

South Tyneside
Strategic Green Belt Review
Stage 2: Annex 1
Sites Performing Weakly

August 2019



South Tyneside Council

ANNEX 1: INDIVIDUAL SITE ASSESSMENTS

I. Based on the results of detailed assessments based on the methodology outlined in Section?, each parcel has been divided into four categories:

- Performs weakly against the purposes and can be mitigated;
- Performs moderately against the purposes and can be mitigated;
- Performs relatively strongly against the purposes, and some mitigation may be possible; and
- Performs strongly against the purposes.

II. No parcels were assessed as performing weakly against the purposes.

III. Key constraints relating to Green Belt assessments have been shown on individual maps.

Green Belt Constraints

	Wildlife Corridor
	Special Area of Conservation
	All Open Space
	Local Wildlife Sites
	Local Geodiversity Sites
	Local Nature Reserves
	Area of High Landscape Importance
	Green Belt
	Administrative Boundary
	Designated and Proposed SSSIs
	Individual Parcels

IV. It should be noted that other key constraints such as public rights of way and heritage considerations were taken into account for each assessment but it was felt that mapping all constraints made the maps illegible.

PARCELS THAT PERFORM WEAKLY AGAINST THE PURPOSES AND CAN BE MITIGATED

V. Three parcels have been assessed as performing weakly:

B: Minor impact, which can be mitigated	Makes a limited contribution to the openness of the Green Belt, whereby the removal of the parcel would have a minor impact upon the overall openness of the Green Belt
---	---

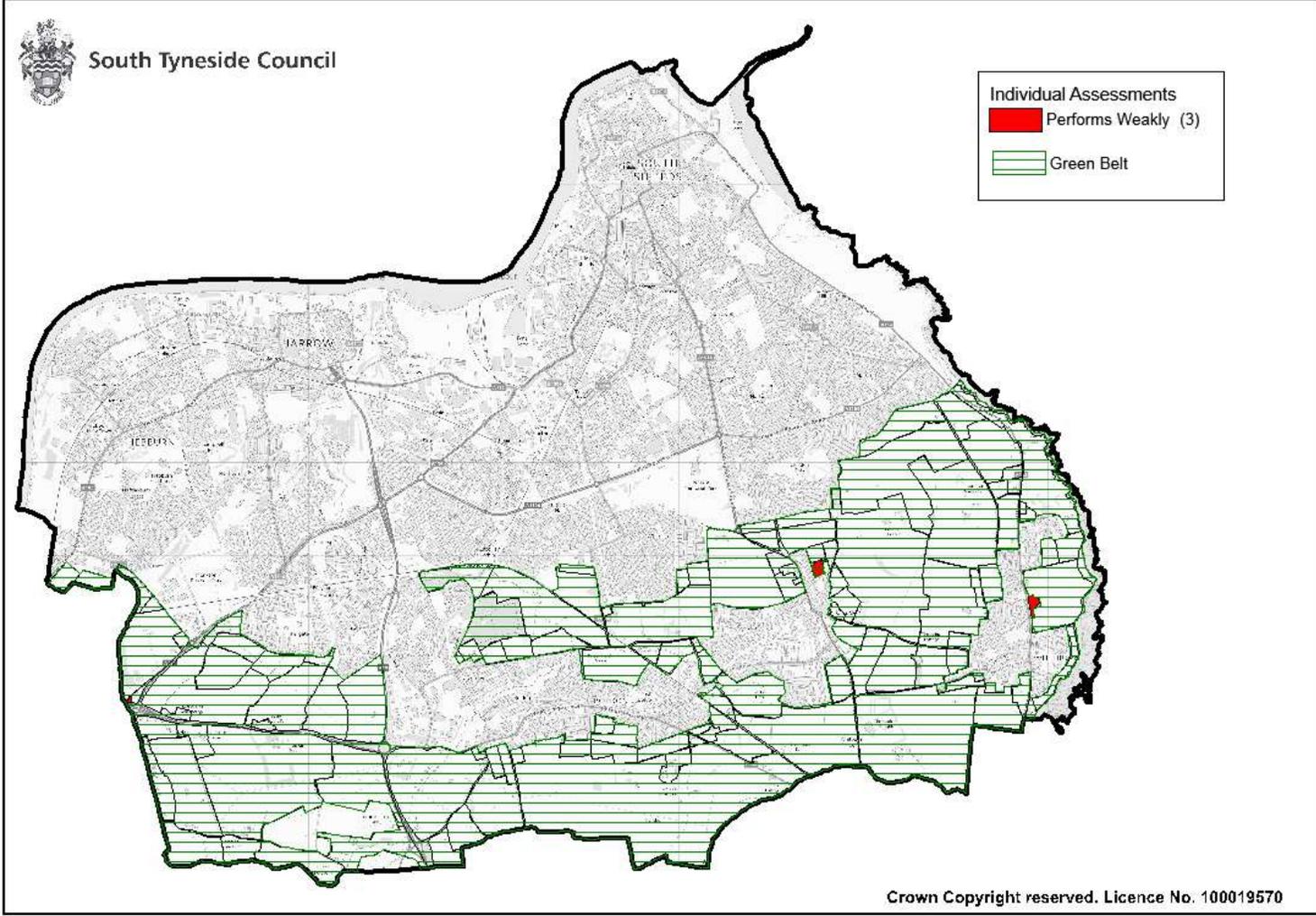
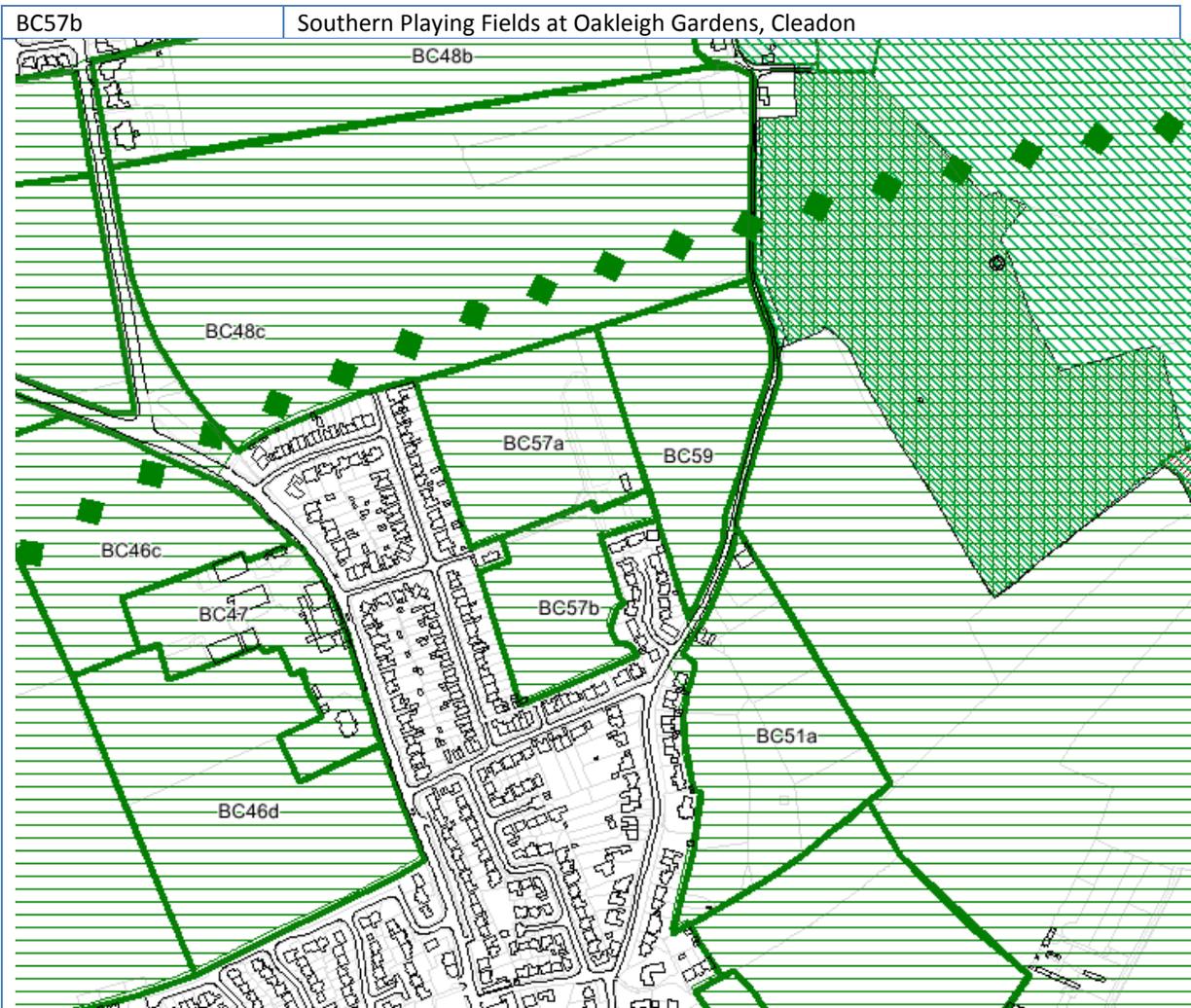


Figure 1: Weakly Performing Parcels



Crown Copyright reserved. Licence No. 100019570

Purpose	Assessment	
1	B	<p>The parcel is constrained by development on three sides. The northern boundary is defined by a road, which visually and physically severs the parcel from the broader, more open area of open countryside to the north. This limits harm to the openness and its contribution to the rural character of the wider surrounding Green Belt. The parcel forms part of a wildlife corridor and is within 200m of a Local Wildlife Site, Local Nature Reserve and SSSI. Whilst the parcel contributes to the provision of a playing field, it is a poor quality adult football pitch. However, the parcel does provide opportunities for other recreational activities. As it is reasonably contained by development, allocating this parcel would essentially 'round off' the settlement pattern. However, development could cause harm to biodiversity.</p>
2	A	
3	A	
4	A	
5	C	
Can harm be mitigated?		<p>The design of development on this site would need to be complimentary to the landscape in order to ensure the harm arising from development on this site is minimised. The use of tree planting around and within the development itself, including the use of mature trees, will further help to minimise impacts especially in relation to long distance views. With regards to biodiversity the scheme must be designed following the mitigation hierarchy of avoid, mitigate, compensate and ultimately deliver net gains for wildlife. Provision should be made for alternative and appropriate sports</p>

	facilities elsewhere.
The role of the remaining Green Belt	Release of this parcel from the Green Belt could lead to pressure to release BC57a. The role of the Green Belt to the northeast would remain unchanged as it would remain visually open and contribute towards managing urban sprawl and preventing encroachment into the countryside. The remaining Green Belt to the north will continue to function as currently in its purposes.
Overall Assessment	B: Minor impact, which can be mitigated. BC57b makes a lesser contribution to the overall integrity of the wider strategic Green Belt.





FG14 Land at White Mare Pool, Wardley, Hebburn



Crown Copyright reserved. Licence No. 100019570

Purpose	Assessment	
1	D	<p>A small scale parcel of brownfield land currently safeguarded as a Gypsy/Traveller Site. Located within the Boldon Fell landscape area, that is surrounded by development and hidden from view by mature vegetation. It has no biodiversity designations. It is considered that the established tree belts would serve to contain any development and prevent further sprawl. The Green belt area already contains some development to the east, which can be considered as sprawl. In relation to encroachment into the countryside, the Green Belt area is only considered to make a partial contribution towards this purpose. There has already been development around the periphery of this Green Belt area, and the parcel cannot be accessed publicly. The parcel sits along the administrative boundary, and is visually contained by blocks of woodland. Therefore, development of this parcel would be less harmful in relation to countryside encroachment.</p>
2	B	
3	A	
4	A	
5	A	
Can harm be mitigated?		<p>This site is already significantly visually contained by existing landscape features. It is recommended that these are retained and enhanced, and the design of development on this site is complimentary to the site character in order to ensure any harm arising from development on this site is minimised. With regards to biodiversity the scheme must be designed following the mitigation hierarchy of avoid, mitigate, compensate and ultimately deliver net gains for wildlife.</p>
The role of the remaining Green Belt		<p>The remaining Green Belt will continue to function as currently in its purposes.</p>
Overall Assessment		<p>B: Minor impact, which can be mitigated. FG14 makes a lesser contribution to the overall integrity of the wider strategic Green Belt.</p>



WH16 | Whitburn Rifle Ranges Camp, Mill Lane, Whitburn



Crown Copyright reserved. Licence No. 100019570

Purpose	Assessment	The former rifle range has been redeveloped for residential development and now forms part of the settlement of Whitburn and could be considered for removal from the Green Belt.
1	D	
2	A	
3	A	
4	A	
5	B	
Can harm be mitigated?		The parcel has already undergone significant redevelopment and therefore there are no further opportunities for mitigation to be introduced.
The role of the remaining Green Belt		The role of the remaining Green Belt in this location continues to function as currently in its purposes.
Overall Assessment		B: Minor Impact, which can be mitigated WH16 could be considered for removal from the Green Belt as it no longer contributes to the strategic role of the Green Belt.

