to Settlement	The site is in a peripheral location to the main built up form of the settlement, but could be viewed as consolidating the existing built up form.
Highways/ Access Issues	The inclusion of the adjacent garages site along with the original 2013 SHLAA Ref. 7/TV/117 site would offer a site frontage onto the B1278 Salters Lane of approx. 50 metres or so which would be capable of accommodating the necessary 2.4 x 43 metres junction sight visibility splays in conjunction with 10 metres junction radii, a 4.8 metres wide access road and 1.8 metres wide footways on both sides. A new or upgraded access would be required. A 1.8 metres wide footway to DCC adoption highway standards would be required across the full site frontage and must continue northwards to create a pedestrian linkage to the existing public footway leading to Trimdon Grange.
Landscape Impact	The site is prominent on skyline in views from the north but if screened by planting to northern edge could present an opportunity to soften the existing settlement edge. Overall development would result in some adverse residual impact, but this is not considered to be of a sufficient degree to render the site unsuitable.
Biodiversity Impact	A pond with potential for GCN is located within 500m of the site, and Trimdon Grange and Railway LWS, Captain's Well LWS and Charity Land SSSI are located 772m, 809m and 848m respectively from the site. Further ecological assessments required by proposer to ascertain what mitigation may be necessary in respect of reducing potential adverse effect as a result of increased recreational impact/habitat disturbance. This site is within 16km (average travelling distance) of Coastal SACs and SPAs so an increased population may increase visitor pressure / levels of disturbance to the coast and to European protected wildlife sites. However, this issue is not considered to be a constraint which prevents development.

Heritage Impact	Site is greater in size than 1ha so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.
Open Space Issues	Amenity Green Space, OSNA ID: OSNA2571
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	No issues identified.
Topography	The site slopes from south to north and although gentle in the south, the slope does increase steeply further north. This would influence the design/layout of any development that did take place.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	<p>Trimdon Village possesses a good range of shops, services and facilities capable of meeting the daily needs of prospective residents.</p> <p>Overall development of this site would result in some adverse residual impact, but this is not considered to be of a sufficient to render the site unsuitable. Though prominent on skyline in views from the north if screened by planting to northern edge development of the site could be an opportunity to soften existing settlement edge. Whilst the site is in a more peripheral location to the main built up form of the settlement, it is considered that its development would be a consolidation to the built up form.</p> <p>The site slopes from south to north and although gentle in the south, the slope does increase steeply further north. This would influence the design/layout of any development that did take place.</p>

7/TV/262	
SITE DETAILS	
Site Name	West Carrside Farm
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	0.43
Estimated Yield	13
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2012/0451/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site is complete

7/TV/263	
SITE DETAILS	
Site Name	Land to West of Horse Close Lane
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	1.61
Estimated Yield	48
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing to the south and open countryside to the north. It's development for housing would be compatible with surrounding uses.
Relationship to Settlement	The site is contained on only 1 side (southern edge) however, development would not encroach significantly into the countryside. It would however have an impact on the Conservation Area (see Heritage).
Highways/ Access Issues	UNSUITABLE - There is intervening 'Village Green' land between the site and the C66, Horse Close Lane meaning that access cannot be achieved.
Landscape Impact	Incursion into attractive open countryside on prominent sloping site poorly related to historic form of village. Likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues, although close proximity to SSSI would require assessment.
Heritage Impact	Site immediately north of the Trimdon Conservation Area. Development to the north of the village has previously been resisted due to concerns over impact on setting. The Trimdon Conservation Area is on the national Heritage at Risk Register because of ero
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	The site does fall within an existing flood zone.
Topography	The site is flat and would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	From a highway perspective there is intervening 'Village Green' land between the site and the C66, Horse Close Lane meaning that access to the site cannot be achieved. Site immediately north of the Trimdon Conservation Area. Development of the site would have a detrimental impact on its setting, and likely to have some significant landscape and visual effects. Mitigation unlikely to overcome harm in this location. The site is also not well related to bus stops and public transport provision.

7/TV/264	
SITE DETAILS	
Site Name	Land further south of Broadway Avenue
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	21.23
Estimated Yield	637
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site has existing housing located to the north, and open countryside to the south and west. It's development for housing would be compatible with adjacent land uses.
Relationship to Settlement	The site is in a peripheral location to the main built up form of the settlement. The site is remote given the severance of Salter's Lane.
Highways/ Access Issues	SUITABLE - This is a very large site and as such would need 2 no. access points onto the B1278 linked via a 6.75 metres through road.
Landscape Impact	Large incursion into open countryside beyond well assimilated settlement edge. Likely to have some significant landscape and visual effects.
Biodiversity Impact	No known ecological issues.
Heritage Impact	Site is located to the west of Trimdon Village Conservation Area with some separation across the B1278 and existing 20th century development to the west side of the village. Significant landscape impact would in turn have an impact on the way in which the
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not fall within a flood zone.
Topography	The site slopes steeply from north to south which would have implications for the layout and orientation of development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent a large incursion into open countryside beyond well assimilated settlement edge. This is likely to have some significant landscape and visual effects. Significant landscape impact would in turn have an impact on the way in which the approach to the conservation area is experienced given the scale of development which would be accomodated by the site.

7/TV/265	
SITE DETAILS	
Site Name	Trimdon Village Community School
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	0.34
Estimated Yield	10
Land Typology	Mostly PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	There are no designated or non-designated heritage assets on the site. Approximately 300m north of the site is Trimdon Village Conservation Area which was designated in 1993 and amended in 2012. Within the conservation there are three listed buildings:
Open Space Issues	Site intersecting OSNA3085.
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	This is a previous school site which has now been demolished. There are existing playing fields on part of the site. This would need to be addressed should the site become available for development. The existing trees would also need to be retained

7/TV/266	
SITE DETAILS	
Site Name	Tremeduna Grange Site
Settlement	Trimdon
Local Plan Monitoring Area	South East
Developable Area	0.32
Estimated Yield	10
Land Typology	100% PDL
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The cleared site is substantially surrounded by housing on three sides with the Trimdon Village green located to the north. It's redeveloped for housing would be compatible with existing uses.
Relationship to Settlement	The site is wholly located within the settlement of Trimdon Village.
Highways/ Access Issues	SUITABLE: The existing public footpath within the northern boundary of the site must remain intact and the access arrangements should be in line with those approved under planning permission Ref. DM/14/02284/FPA.
Landscape Impact	Urban redevelopment site. Some opportunity to enhance frontage onto village green. Unlikely to have significant landscape effects.
Biodiversity Impact	Standard survey requirements / mitigation / compensation required / on site biodiversity delivery etc etc
Heritage Impact	Any development should consider the potential impact on the character and appearance of the conservation area and Medieval village green, as well as the impact on the setting of the Grade II listed St Mary Magdalene Church.
Open Space Issues	Adjoins but does not affect Amenity Green Space, OSNA ID: OSNA3162
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	The site is not at risk of flooding.
Topography	The site is flat and would pose barriers to redeveloping the site.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Opportunity to redevelop a cleared site which is wholly located within the settlement. Opportunity to enhance frontage onto village green and development is unlikely to have significant landscape effects.

7/TV/267	
SITE DETAILS	
Site Name	Land to the South of Holmside Avenue
Settlement	Trimdon Grange
Local Plan Monitoring Area	South East
Developable Area	33.83
Estimated Yield	1015
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	CONDITIONAL: Very large site, a TA would be required. 2 no. PRT type access points required onto the B1279 Salters Lane linked via an internal 6.75 metres wide loop road.
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	There are no scheduled monuments within this site however there is over 1ha of greenfield land therefore the Archaeology Section would request a geophysical survey and trial trenching accompany any planning application.
Open Space Issues	Accessible Natural Green Space, OSNA ID: OSNA1103, Allotments, OSNA ID: OSNA1403 and Churchyards and Cemeteries, OSNA ID: OSNA2014
Pollution Issues	Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of the site would represent a sprawling encroachment in to open countryside which would result in significant residual landscape and visual impacts.

7/WC/058a	
SITE DETAILS	
Site Name	Laburnham Road
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	0.46
Estimated Yield	14
Land Typology	Greenfield
Ownership	Local Authority
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues
Relationship to Settlement	Fairly central to settlement centre within residential area.
Highways/ Access Issues	Can be accessed by existing public highway.
Landscape Impact	The site is within the urban/developed area of West Cornforth (former clearance area) but should be Landscape Conservation Priority Area (LCPA) as open space. Loss of which would need to be informed by OSNA. Development would result in some adverse residual landscape and visual impact. This assumes retention of trees.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	Park and Recreation Ground, OSNA ID:OSNA3233
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Level site which would pose no barriers to redevelopment.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	The site comprises of amenity open space within an existing residential area. Historically the site previously had social housing on site, however, these were demolished many years ago and the site now has amenity value as open space.

7/WC/058b	
SITE DETAILS	
Site Name	Laburnham Road
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	0.59
Estimated Yield	18
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	No compatibility issues
Relationship to Settlement	Fairly central to settlement centre within residential area.
Highways/ Access Issues	Can be accessed by existing public highway.
Landscape Impact	The site is within the urban/developed part of West Cornforth (former clearance area). Site is now open space, loss of which should be informed by OSNA. Development of the site would have some adverse residual landscape and visual impact. Assumes retention of trees.
Biodiversity Impact	None identified
Heritage Impact	None identified
Open Space Issues	Intersects 2 OSNA polygons, OSNA ID:OSNA910
Pollution Issues	None Identified
Flood Risk	None identified
Topography	Level site which would pose no barriers to development.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	Former social housing clearance site wholly contained within the built up area of the settlement. The site is identified as amenity open space within the OSNA, however, there is scope for some development and the mature trees would need to be retained.

7/WC/060	
SITE DETAILS	
Site Name	Cornforth Scrapyard
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	1.05
Estimated Yield	32
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information. This site is considered to be detached from West Cornforth.

7/WC/234	
SITE DETAILS	
Site Name	Thrislington Depot
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	3.93
Estimated Yield	118
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	LAP
App No	7/2013/0263
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	West Cornforth classed as a local service centre within September 2012 Settlement Study
Highways/ Access Issues	Acceptable access is possible.
Landscape Impact	Previously developed site. No significant landscape impact identified.
Biodiversity Impact	Close to Thrislington SSSI.
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Green
Estimated Achievability	Not Currently Achievable
Outcome of Assessment	No issues have been identified that would render the site unsuitable. The site has previously benefitted from planning consents previously. However the fact that these have lapsed poses uncertainty over development.

7/WC/235	
SITE DETAILS	
Site Name	Land east of Barratt Way
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	1.24
Estimated Yield	37
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	APR
App No	7/2006/0443/DM
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	Churchyards and Cemeteries, OSNA ID:OSNA526
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Complete
Estimated Achievability	Next 5 years
Outcome of Assessment	Site nearing completion.

7/WC/236	
SITE DETAILS	
Site Name	West Cornforth Thrislington Colliery Rec Site 1
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	9.52
Estimated Yield	286
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/WC/237	
SITE DETAILS	
Site Name	West Cornforth Thrislington Colliery Rec Site 2
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	7.91
Estimated Yield	237
Land Typology	100% PDL
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.

7/WC/238	
SITE DETAILS	
Site Name	Land East of Middleham Road
Settlement	West Cornforth
Local Plan Monitoring Area	Mid
Developable Area	6.77
Estimated Yield	203
Land Typology	Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	The site is adjacent to existing housing which would be compatible, but also Thrislington SAC (see impact on biodiversity) which could lead to increased recreational pressure.
Relationship to Settlement	The site adjoins the settlement on its western and southern edges, however, the site would extend significantly into the countryside.
Highways/ Access Issues	SUITABLE - Access could be created opposite no's 13/14, Beech parade.
Landscape Impact	Large incursion into open countryside although reasonably well related to the existing settlement form. Likely to have some locally significant landscape and visual effects.
Biodiversity Impact	Proximity to Thrislington SAC is likely to lead to an increase in recreational pressure on the site. HRA will be required.
Heritage Impact	Site is to the east of the West Cornforth Conservation Area which has a fairly insular setting based upon an inward looking group of buildings around a historic village green. Unlikely to be adversely affected by development on this site The site is la
Open Space Issues	None Identified
Pollution Issues	This site is potentially contaminated and further investigation is required
Flood Risk	The site does not fall within a flood zone, however, part of the site is covered by an overland flow route which would need to be mitigated as part of any development.
Topography	The site slopes from south to north, however, whilst this would need to be taken into consideration in the design and layout of development, it would not preclude it.
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Amber
Estimated Achievability	undefined
Outcome of Assessment	Development of this site would represent a large incursion into open countryside although reasonably well related to the existing settlement form. Likely to have some locally significant landscape and visual effects. The proximity to Thrislington SAC

	is likely to lead to an increase in recreational pressure on the site. HRA will be required.
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7/WI/143	
SITE DETAILS	
Site Name	Land at Windlestone Hall
Settlement	Countryside - Mid
Local Plan Monitoring Area	Mid
Developable Area	7.70
Estimated Yield	231
Land Typology	Mostly Greenfield
Ownership	Private
SITE HISTORY	
Current Planning Status	None
App No	None
SITE ASSESSMENT	
Adjacent Uses	None identified
Relationship to Settlement	None identified
Highways/ Access Issues	None identified
Landscape Impact	None Identified
Biodiversity Impact	None Identified
Heritage Impact	None Identified
Open Space Issues	None Identified
Pollution Issues	None Identified
Flood Risk	None Identified
Topography	None Identified
SHLAA ASSESSMENT OUTCOMES	
Suitability Traffic Light	Red
Estimated Achievability	undefined
Outcome of Assessment	This has not been assessed as is either detached from settlement or a Category 1 Designation. Please see methodology for more information.