

South Tyneside Green Belt Study

Final Report

South Tyneside Council

Prepared by LUC
November 2023



Version	Status	Prepared	Checked	Approved	Date
1	Draft Stage 1 Report	J Allen H Briggs	J Allen	S Young	16.06.2023
2	Final Stage 1 Report	J Allen H Briggs	J Allen	S Young	28.07.2023
3	Draft Stage 1+2 Report	J Allen H Briggs L Gara R Osborne	J Allen	J Allen	17.11.2023
4	Final Stage 1+2 Report	J Allen H Briggs L Gara R Osborne	J Allen	J Allen	30.11.2023



Land Use Consultants Limited

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South Tyneside Green Belt Study

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Chapter 1

Introduction

1.1 LUC has been commissioned by South Tyneside Council (STC) to undertake an independent assessment of the 'harm' of releasing land from the Green Belt to accommodate potential development needs. This Green Belt assessment will form part of the evidence base for the Council's new Local Plan and will inform the process of identifying and proposing sites for allocation.

1.2 This report sets out the context and methodology and findings of the study.

1.3 It should be noted that this report is in an 'Accessible format', which means it has been formatted to meet the requirements of the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations (2018), as set out in the Web Content Accessibility Guidelines (WCAG 2.1). This means it must have larger font, larger spacing between lines and headings, less information presented in tables, 'alt text' provided for all figures and it is able to be read by screen-reading software.

Study aims and scope

1.4 The overall purpose of the study is to undertake an independent, robust and transparent assessment of the potential harm of releasing Green Belt land within South Tyneside in line with national policy, guidance and case law.

1.5 The National Planning Policy Framework (NPPF) states in Paragraphs 139 and 140 that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. [\[See reference 1\]](#)

1.6 Legal case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others* (2015), indicates that planning judgments setting out the ‘exceptional circumstances’ for the amendment of Green Belt boundaries require consideration of the ‘nature and extent of harm’ to the Green Belt and ‘the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent’.

1.7 This study assesses all of the Green Belt land within South Tyneside and considers the harm associated with the release of specific sites identified in the South Tyneside Strategic Housing Land Availability Assessment (SHLAA) 2022. The study identifies which land if released for development would cause greater or lower harm to the Green Belt purposes and through doing so how harm to the Green Belt purposes could be minimised spatially in South Tyneside’s Green Belt land.

1.8 This study cannot in isolation identify land that is suitable for development, or to set out the exceptional circumstances for releasing land from the Green Belt. The Council has considered a wide range of evidence bases to inform decisions regarding the relative merits of meeting the Council’s development needs in different locations.

1.9 The harm of releasing the Council’s preferred site allocations has been considered separately.

Method statement consultation

1.10 Local Planning Authorities have a duty to cooperate **[See reference 2]** with neighbouring authorities, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Paragraph 20 of the NPPF sets out the strategic topics for which Local Plan strategic policies should be prepared, including population and economic growth and associated development and infrastructure and facilities, climate change and the conservation and enhancement of the natural, built, and historic environment.

All these topics either have a direct or indirect link to land designated as Green Belt or other local countryside designations. Consequently, a method statement was prepared for consultation with the stakeholders with whom the Authorities have a duty to cooperate. These included:

- Historic England.
- Natural England.
- Environment Agency.
- Relevant neighbouring local planning authorities (that is those that border the Borough) including Gateshead, Newcastle upon Tyne, North Tyneside and Sunderland.

1.11 The method statement consultation provided an opportunity for the Councils' duty to cooperate partners to review and comment on the proposed approach to the study, prior to the assessment being undertaken.

1.12 Consultation comments were reviewed and summarised in a consultation log for discussion with South Tyneside Council. The consultation log was then used to update methodology for the study where appropriate before any assessment work was finalised. A summary of the consultation log, including details of how the methodology was updated in the light of the comments is included in **Appendix A** of this report.

Report authors

1.13 This report has been prepared by LUC on behalf of STC. LUC has completed Green Belt studies at a range of scales for over 50 English local planning authorities in the past ten years.

Report structure

1.14 The remainder of this report is structured as follows:

- **Chapter 2** sets out the study context, including a description of the Borough's Green Belt and the wider Tyne and Wear Green Belt, a summary of national and local Green Belt policy and previous local Green Belt studies;
- **Chapter 3** outlines the methodology used to undertake the assessment of Green Belt harm;
- **Chapter 4** summarises the assessment of all Green Belt land within South Tyneside, and all the reasonable site options being considered for allocation in the Local Plan; and,
- **Chapter 5** summarises the assessment of the Council's preferred site allocations for release from the Green Belt, identifies potential mitigation measures to reduce Green Belt harm and compensatory improvements to contribute to offsetting the harm of their release to the designation. The chapter ends with an assessment of the cumulative harm of releasing the sites in combination on the Green Belt.

1.15 The main body of the report is supported by supplementary appendices, including:

- **Appendix A** contains the consultation log recording the consultation comments and responses on the study method statement in the Spring of 2023.
- **Appendix B** contains the individual Green Belt assessment proforma – one for each Green Belt parcel defined through the assessment process summarised in **Chapter 4**. Each assessment proforma includes maps and sets out the potential harm to the Green Belt if the parcel of land was developed. The harm of releasing site options that fall wholly or partially within each parcel are also reported.
- **Appendix C** contains the individual Green Belt assessment proforma – one for each site allocation identified by the Council for release from the

Green Belt. Each assessment proforma includes maps, sets out the potential harm to the Green Belt if the site is released for development and outlines any site specific mitigation measures or compensatory improvements that might reduce or offset Green Belt harm.

Chapter 2

Study Context

2.1 This chapter sets out the study context, including a description of the Borough's Green Belt and the wider Tyne and Wear Green Belt. It also summarises national and local Green Belt policy and the findings of previous Green Belt studies that have been prepared in neighbouring local authorities.

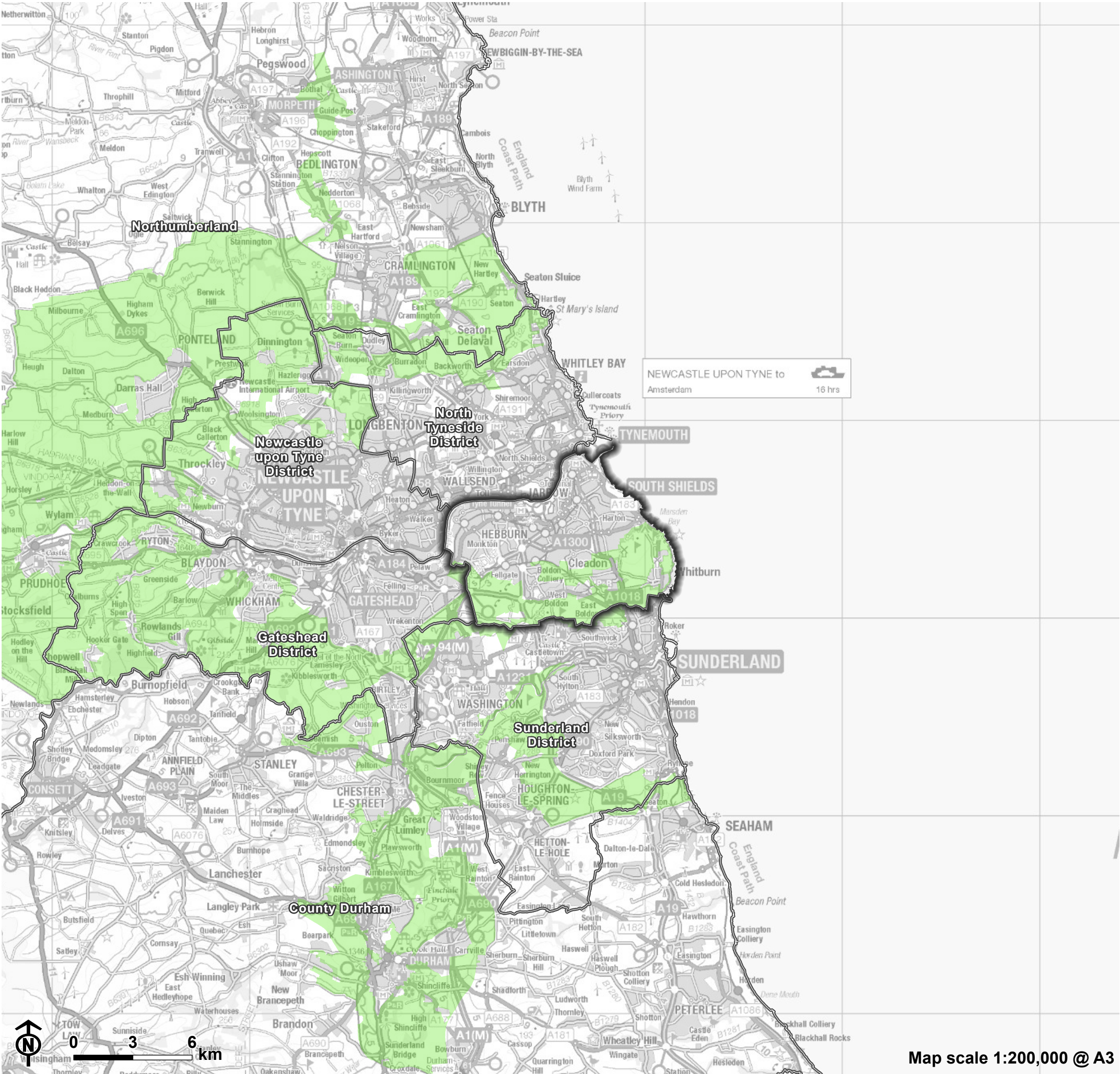
South Tyneside's Green Belt

2.2 South Tyneside lies just southeast of the city of Newcastle upon Tyne and is bordered by the River Tyne to the north and the North Sea to the east. It covers approximately 6,440 hectares (ha). It forms part of the wider Metropolitan Tyne and Wear Green Belt (see **Figure 2.1**).

2.3 A total of approximately 2,350ha of South Tyneside is designated as Green Belt. This represents approximately 36.5% of the total area of the Borough. South Tyneside's Green Belt is tightly drawn around the built-up areas of South Shields, Jarrow, Hebburn and the villages of Cleadon, Whitburn and the Boldons, and extends to the Borough's administrative boundaries. The Green Belt land is predominantly made up of agricultural fields. Other large land uses include golf courses and existing and old mineral extraction sites. There are no washed-over settlements in the Borough's Green Belt (i.e., settlements that are designated as Green Belt).

Figure 2.1: Metropolitan Tyne and Wear Green Belt

- South Tyneside Borough
- Neighbouring Local Authority boundary
- Green Belt



Map scale 1:200,000 @ A3

The Tyne and Wear Green Belt

2.4 The Green Belt land within South Tyneside forms part of the Tyne and Wear Green Belt.

2.5 In 1955 the National Government established (through Circular 42/55) the three main functions of the Green Belt as:

- Checking growth of large built-up areas;
- Preventing neighbouring settlements from merging; and,
- Preserving the special character of towns.

2.6 Emphasis upon the strict control of development and the presumption against building in the Green Belt except in special circumstances was set out through further Government Green Belt guidance in 1962. The essential characteristic of Green Belts as permanent with boundaries only to be altered in exceptional circumstances was established through Circular 14/84.

2.7 Green Belt land was first defined in South Tyneside in 1965 as part of the Sunderland Periphery Town Map. It was subsequently extended in 1968 along the southern periphery of the Borough between South Shields and Sunderland and to the west of Sunderland. In 1978, the Tyne and Wear County Structure Plan set out to further limit urban growth and prevent the coalescence of settlements, particularly the built-up areas of South Tyneside, Washington, Gateshead, and Sunderland. Policies within the Structure Plan proposed various additions, to restrict the further spread of the built-up area and made deletions to allow for housing and economic growth. The Tyne and Wear Green Belt Local Plan was adopted in 1985 in support of the Tyne and Wear County Structure Plan.

2.8 In January 1988 PPG (Planning Policy Guidance Note) 2, Green Belts (subsequently replaced in 1995 and further amended in 2001) explicitly extended the original purposes of the Green Belt to add:

- to safeguard the surrounding countryside from further encroachment; and,
- to assist in urban regeneration (subsequently replaced in 1995 and further amended in 2001).

2.9 A second review of the Green Belt in South Tyneside was undertaken to inform the South Tyneside Unitary Development Plan adopted in 1998.

2.10 The last revisions to the Green Belt in South Tyneside were undertaken in 2017 in partnership with Sunderland City Council through the adoption of the International Advanced Manufacturing Park (IAMP) Area Action Plan. 63 ha of land were removed from the South Tyneside Green Belt.

2.11 PPG2 was replaced through the publication of the National Planning Policy Framework (NPPF) in March 2012, revised and re-published in July 2018, February 2019, July 2021, and this document currently provides national Green Belt policy. In December 2022, the Government consulted on further proposed changes to the NPPF, and other potential changes are planned alongside a new Levelling-up and Regeneration Act in late 2024. These changes had not come into force at the time this report was prepared in 2023.

Green Belt policy

National Green Belt policy

2.12 Government policy on the Green Belt is set out in Chapter 13 of the adopted National Planning Policy Framework (NPPF) [\[See reference 3\]](#) 'Protecting Green Belt Land'.

2.13 Paragraph 137 of the NPPF states that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

2.14 This is elaborated in NPPF paragraph 138, which states that Green Belts serve five purposes, as set out below.

2.15 The purposes of Green Belt:

1. To check the unrestricted sprawl of large built-up areas.
2. To prevent neighbouring towns merging into one another.
3. To assist in safeguarding the countryside from encroachment.
4. To preserve the setting and special character of historic towns.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.16 The NPPF emphasises in paragraphs 139 and 140 that local planning authorities should establish and, if justified, only alter Green Belt boundaries through the preparation of their Local Plans. Paragraph 140 goes on to say that 'once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period.' [\[See reference 4\]](#)

2.17 When defining Green Belt boundaries NPPF paragraph 143 states local planning authorities should:

- demonstrate consistency with Local Plan strategy, most notably achieving sustainable development;
- not include land which it is unnecessary to keep permanently open;
- safeguard enough non-Green Belt land to meet development needs beyond the plan period;

- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.18 Current planning guidance makes it clear that the Green Belt is a strategic planning policy constraint designed primarily to prevent the spread of built development and the coalescence of urban areas. The NPPF goes on to state “local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land” (paragraph 145).

2.19 It is important to note, however, that these positive roles should be sought for the Green Belt once designated. The lack of a positive role, or the poor condition of Green Belt land, does not necessarily undermine its fundamental role to prevent urban sprawl by keeping land permanently open. Openness is not synonymous with landscape character or quality.

2.20 Paragraphs 147 and 148 state that ‘inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.’

2.21 New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in two closed lists. The first is in paragraph 149 which sets out the following exceptions:

- “buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;
- limited affordable housing for local community needs under policies set out in the development plan; and
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

2.22 Paragraph 150 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:

- “mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction;
- material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and
- development, including buildings brought forward under a Community Right to Build Order or Neighbourhood Development Order.”

Planning Practice Guidance

2.23 The NPPF's Green Belt policies are supplemented by Planning Practice Guidance (PPG). The guidance sets out some of the factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects [\[See reference 5\]](#). Other circumstances which have the potential to affect judgements on the impact of development on openness include:

- the duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and
- the degree of activity likely to be generated by development, such as traffic generation.

2.24 The guidance also elaborates on paragraph 145 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity, or recreational need evidence to identify appropriate compensatory improvements, including:

- “new or enhanced green infrastructure;
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced, or existing recreational and playing field provision.”

2.25 Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

Local Green Belt Policy

2.26 South Tyneside adopted the Core Strategy of its current Local Development Framework in 2007. Policy EA1 Local Character and Distinctiveness ensures that the Council will protect and enhance the openness of the Green Belt.

2.27 A draft of the emerging South Tyneside Local Plan for the period 2021 to 2039 was published for consultation in 2022. Policy SP3: Spatial Strategy for sustainable development outlined plans to amend the Green Belt boundary at Hebburn, Fellgate, Whitburn, Cleadon and the Boldons to allocate additional land for housing and safeguard land for future development beyond the plan period. Policy 41: Green Belt of the Draft Local Plan states ‘Development proposals within the Green Belt, as shown on the Policies Map, will be determined in accordance with national planning policy’.

Most recent South Tyneside Green Belt studies

2.28 South Tyneside Council started work on a review of the Green Belt in 2019 to inform the preparation of the emerging Local Plan. The initial stages of the review included a Stage 1 [\[See reference 6\]](#) which set out the strategic exceptional circumstances for making alterations to the Borough’s Green Belt boundaries, and Stage 2 [\[See reference 7\]](#) which divided the Borough’s Green

Belt into parcels which were assessed against the national Green Belt purposes to identify potential sites where release would result in the least amount of harm to the designation.

2.29 The Stage 1 study concluded that there was a lack of non-Green Belt alternatives to meet the Borough's assessed housing and employment needs and referenced that sustainable locations for growth had been identified in the Green Belt.

2.30 The Stage 2 study subdivided the South Tyneside Green Belt into 118 parcels. Each parcel was assessed against each of the five Green Belt purposes and assigned an overall performance rating against the Green Belt purposes.

2.31 No parcels were found to make no contribution to the Green Belt purposes. Three parcels were found to perform weakly, 26 moderately, 40 relatively strongly and 50 strongly.

2.32 In response to representations made to Regulation 18 consultation in 2022, the Council determined that a review of the Green Belt studies should be undertaken. Following the review, the Council commissioned LUC to undertake this updated Green Belt study in accordance with the latest national Green Belt planning policy and guidance and associated case law.

Local Green Belt studies

Gateshead Metropolitan Borough and Newcastle City Council

2.33 Gateshead Borough and Newcastle City adopted the Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 in 2015.

2.34 A full Green Belt review has not been undertaken to inform the joint plan but a Strategic Land Review and Green Belt Assessment was undertaken in 2011 [See reference 8]. Tyneside and Birtley were defined as the large built-up area of relevance to the assessment of Green Belt Purpose 1 (checking the unrestricted sprawl of large built-up areas). Gaps between the following neighbouring towns were considered relevant to the assessment of Green Belt Purpose 2 (preventing neighbouring towns from merging): Birtley, Blackhall Mill, Chopwell, Cramlington, Crawcrook, Gateshead, Hebburn, High Spen, Kibblesworth, Newcastle upon Tyne, Ponteland, Rowlands Gill, Ryton, Sunniside, Washington and Whickham. No Green Belt land was found to be relevant to Purpose 4 (preserving the setting and special character of historic towns). All land was rated equally for Green Belt Purpose 5 (assisting in urban regeneration).

2.35 The Stage 1 study identified Green Belt sites in Gateshead and Newcastle upon Tyne capable of accommodating roughly 6,200 and 11,000 homes respectively.

2.36 Gateshead and Newcastle subsequently each prepared Stage 2 assessments assessing the suitability, deliverability, and sustainable accessibility of the sites identified in Stage 1 and Stage 3 revised Green Belt boundaries in 2012 and 2013 respectively.

2.37 The Councils' Green Belt boundaries were then amended in order to meet objectively assessed needs for employment and housing and follow suitable features to form boundaries.

North Tyneside Metropolitan Borough

2.38 The North Tyneside Local Plan was adopted in 2017 covering the period up to 2032. The Local Plan allocated sufficient non-Green Belt land to meet the borough's development needs without the need to release Green Belt land and therefore no alterations were made.

2.39 This decision was supported by the Council's Green Belt Review undertaken in 2015.

2.40 Policy S1.5 The Green Belt names the large built-up area of relevance to green Belt Purpose 1 (checking the unrestricted sprawl of large built-up areas) as North Tyneside. The following neighbouring towns are named and are therefore of relevance to Green Belt Purpose 2 (preventing neighbouring towns from merging): Killingworth with Wideopen Dudley/Annitsford and Seghill; Seaton Burn and Dudley with Cramlington; Shiremoor/Backworth with Seghill and Seaton Delaval/Holywell; Shiremoor with Wellfield/Earsdon; and, Whitley Bay with Seaton Delaval/Holywell and Seaton Sluice.

Sunderland City Council

2.41 The Sunderland City Core Strategy and Development Plan (2015-2030) outlines the exceptional circumstances used to make alterations to Sunderland's Green Belt boundaries. It found that without alterations to the Green Belt boundaries, the Plan would not be able to accommodate housing needs, especially in the north of the city (Washington and North Sunderland sub-areas). Furthermore, and in line with the NPPF, the Council identified safeguarded land to provide a degree of permanence to the Green Belt boundaries in the longer term, so that they will be capable of enduring beyond the plan period.

2.42 A suite of three Green Belt studies were prepared in 2017 to support the exceptional circumstances case [\[See reference 9\]](#). Stage 1 assessed all Green Belt land against the purposes of Green Belt. Stage 2 assessed the suitability of parcels for development based on the presence of a range of environmental constraints. Stage 3 assessed the sustainability, suitability, availability and achievability of Green Belt sites before defining alternative Green Belt boundaries for selected site allocations.

2.43 Sunderland city was defined as the large built-up area of relevance to the assessment of Purpose 1 (checking the unrestricted sprawl of large built-up

areas). Neighbouring towns deemed relevant to the assessment of Purpose 2 (preventing neighbouring towns from merging) included: Bournmoor, Chester-Le-Street, Houghton-le-Spring, Seaham, Shiney Row, Sunderland, Tyneside and Washington. Two villages were deemed to be historic towns of relevance to the assessment of Green Belt Purpose 4 (preserving the setting and special character of historic towns): Springwell Village and Newbottle Village.

Chapter 3

Methodology

3.1 This chapter outlines the methodology used to undertake the assessment of Green Belt harm.

3.2 There is no defined approach set out in National Planning Policy or National Planning Practice Guidance (NPPG) as to how Green Belt assessments should be undertaken. The approach set out in this report is based on LUC's extensive experience of undertaking Green Belt assessments for over 50 local authorities and has been informed by relevant case law and Inspectors' decisions.

3.3 The relevant policy, guidance and case law that has informed the methodology is referenced where appropriate.

Assessment process

3.4 The assessment of harm to the Green Belt purposes has principally been undertaken via a desktop study using detailed mapping, aerial views and 'street view' photography but visits were also made to inform the general understanding of the spatial relationship between the settlements and countryside, and to assist with some specific judgements.

Identifying variations and defining parcels

3.5 The assessment starts with a parcel-by-parcel analysis of variations in harm to the Green Belt purposes that would result from the release of land for development, together with consideration of any variations in harm associated with the release of specific SHLAA sites.

3.6 It is assumed that any release of Green Belt land would be as an extension to the existing large built-up area or an existing 'inset' settlement. Inset is the term used to refer to non-Green Belt land which is surrounded by Green Belt land – usually because it is developed or intended for development.

3.7 Using this assumption, the assessment considers the progressive harm of releasing Green Belt land with increasing distance out from an inset settlement. Working out from these settlements, variations in harm to the Green Belt purposes are identified using a systematic analysis.

3.8 Variations in harm are represented by the identification of parcels, for each of which a rating is given for harm to each of the NPPF Green Belt purposes.

3.9 A scale of four harm ratings is used:

- Very High;
- High;
- Moderate; and
- Low/No.

3.10 It should be noted that there are no absolute definitions associated with these stated levels of Green Belt harm. The ratings provide a means of relative comparison, and whilst it is clearly desirable to minimise harm levels, it may be that in some instances a parcel associated with a Very High level of Green Belt harm may still, taking other factors into consideration, represent the most sustainable and suitable option for allocation.

3.11 Parcels are defined around all inset settlement edges, up to the point where it is judged that the release of land would result in 'Very High' harm to one or more of the Green Belt purposes. Other than in instances where a 'Very High' level of harm is identified immediately adjacent to a settlement edge, areas where this rating applies are termed 'outer areas', reflecting their lack of relationship with any inset settlement. 'Outer areas' are typically larger than other parcels and are grouped together in the assessment outputs.

Level of detail

3.12 A minimum parcel size of 10ha has been applied to identify variations in Green Belt harm. Variations in Green Belt harm have not been defined below 10ha in area in order to deliver a proportionate strategic overview of Green Belt harm across the whole study area; however, consideration has been given to the harm that would result from the release of specific SHLAA sites within each parcel, and separate ratings have been provided for any sites where the harm is assessed as lower than for the parcel as a whole. Variations in the Green Belt harm of release below 10ha have been confined to within the boundaries of sites.

3.13 The harm of releasing the Council's preferred site allocations has been covered in more detail, considering the scope to mitigate the level of harm to the Green Belt in and on the edge of each site allocation, as well as opportunities for compensatory improvements in the immediate vicinity of each site.

3.14 All analysis has been carried out without any consideration of specific development proposals, but with the assumption that openness would be lost if land were to be released. This approach provides a 'level playing field', in cases where there are different levels of detail and certainty associated with different SHLAA site proposals. It is assumed that the type of development on released land will be similar (i.e. in terms of storeys and type) to that in the adjacent inset area.

Excluded areas

3.15 The assessment covers all Green Belt land within South Tyneside except land that is subject to the following 'absolute constraints' to development[See reference 10]:

- Special Areas of Conservation (SAC);

- Special Protection Areas (SPA);
- RAMSAR sites;
- Sites of Special Scientific Interest (SSSI);
- Flood Zone 3;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Cemeteries; and,
- Reservoirs.

Exclusion of constrained land

The Inspector's Letter (M Middleton) to Welwyn Hatfield Borough Council (December 2017) noted that there is no need to assess land that is unlikely to ever be developed:

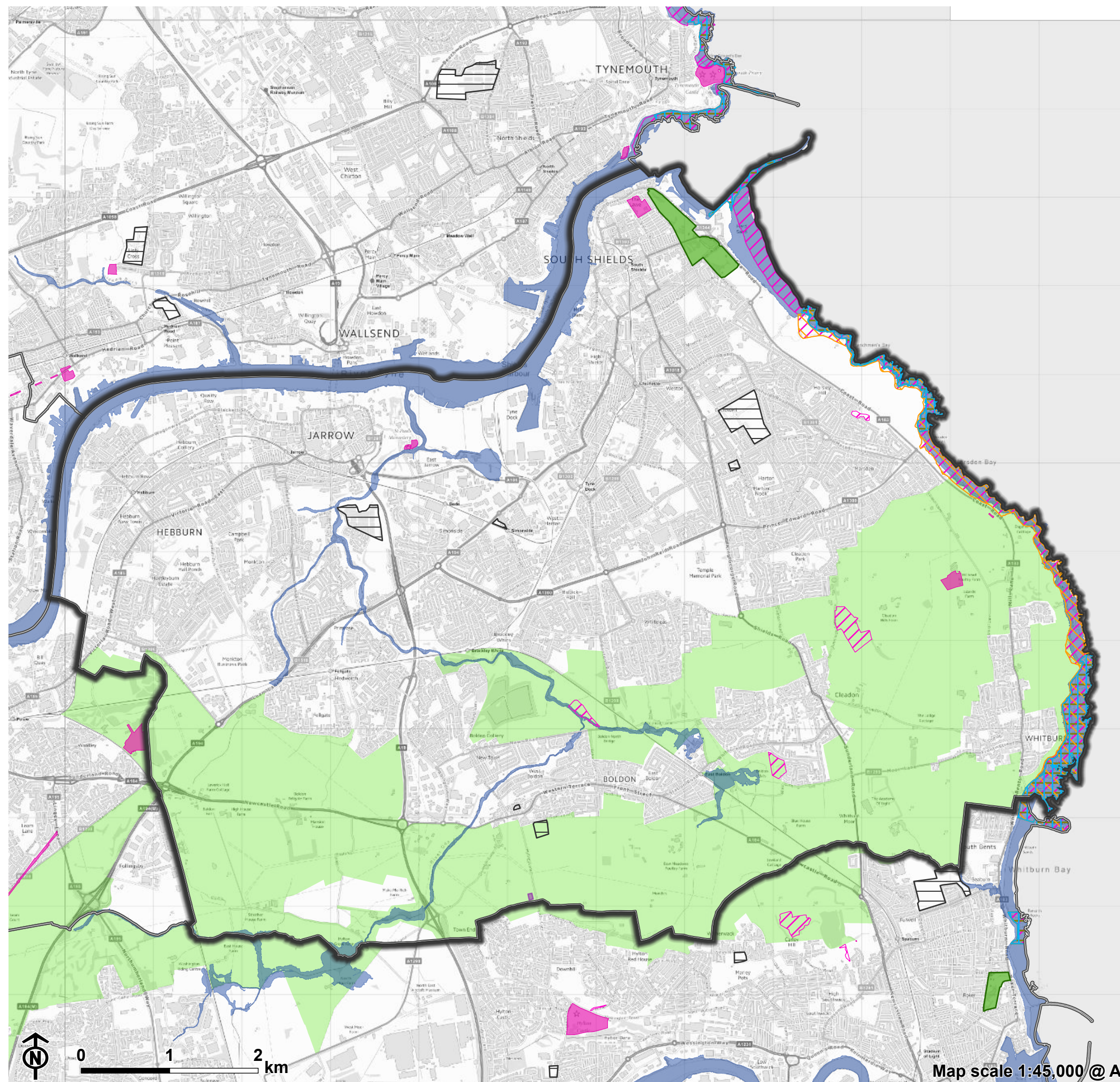
"There are of course sites, which for other purposes are unlikely to ever be developed. I would include the statutory conservation sites, land potentially at risk of flooding, and the major heritage assets in this category but the final choice should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined."

For this reason, this study does not assess the harm of releasing land where development would not be permitted – i.e., land subject to an absolute constraint.

3.16 These absolute constraints have been agreed with South Tyneside Council and are mapped on **Figure 3.1**. Assessment parcels have generally been

drawn to exclude land subject to these absolute constraints, but in some instances, to avoid creating overly complex parcel shapes, parcels may partially include some areas of absolute constraint.

Figure 3.1: Absolute Constraints



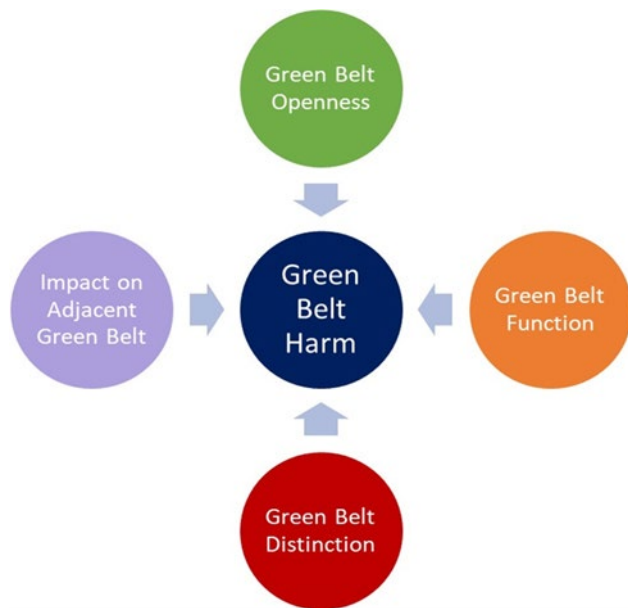
- South Tyneside Borough
- Neighbouring Local Authority boundary
- Green Belt
- Absolute Constraints**
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Flood Zone 3
- Reservoir
- Registered Parks and Gardens
- Scheduled Monument
- Cemetery

3.17 The assessment does not include Green Belt land in neighbouring authorities but does consider how adjacent Green Belt land within neighbouring authorities affects the Green Belt performance of land within South Tyneside, and how the release of Green Belt in South Tyneside might harm adjacent Green Belt land in neighbouring authorities.

3.18 There are other designations within the study area that represent important constraints to development, such as Listed Buildings, Conservation Areas, Local Nature Reserves and Geological Sites and Flood Zone 3. In the interest of being as comprehensive as possible, they have not been excluded from assessment either because of their limited extent, or the fact that adverse effects on them might be more avoidable or mitigatable. This is not to say that development in these locations is appropriate and will not be excluded from further consideration at a later stage in the plan-making process when site options are considered in more detail.

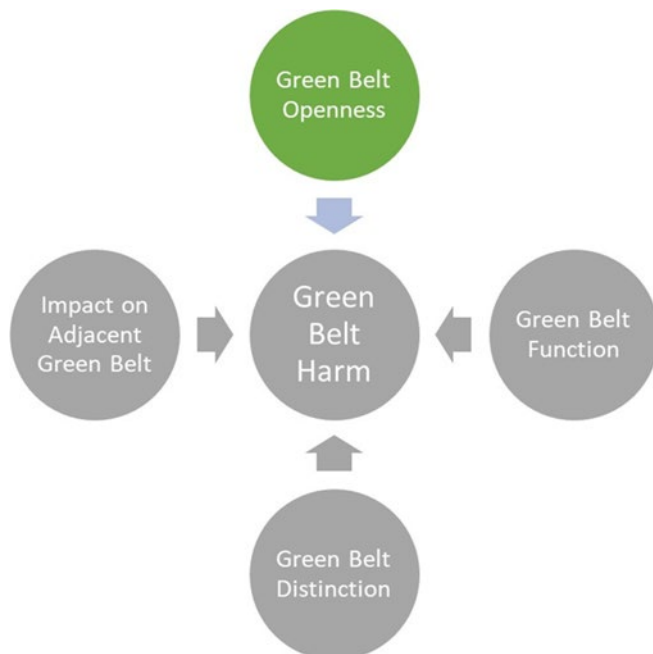
Assessment factors informing Green Belt harm

3.19 Four factors have been used to assess the harm of releasing Green Belt land, as set out in the diagram below:



3.20 These four factors are considered in more detail in the paragraphs below.

Green Belt openness



3.21 The NPPF identifies openness as an ‘essential characteristic’ of Green Belt land, rather than a function or purpose. Land that is fully developed cannot,

therefore, contribute to the purposes of the Green Belt, but land which still retains some openness may do so.

3.22 The overall level of harm depends on the combination of the four identified factors, but release of Green Belt with greater openness generally results in higher harm, whilst release of Green Belt with lower openness results in lower harm. The extent, scale, form, density, and location of any ‘inappropriate development’ are taken into consideration (see definition of appropriate development below).

3.23 The green box below sets out some explanation to understand the definition of openness, as arguments over this have informed case law. At this strategic-scale of analysis, it is typically the case that small-scale variations in openness will not be relevant, but there may be areas of development in fragile gaps between settlements, that may have more of an impact on the Green Belt.

Openness

The Court of Appeal decision in *R (Lee Valley Regional Park Authority) v Epping Forest DC* [2016] EWCA Civ 404 included, at paragraph 20, reference to openness in relation to appropriate development:

“Implicit in the policy in paragraph 89 of the NPPF is a recognition that agriculture and forestry can only be carried on, and buildings for those activities will have to be constructed, in the countryside, including countryside in the Green Belt. Of course, as a matter of fact, the construction of such buildings in the Green Belt will reduce the amount of Green Belt land without built development upon it. But under NPPF policy, the physical presence of such buildings in the Green Belt is not, in itself, regarded as harmful to the openness of the Green Belt or to the purposes of including land in the Green Belt. This is not a matter of planning judgment. It is simply a matter of policy. Where the development proposed

is an agricultural building, neither its status as appropriate development nor the deemed absence of harm to the openness of the Green Belt and to the purposes of including land in the Green Belt depends on the judgment of the decision-maker. Both are inherent in the policy.” – Neutral Citation Number: [2016] EWCA Civ 404

Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018) involved a challenge to a planning permission for a 6 hectare quarry extension in the Green Belt. Although paragraph 90 of the 2012 NPPF states that “mineral extraction” is not “inappropriate development” in the Green Belt, it was found that the Council failed to consider visual impacts when considering whether the proposal would “preserve the openness of the Green Belt” as required in paragraph 90 of the 2012 NPPF. Lord Justice Lindblom found that the council had limited its consideration of the effects of the proposed development on the openness of the Green Belt to spatial impact and nothing more, despite the fact that, on the council’s own assessment of the likely effects of the development on the landscape, visual impact on openness was “quite obviously” relevant to its effect on the openness of the Green Belt. This judgement was subsequently overturned in the Supreme Court (on the application of Samuel Smith Old Brewery (Tadcaster) and others) (Respondents) v North Yorkshire County Council (Appellant) [2020] UKSC 3. Contrary to Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018), where visual impact was found not to be an obligatory consideration when assessing Green Belt. It was found that in “a proper reading of the NPPF in its proper historic context, visual quality of landscape is not in itself an essential part of openness for which the Green Belt is protected.” “The concept of “openness” in paragraph 90 of the NPPF is a broad policy concept which is the counterpart of urban sprawl and is linked to the purposes to be served by the Green Belt. Openness is not necessarily a

statement about the visual qualities of the land, nor does it imply freedom from all forms of development.”

3.24 The above case law makes it clear that Green Belt openness relates to a lack of ‘inappropriate development’ rather than to visual openness; thus, both undeveloped land which is screened from view by landscape elements (e.g. tree cover) and development which is not considered ‘inappropriate’, are still ‘open’ in Green Belt terms.

Absence of urban influence and visual impact

As noted by the Inspector at the Welwyn Hatfield Borough Council Local Plan Examination (2017), openness is not concerned with the character of the landscape, but instead relates to the “absence of built development and other dominant urban influences”. – Examination Document Reference EX38.

Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016) was an appeal heard in the High Court relating to a previous appeal judgement in which a refusal for planning permission in the Green Belt by East Dorset District Council was upheld. The High Court appeal was dismissed, but the judgement concluded that:

“Openness is open-textured, and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these are factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs...and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.

The question of visual impact is implicitly part of the concept of ‘openness of the Green Belt’ as a matter of the natural meaning of the language used in para. 89 of the NPPF... There is an important visual dimension to checking ‘the unrestricted sprawl of large built-up areas’ and the merging of neighbouring towns...openness of aspect is a characteristic quality of the countryside, and ‘safeguarding the countryside from encroachment’ includes preservation of that quality of openness. The preservation of ‘the setting ... of historic towns’ obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.” –
Neutral Citation Number: [2016] EWCA Civ 466.

3.25 The visual impact of urban influence on openness is considered as part of the assessment of Green Belt land’s relationship with urban and open land set out below. The influence of inappropriate development on spatial openness depends on the extent, scale, form, density and location of the inappropriate development. While any inappropriate development can be considered to diminish openness, a strategic study focussed on drawing out high-level strategic variations in contribution to the Green Belt purposes can only recognise the influence of notably large pockets of inappropriate development.

Appropriate development

Appropriate development within the Green Belt cannot, according to case law [**See reference 11**], be considered to have an urbanising influence and therefore harm Green Belt purposes. For the purposes of this study therefore, development deemed to be ‘appropriate’ within the Green Belt (as defined in the closed lists within paragraphs 149 and 150 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered, as developments such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and

burial grounds and allotments are only considered appropriate as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Caution is therefore exercised in the application of what is defined as an appropriate use. It is not possible within a strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut. For example, buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve openness, or conflict with Green Belt purposes in this regard. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view is taken on the extent to which the proposed land use has affected Green Belt purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the urban area and countryside. This is of relevance to the assessment approach for all the Green Belt purposes.

The NPPF's Green Belt policies are supplemented by additional planning practice guidance that sets out some of the factors that can be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations born out through specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects. Other circumstances which have the potential to affect judgements on the impact of development on openness include the duration of development and its remediability to the equivalent, or an improved state of, openness, and the degree of activity likely to be generated by development, such as traffic.

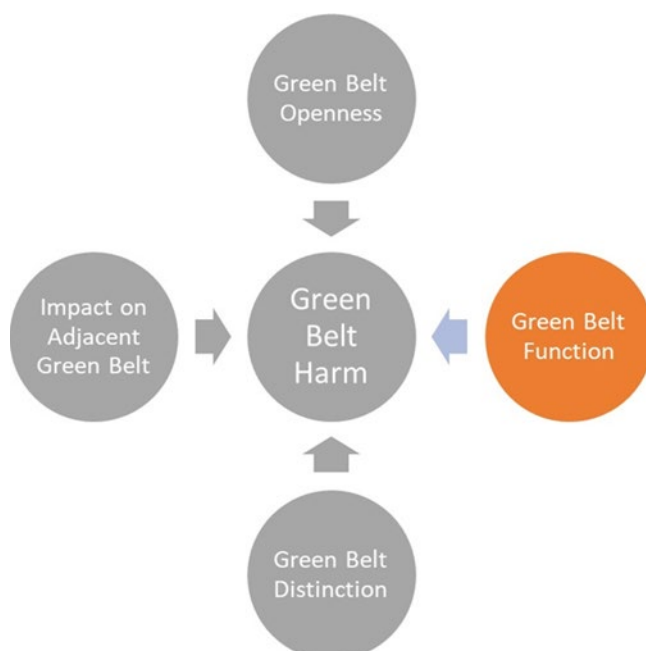
[See reference 12]

3.26 In some cases, land on the fringe of an inset settlement, outside of the Green Belt, may not currently be developed. Unless the development of such land is constrained by other factors or designations the assumption is made that it will be developed, and that it therefore cannot be considered 'open'.

3.27 The consideration of openness does not extend to the consideration of the urbanising influence of development that lies outside of the assessment parcel. This is considered separately, when looking at the relationship between urban and open land (see section on Green Belt distinction below).

3.28 Relatively dense development where any remaining open land is too contained to contribute to the openness of the Green Belt are defined as a parcel that can be released with 'low/no' Green Belt harm. Developed areas smaller than 10ha are not defined as parcels in line with the guideline minimum parcel size.

Green Belt function



3.29 Each Green Belt purpose targets a different aspect of the relationship between urban areas and Green Belt land. The applicability of each of the

Green Belt purposes to any given area of land depends on the nature of the urban area with which that land is associated.

3.30 The definitions necessary to determine the relevance of each Green Belt purpose in any given location are set below. For Purpose 1 (preventing the sprawl of large built-up areas) we define which settlements make up the 'large built-up area'; for Purpose 2 (preventing the coalescence of towns) we define which settlements are 'towns'; for Purpose 3 (safeguarding the countryside from encroachment) we define 'countryside'; and for Purpose 4 (preserving the setting and special character of historic towns) we define which settlements constitute 'historic towns'.

Purpose 1: preventing the sprawl of large built-up areas

3.31 Green Belt Purpose 1 aims "to check the unrestricted sprawl of large built-up areas". It is possible to argue that all land within the Green Belt prevents the unrestricted sprawl of large built-up areas, because that is its principal purpose as a strategic planning designation. However, the study requires the definition of variations in the extent to which land performs this purpose. This requires an area-based assessment against this strategic purpose.

3.32 It is therefore necessary to define what constitutes a 'large built-up area' within and near South Tyneside, and what is meant by the term 'sprawl'.

3.33 There is no definition provided in the NPPF for a large built-up area. Green Belt studies in different locations have ranged from considering the large built-up area as just the principal settlement around which the Green Belt was defined to considering all inset settlements to be large built-up areas.

3.34 South Tyneside's previous Green Belt Study (2019) did not define the large built-up area, which suggests all urban areas were treated as such. Neighbouring studies have, notably the Gateshead Green Belt Study (2011)

and North Tyneside Local Plan (2017) Policy S1.5 define the large built-up area as Tyneside. In addition, the Gateshead Green Belt study also names Birtley (merged Chester-le-Street and Washington) to the south as a large built-up area. The Sunderland Green Belt Study (2017) names the city of Sunderland as the large built-up area.

3.35 Considering the definitions for large built-up areas in the round, it is considered appropriate to define all inset areas contiguous with the large built-up area of the Tyne and Wear conurbation as the large built-up area. This includes the following settlements within and adjacent to the study area: **Gateshead, Tyneside** (including **Hebburn, Jarrow, South Shields** and **The Boldons**), **Sunderland** and **Washington** merged with **Concord**.

3.36 Although a narrow strip of open land along the course of the River Don separates the Boldons from the large built-up area of Tyneside, no Green Belt land separates them from the conurbation. Therefore, the Boldons are considered to form part of the large built-up area.

3.37 All remaining urban areas within and adjacent to South Tyneside are separated from the above urban areas by Green Belt are too distinct and small to be defined as large built-up areas. This is not to say that the Green Belt land immediately adjacent to these smaller urban areas does not perform strongly against Purpose 1, particularly where they lie in close proximity to the defined large built-up area. The close proximity of all Green Belt land within the study area to a defined large built-up area indicates that all Green Belt land in the study area has some relevance to Purpose 1.

3.38 Whilst definitions of ‘sprawl’ vary, the implication of the terminology is that planned development may not contravene this purpose. However, in assessing the impact of releasing land in the context of a Green Belt study, no assumptions about the form of possible future development can be made, so the role an area of land plays is dependent on its relationship with a large built-up area.

3.39 Land that, if developed, would clearly constitute an extension of a large built-up area makes the strongest contribution to preventing its sprawl. However, it is recognised that a smaller inset settlement area close to a large built-up area can have a relationship with it such that expansion of the latter, particularly if it narrows the gap between the two, can also be considered detrimental to this purpose.

3.40 The greater the distance from a large built-up area, the lower the likelihood that Green Belt land is likely to fulfil the function of Purpose 1. However, Purpose 1 is to some degree relevant to any expansion of a large built-up area, however far that extends.

Purpose 2: preventing the coalescence of towns

3.41 Green Belt Purpose 2 aims “to prevent neighbouring towns merging into one another”. The concept of what constitutes a ‘town’ has been widely interpreted in different Green Belt studies, ranging from settlements classified as towns in Local Plan settlement hierarchies to all urban areas inset from the Green Belt regardless of size.

3.42 Regardless of whether a particular settlement is large enough to realistically be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger ‘towns’.

3.43 The concept of ‘merging’ is clearer but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

3.44 Both built and natural landscape elements can act to either decrease or increase perceived separation. For example, intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

3.45 This study identifies that land that is juxtaposed between towns has a Purpose 2 function, and the stronger the relationship between the towns – i.e., the more fragile the gap, the stronger this function. Physical proximity is the initial consideration; however, where settlements are very close, a judgement is made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e., that the characteristics of the open land relate more to the towns' areas themselves than to the open land in between. Where this is the case, the impact of release of land for development on Purpose 2 may be reduced.

3.46 South Tyneside's previous Green Belt Study (2019) did not define the large built-up area, which suggests all urban areas were treated as such, but neighbouring studies have. The Gateshead Green Belt Study (2011) named the following settlements near South Tyneside as neighbouring towns: Birtley (merged Chester-le-Street and Washington), Gateshead and Hebburn (part of Tyneside). Similarly, the Sunderland Green Belt Study (2017) named the following settlements near South Tyneside as neighbouring towns: Sunderland, Tyneside and Washington.

3.47 Applying a similar approach to the Borough's neighbouring authorities, the following relevant neighbouring settlements are defined as Green Belt towns in this study:

- **Gateshead** in Gateshead Borough;
- **South Tyneside** (including **Hebburn**, **Jarrow** and **South Shields**) in South Tyneside Borough; and
- **Sunderland** and **Washington** merged with **Concord** in Sunderland City.

3.48 For the reasons outlined above under Purpose 1, The Boldons are considered to be part of the town of Jarrow/outer South Shields and therefore form part of a neighbouring town.

3.49 Regardless of whether a particular settlement is large enough to be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger towns.

3.50 The notable inset urban areas that fall within and near gaps between towns within and near South Tyneside include:

- The villages of Cleadon and Whitburn and the International Advanced Manufacturing Park (IAMP) in South Tyneside Borough; and,
- Follingsby Park in Gateshead Borough.

3.51 The concept of ‘merging’ is clear but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

3.52 Both built and natural landscape elements can act to either decrease or increase perceived separation. For example, intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

3.53 This study identifies that land that lies between towns contributes to this purpose, and the stronger the relationship between the towns (i.e., the more fragile the gap) the stronger the potential contribution to this purpose.

3.54 Physical proximity is the initial consideration; however, where settlements are very close, a judgement is made as to whether their proximity is such that

the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e., that the characteristics of the open land relate more to the towns' areas themselves than to the open land in between. Where this is the case, the impact of release of land for development on Purpose 2 may be reduced.

3.55 The size of the towns in question also forms part of the consideration of the Green Belt's role in maintaining separation.

Purpose 3: preventing encroachment on the countryside

3.56 Green Belt Purpose 3 aims "to assist in safeguarding the countryside from encroachment". An assessment of Purpose 3 requires consideration of the extent to which land constitutes 'countryside' on the basis of its usage.

3.57 Some open land may, through its usage, have a stronger relationship with the adjacent urban area and, as a result, not be considered 'countryside' to the same degree as other open land. Equally, some land may be largely contained by urban development but may nonetheless retain, as a result of its usage and its size, a countryside character.

3.58 Development that is rural in form may often not be considered to detract from countryside character. The presence of urban development within an assessment parcel will clearly have an impact on the degree to which land is countryside, but it will also have an impact on other Green Belt purposes. Therefore, consideration of this factor is considered separately in the assessment process (see factor 3 definition relating to 'distinction' below).

3.59 It is important for the purposes of the assessment not to stray into assessing landscape character, sensitivity, or value; whilst Green Belt land may be valuable in these respects it is not a requirement or purpose of the designation to provide such qualities. Therefore, the condition of land has not

been taken into consideration: any Green Belt land found to be in poor condition may perform well in its fundamental role of preventing encroachment by keeping land permanently open.

Purpose 4: preserving the setting and special character of historic towns

3.60 Green Belt Purpose 4 is "to preserve the setting and special character of historic towns". This purpose makes specific reference to 'historic towns', not to individual historical assets or smaller settlements such as villages and hamlets.

3.61 An extract from Hansard in 1988 clarifies which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford, and Cambridge. **[See reference 13]** Durham has since been added to this list.

3.62 It has been LUC's experience through consultation with Historic England on several Green Belt studies, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive, so this assessment takes the approach of identifying settlements classed as towns and considering whether any have settings or special character to which land within the Green Belt contributes.

3.63 Clearly there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

3.64 Drawing on the definition of Green Belt towns explored in the section relating to Green Belt Purpose 2 above, a desk-based review of evidence covering the historic setting and special character of Gateshead, Hebburn, Jarrow, South Shields, Sunderland and Washington has been undertaken.

3.65 In 2004 and 2005 Historic England (then called English Heritage) funded the assessment of the five medieval towns in Tyne and Wear, three of which fall within or near South Tyneside: Gateshead, South Shields and Sunderland [See reference 14]. The work involved the collation and analysis of documentary, cartographic and archaeological sources to define the extent and character of the urban development of the towns from their historic cores to the major areas of residential and industrial expansion in the late eighteenth and nineteenth centuries. The studies identify the historic cores of each settlement all of which are focussed on their river and costal settings. The surveys make no mention of the importance of the wider open countryside, beyond the layers of more modern residential and industrial expansion, to their setting and special character.

3.66 Similarly, the Tyne and Wear Historic Landscape Characterisation Study [See reference 15] do not highlight the open countryside as important to the setting and special character of Gateshead, Hebburn, Jarrow, South Shields, Sunderland or Washington.

3.67 Gateshead contains 22 conservation areas [See reference 16]; however, they are all far from view of the open countryside in the South Tyneside Green Belt.

3.68 South Tyneside contains 11 conservation areas [See reference 17]. Five of the conservation areas are associated with the distinct villages of the Boldons, Cleadon and Whitburn which are not considered to be historic towns in their own right and are therefore not relevant to the assessment of Purpose 4. The remaining six conservation areas fall within the urban areas of the towns of Hebburn (Hebburn Hall and Monkton Village), Jarrow (St Pauls) and South Shields (Mariners Cottages, Mill Dam and Westoe Village).

3.69 Sunderland contains 14 conservation areas [\[See reference 18\]](#); however, the vast majority are located south of the River Wear far from view of the open countryside in the South Tyneside Green Belt. The three conservation areas north of the River Wear (Roker Park, Washington Village and Whitburn Bents) are closest to South Tyneside.

3.70 None of the appraisals for the conservation areas named above identify a clear link between the open countryside designated as Green Belt in South Tyneside and their setting and special character.

3.71 Considering all of the above evidence, all Green Belt land within South Tyneside is judged to make no contribution to preserving the setting and special character of historic towns. It is important to note that this does not mean that South Tyneside's settlements and neighbours do not have special and unique characteristics worthy of preservation, it is just that these characteristics are not directly relevant to an assessment of Green Belt Purpose 4. Other Green Belt purposes seek to maintain openness of the countryside and maintain separation between towns, which may directly or indirectly contribute to preserving such special and unique local characteristics.

Purpose 5: assisting in urban regeneration by encouraging the recycling of derelict and other urban land

3.72 Green Belt Purpose 5 is "to Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land". Most Green Belt studies do not assess individual Green Belt land parcels against Purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that the release of one parcel of Green Belt land has a greater impact on encouraging re-use of urban land than another.

3.73 The PAS guidance states "...it must be the case that the amount of land within urban areas that could be developed will already have been factored in

before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose". In other words, it is highly unlikely that development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative impact of discrete parcels of Green Belt land on Purpose 5. [\[See reference 19\]](#)

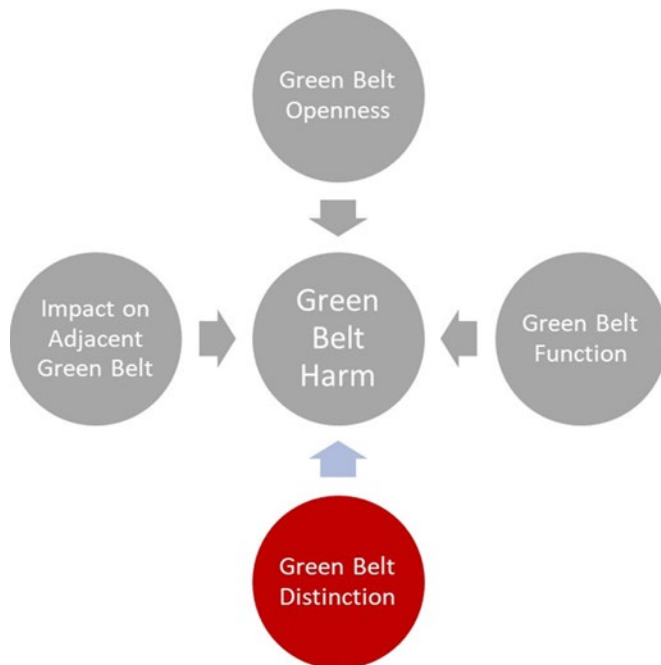
3.74 The Inspector's report (D Smith) to the London Borough of Redbridge (January 2018) notes that with regards to Purpose 5 "this purpose applies to most land" but that "it does not form a particularly useful means of evaluating sites". [\[See reference 20\]](#)

3.75 The Housing and Planning Act (May 2016) received Royal Assent and the Town and Country Planning Regulations were subsequently updated. Regulation 3 of the Town and Country Planning Regulations (2017) requires local planning authorities in England to prepare, maintain and publish a 'Brownfield Land Register' of previously developed (brownfield) land appropriate for residential development. In addition, the NPPF requires that local planning authorities prepare an assessment of land which is suitable, available, and achievable for housing and economic development. Together, these evidence bases provide an accurate and up-to-date area of available brownfield land within individual settlements, which can be used to calculate the proportion of available brownfield land relative to the size of each settlement.

3.76 Using these evidence bases to inform meaningful judgements on the relative contribution of discrete parcels of land to Purpose 5 is dependent on the scale and form of the settlements within and around which Green Belt is defined. For example, it is harder to draw out differences in contribution between parcels around conurbations containing merged settlements.

3.77 In the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in encouraging urban regeneration, a uniform level of harm to Purpose 5 has been applied to all areas of Green Belt.

Relationship between urban areas and open land (distinction)



3.78 The extent to which land can be considered to relate to an urban area or to the wider countryside – referred to as the degree of 'distinction' from the urban area – is the third factor we consider in our Green Belt assessments. Open Green Belt land that is related more strongly to urbanising development is deemed to have less distinction and typically makes a weaker contribution to most of the Green Belt purposes:

- For Purpose 1: expansion of a large built-up area into land that lacks strong distinction from the existing settlement is less likely to be perceived as sprawl than expansion into an area that is less influenced by existing urban development.
- For Purpose 2: expansion into land that lacks strong distinction from a town is likely to have less perceived impact on separation from a neighbouring town.
- For Purpose 3: expansion into land that lacks strong distinction from a settlement is likely to have less perceived encroaching impact on the countryside. The PAS guidance [\[See reference 21\]](#) recognises this,

stating that, when considering release of land, “The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area - and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved”. The second part of this quote, the consideration of the boundaries that can be achieved, is addressed separately below.

3.79 Unlike Purposes 1-3, the contribution land makes to Green Belt Purpose 4, and the harm that would result from its release, does not increase as the relationship between Green Belt land and an urban area weakens. It may be the case that land which has a stronger association with a historic town will play a stronger role in contributing to its setting and special character.

3.80 The extent to which Green Belt land relates to an urban area and to the wider countryside (i.e., the degree of distinction from the urban area) is influenced by the:

- strength and consistency of boundary features between Green Belt land and the urban edge(s);
- nature of landform and/or land cover within Green Belt land, or between the Green Belt land and the urban edge(s); and
- scale, location and visibility of urban development or other urbanising influences.

3.81 The strongest distinction occurs where there are boundary features which provide visual separation and impede physical movement, and which are consistent over a considerable distance. If a physical feature occupies a wide area, rather than just being a linear barrier, then distinction is strengthened further. A sizeable area of woodland, for example, will create very strong distinction from an urban area, as long as it is not overly surrounded by development. A motorway or river may not necessarily be a strong visual barrier (although associated vegetation and earthworks often mean that they sometimes will be), but it is likely to be a physical barrier that covers a considerable distance.

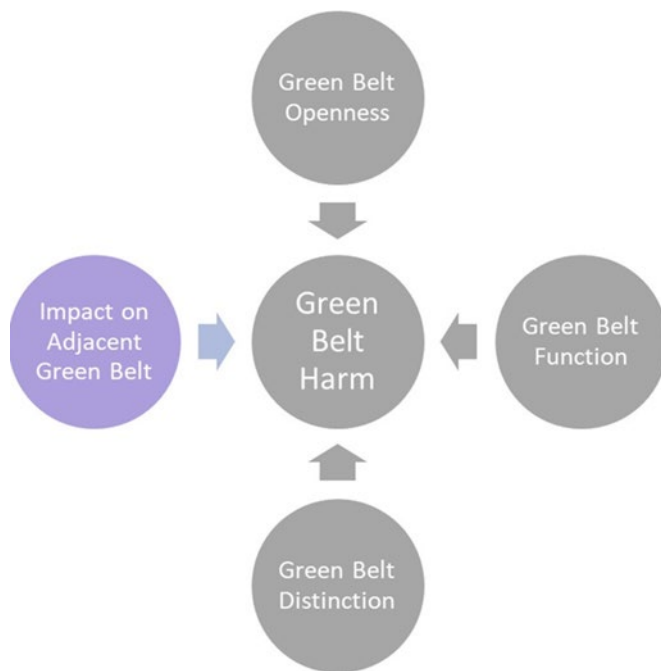
3.82 Residential gardens are an example of a weak boundary. If open Green Belt beyond them retains a relatively strong relationship with the wider countryside, then distinction will not be weak, and could still be strong if there is a strong landform feature, such as a hillside or valley. However, a lack of relationship with the wider countryside, for example because of a degree of containment by urban edges or by washed-over urbanising development within the Green Belt, weakens distinction.

3.83 Regardless of the strength of boundary features and the nature of landform or land cover, distinction will increase with distance from urban influences. The stronger the visual and physical relationship with the wider Green Belt, the shorter the transition away from urban influence. Similarly, the cumulative impact of multiple minor boundary features can be as equally significant as a single strong boundary feature.

3.84 As noted previously, the absence of visual openness does not diminish openness in Green Belt terms. However, it is accepted that there is a visual dimension to the perception of openness (this is indicated in the NPPG), and this can have a bearing on the distinction between built-up areas and countryside.

3.85 Consideration of views recognises that seasonal variations and boundary maintenance regimes can have a significant impact. The scenic quality of views is not relevant to Green Belt assessments.

Impact on the adjacent Green Belt



3.86 Having considered the openness and function of the Green Belt and its relationship with the urban area, we then consider how the release of Green Belt land would affect the remaining Green Belt. There are two aspects to this:

- How release of land would affect the relationship of adjacent Green Belt land with the urban area (that is, its distinction from the expanded urban area).
- How release of land would affect the function of the Green Belt.

3.87 It should be noted that the analysis of impact on remaining Green Belt considers the impact on land beyond South Tyneside's Green Belt boundaries where relevant.

3.88 The assumption is made that any land which is released will be developed, but in practice there may be scope to mitigate harm to some degree by retaining a level of openness, or by strengthening boundaries.

Impact on distinction of adjacent Green Belt

3.89 The release of land may have an adverse impact on the remaining Green Belt by increasing urbanising influence on it (that is, reducing its distinction). This can occur simply by bringing land closer to the urban edge than it currently is, so it is typically the case that there would be a knock-on weakening of the distinction of remaining Green Belt land, were land to be released.

3.90 Factors that affect this are the same elements that are considered when determining how distinct land is from the urban area: the strength and consistency of boundaries, the nature of landform and land cover, and the extent of any urbanising influences:

- If a new Green Belt boundary would be a strong physical feature, then urbanising impact on land beyond could be lower.
- If a new Green Belt boundary would be a weaker, and/or an inconsistent physical feature, then urbanising impact on land beyond could be greater.
- If the Green Belt land that would be adjacent to the expanded settlement has strong landform or land cover distinction, then urbanising impact on it could be lower.
- If the area that would be released is partially contained by existing urban edges, or by urbanising influences within the Green Belt, then urbanising impact on land beyond could be lower.

Impact on Green Belt function

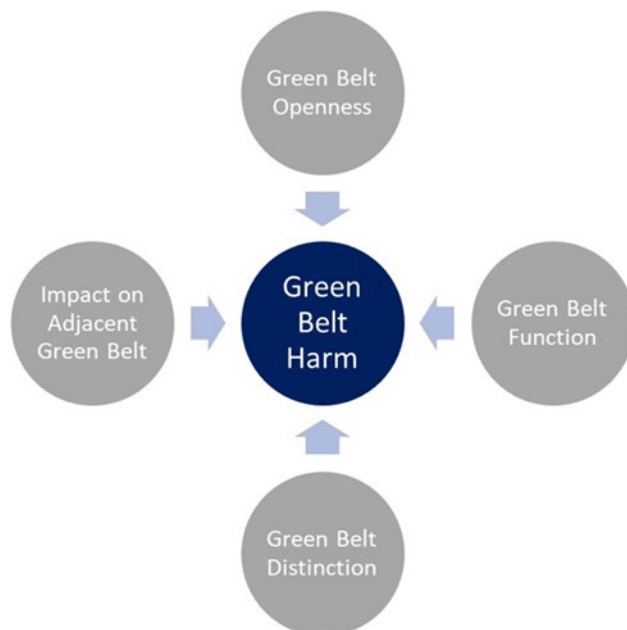
3.91 Regarding Purpose 1, it is possible that the release of land could reduce separation between a large built-up area and a smaller settlement such that the smaller settlement is perceived to have become more strongly associated with, or a part of, the large built-up area. This adds to the harm caused by the loss of contribution from releasing the Green Belt land, and by any weakening of the distinction of adjacent Green Belt land.

3.92 Regarding Purpose 2, regardless of whether it would weaken the distinction of adjacent Green Belt land, a significant reduction in the size of a gap between towns constitutes a weakening of the Green Belt's function in maintaining their separation. What constitutes a 'significant' reduction in a settlement gap depends on the robustness of the current gap, and on whether the release of land would also cause the loss of important landscape features that strengthen current separation. For example, the presence of a sizeable area of woodland between two towns, screening views, would make a gap more resilient than would be the case if the towns were visible from each other.

3.93 With regard to Purpose 3, the countryside function of adjacent retained Green Belt land is rarely affected. The release of an area does not change the use of adjacent land and thus prevent it from being considered countryside. However, release of land can result in adjacent retained Green Belt land that is higher functioning countryside becoming contained to the extent that it is too isolated from the wider Green Belt to be considered part of the countryside.

3.94 With regard to Purpose 4, the release of land could affect the relationship between other Green Belt land and a historic town, diminishing the role of that other land in contributing to a historic town's setting and special character. The principal example of this would be visually affecting important views from or to a historic town.

Determining harm of release



3.95 The assessment of the four factors described above were then combined to give a rating for harm to each of the first four Green Belt purposes that would result from release of a Green Belt land parcel. Professional judgement has been used in each individual case to consider how much weight to attach to each contributing element affecting harm ratings. Clear and detailed justification is provided for all ratings given in relation to how the overall judgement of Green Belt harm has been made.

3.96 A four-point harm rating scale has been used: 'Low/No', 'Moderate', 'High' and 'Very High'.

3.97 Where release of land within a parcel result in a high level of harm to multiple Green Belt purposes, it may typically be assumed that this would constitute higher overall harm than the release of land within a parcel that would cause high harm to only one purpose. At the top end of the harm scale, however, there may be instances where a very high harm rating against a single purpose could be significant enough to match or outweigh another parcel's very high harm ratings against two or more purposes.

3.98 It should be noted that the effect on the harm ratings of any weakening of the distinction of adjacent Green Belt land is dependent on the role of that adjacent land. A weakening of distinction around a single Green Belt parcel will not serve to increase any harm ratings above those which would result from the release of the Green Belt parcel and the adjacent Green Belt land in question (i.e., a larger area). This is due to the fact that releasing more Green Belt land will generally always be more harmful than more discrete pockets of release. However, if the adjacent Green Belt land performs the Green Belt purposes more strongly than the parcel being assessed, the harm of their combined release would be equal to or greater than the harm of releasing the more harmful adjacent Green Belt land.

Assessment outputs

3.99 Variations in harm to each Green Belt purpose have been identified in accordance with the criteria set out above. Parcel assessments are organised by settlement/suburb and presented in **Appendix B**.

3.100 The assessments for parcels around each settlement/suburb are preceded by:

- a map showing the parcels defined around that settlement/suburb;
- a map showing the harm ratings assigned to each parcel; and,
- a map showing the harm ratings assigned to all the SHLAA sites within those parcels.

3.101 Each parcel assessment includes:

- an aerial view showing the parcel boundary and location;
- an OS map showing the parcel boundary and any absolute constraints;
- the size of the parcel (excluding any constrained land that will not be rated for harm);

- a description section with bullet point text to summarise information relevant to the harm assessment;
- the harm ratings assigned for each Green Belt purpose;
- bullet point text for each Green Belt purpose identifying the key factors that justify the assigned harm rating, with an entry for each of the relevant factors:
 - Function of the parcel in relation to the Green Belt purpose.
 - Openness.
 - Relationship with the urban area (distinction).
 - Impact of release on adjacent Green Belt land.
- For each SHLAA site within, or partially within, a parcel:
 - Harm ratings for each Green Belt purpose.
 - Commentary justifying any ratings that are lower than for the parcel as a whole.

3.102 The site allocation assessments are presented in Appendix C in order of their location in the Green Belt, starting in north west and working clockwise around the plan area.

3.103 Each site allocation assessment includes:

- an aerial view showing the site boundary and location;
- an OS map showing the site boundary and any absolute constraints;
- the size of the site (excluding any constrained land that will not be rated for harm);
- a description section with bullet point text to summarise information relevant to the harm assessment;
- the harm ratings assigned for each Green Belt purpose;

- bullet point text for each Green Belt purpose identifying the key factors that justify the assigned harm rating, with an entry for each of the relevant factors:
 - Function of the site in relation to the Green Belt purpose.
 - Openness.
 - Relationship with the urban area (distinction).
 - Impact of release on adjacent Green Belt land.
- opportunities to mitigate harm within and on the edge of each site; and,
- opportunities for compensatory improvements in the immediate vicinity of each site.

Cumulative impacts on Green Belt functionality

3.104 A cumulative assessment of the potential impact of the release of all the proposed sites within the Green Belt has been undertaken, focussing on potential harm to the strategic functions of the Green Belt. Green Belt is a strategic designation and whilst the release of individual sites undoubtedly has an impact on the Green Belt, a key question is whether the cumulative release of sites will affect the overall ability of the remaining Green Belt to function as intended.

3.105 The assessment of cumulative harm has considered the combined impact of the proposed site allocations on the NPPF Green Belt purposes, to draw conclusions on the potential effects to the Green Belt at a strategic scale. This includes consideration of:

- Purpose 1 – the extent to which the revised Green Belt is still able to check the unrestricted sprawl of the large built-up areas. Will there be any containment of land which will affect the role the Green Belt plays in preventing sprawl? Is there a sufficient band of remaining Green Belt to prevent future urban sprawl?

- Purpose 2 – the extent to which the Green Belt prevents neighbouring towns from merging with each other. Will any key settlement gaps be lost or significantly weakened?
- Purpose 3 – the extent to which the remaining Green Belt will assist in safeguarding the countryside from encroachment. Will there be any containment of land which will affect the extent to which it is considered to constitute 'countryside'? Is there a sufficient band of remaining Green Belt to prevent future encroachment on the countryside?
- Purpose 4 - the extent to which the setting and special character of historic London will be preserved. Will the Green Belt releases diminish the setting and special character of the historic town?

3.106 The nature of South Tyneside's settlement pattern prohibits the study from drawing out a meaningful distinction between the availability of brownfield land within individual settlements for Purpose 5.

Chapter 4

Green Belt Harm Parcel Assessment Findings

4.1 This chapter summarises the findings of the Green Belt harm assessment. **Figure 4.1** shows the parcels into which the study area has been divided and their references.

4.2 Parcels are grouped around either individual inset settlements or defined suburbs within the large built-up area. In some cases, a parcel lies adjacent to more than one inset settlement/suburb, in which case it has been assigned a code relating to either one or the other but with commentary reflecting its relationship with both. Parcel reference numbers are preceded by a letter-based settlement code, as listed in **Table 4.1** below. Areas remote from any inset settlement – termed Outer Areas – have been assigned an ‘OA’ code. These are typically much larger than the parcels defined around settlements/suburbs.

4.3 **Figures 4.2 – 4.4** map the ratings for the harm of releasing Green Belt land out from the urban edges within and bordering South Tyneside’s Green Belt, with **Figure 4.5** combining these to show the highest harm rating across the Green Belt purposes.

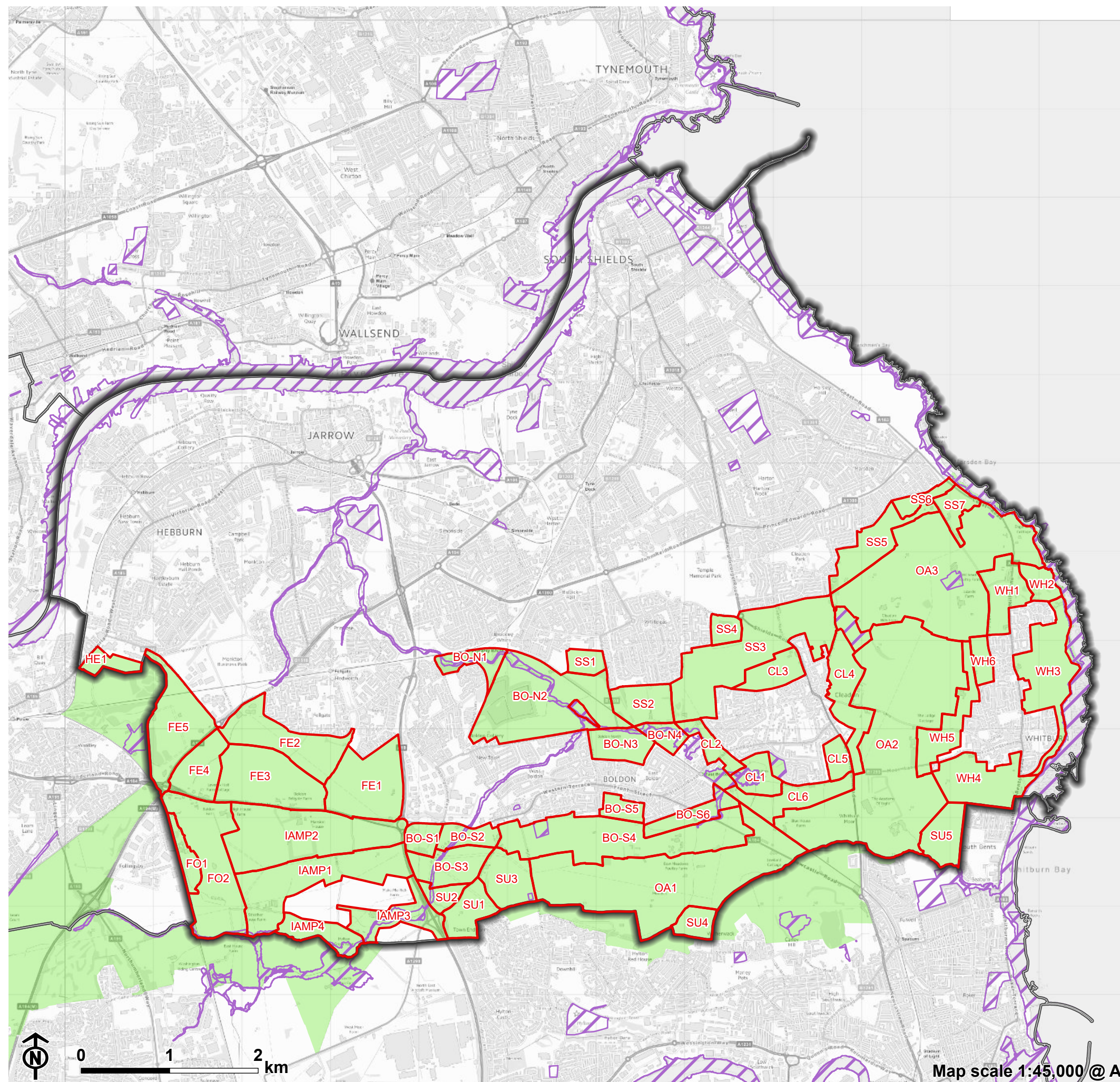
Table 4.1: Settlement and suburb parcel reference codes

Code	Settlement
BO-N	Boldons North
BO-S	Boldons South
CL	Cleadon
FE	Fellgate

Code	Settlement
FO	Follingsby
HE	Hebburn
IAMP	International Advance Manufacturing Park
SS	South Shields
SU	Sunderland
WH	Whitburn
OA	Opportunity Areas

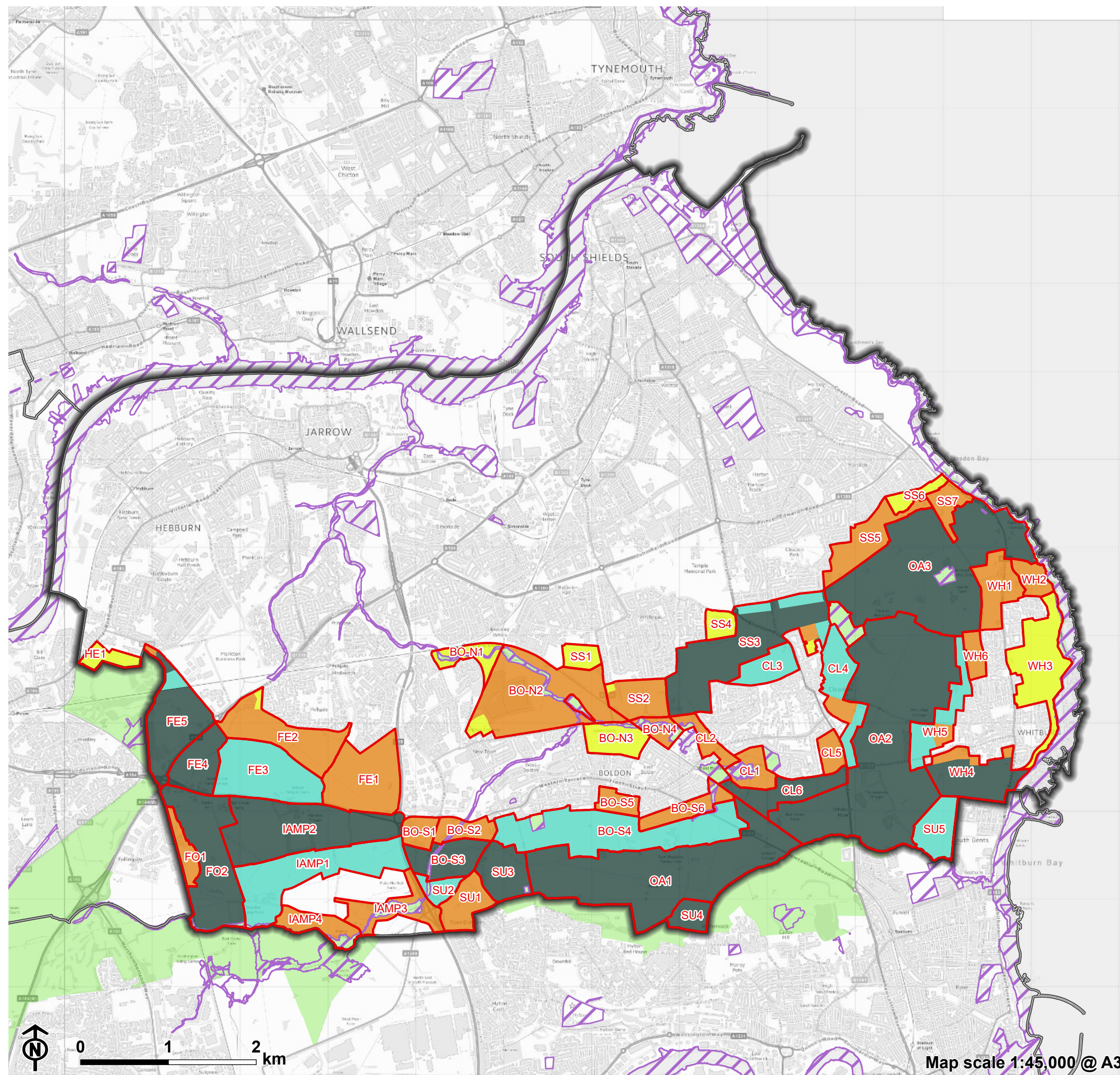
4.4 Table 4.2 below lists the defined assessment parcels and their ratings for harm to each Green Belt purpose and **Table 4.3** lists the SHLAA sites and their ratings for harm to each Green Belt purpose. In some cases, individual sites within a parcel have been assigned different harm ratings, for one or more of the Green Belt purposes, to those given for the parcel as a whole. This can more clearly be seen on the harm maps provided for each settlement in **Appendix B**.

Figure 4.1: Harm assessment parcels



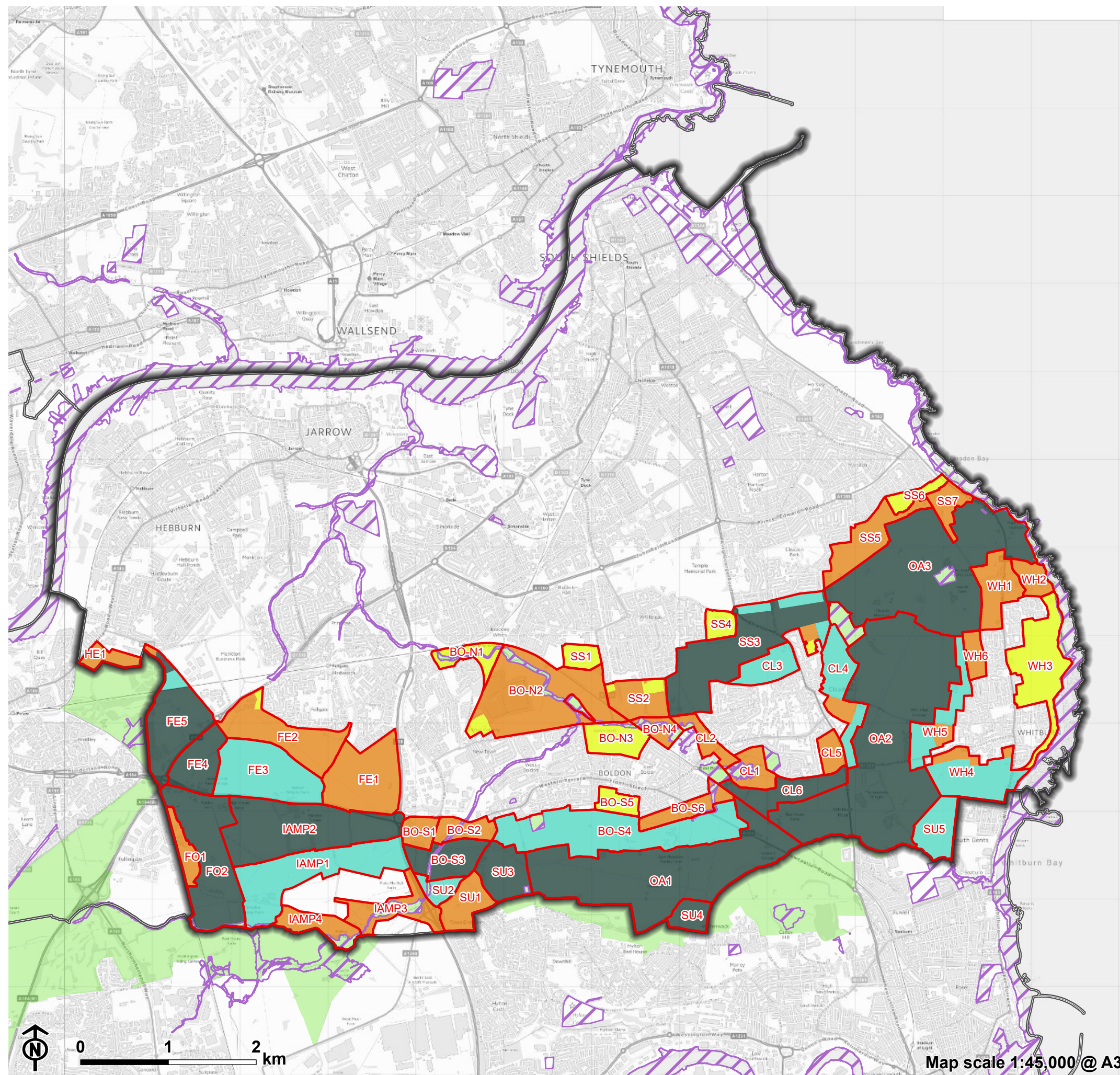
- South Tyneside Borough
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt

Figure 4.2: Green Belt Purpose 1 harm to checking the unrestricted sprawl of large built-up areas



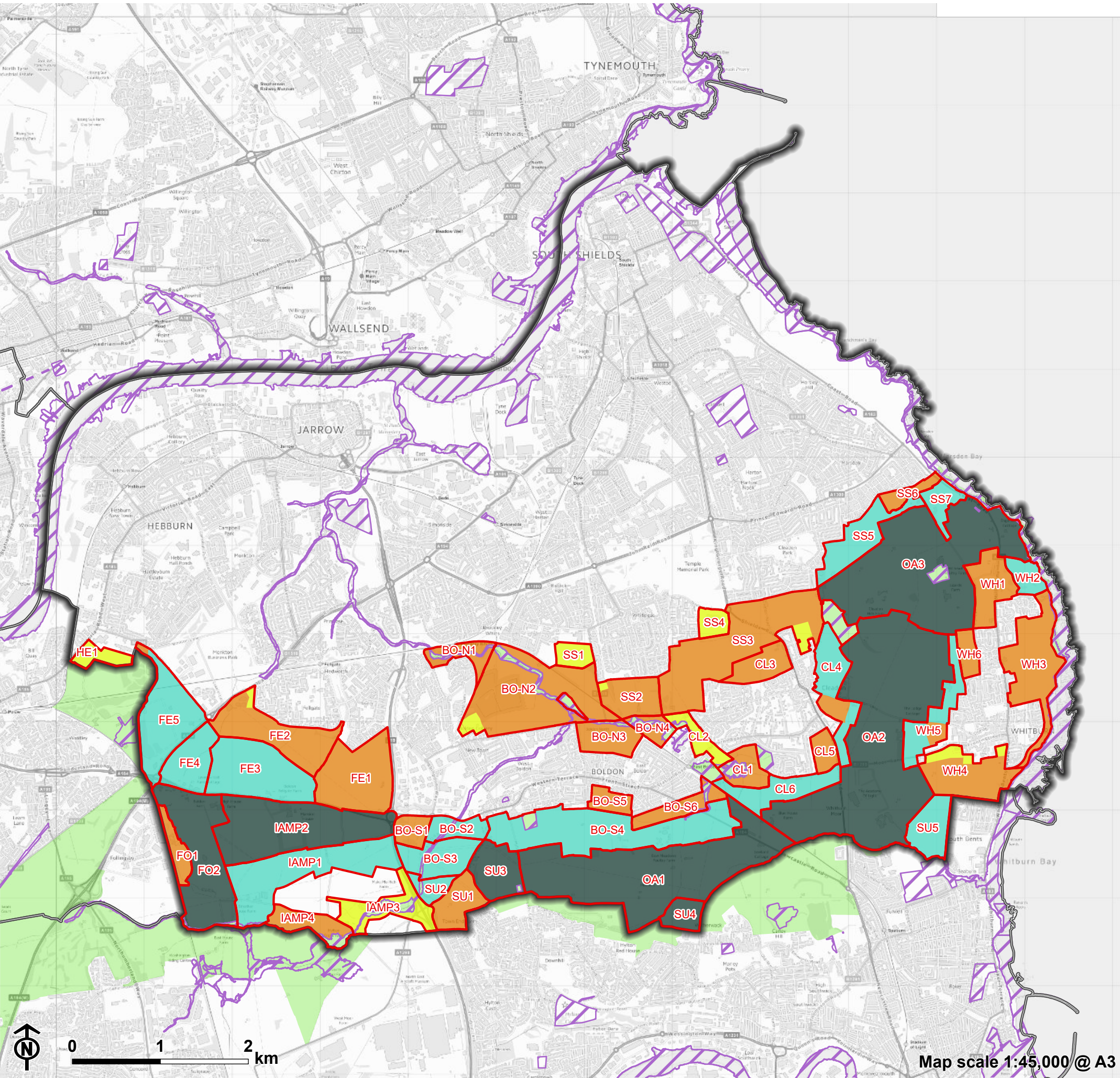
- South Tyneside Borough
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
- Very High
- High
- Moderate
- Low/No

Figure 4.3: Green Belt Purpose 2 harm to preventing neighbouring towns from merging into one another



- South Tyneside Borough
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
 - Very High
 - High
 - Moderate
 - Low/No

Figure 4.4: Green Belt Purpose 3 harm to assisting in safeguarding the countryside from encroachment



- South Tyneside Borough
- Neighbouring Local Authority boundary
- Parcel
- Absolute constraints
- Green Belt
- Harm Rating**
 - Very High
 - High
 - Moderate
 - Low/No

Figure 4.5: Highest harm to Green Belt purposes

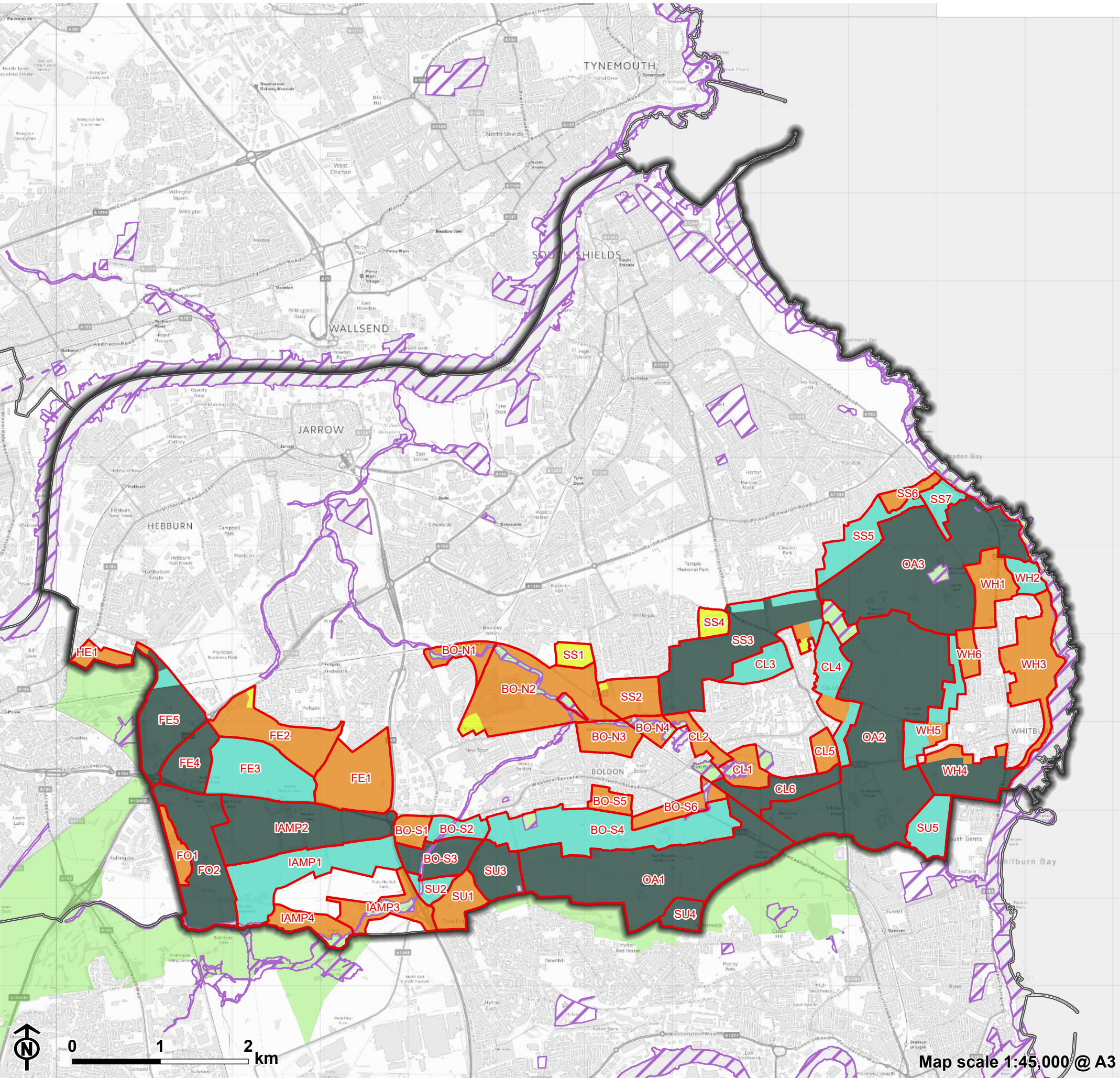


Table 4.2: Harm ratings by parcel

Settlement	Parcel	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
Hebburn	HE1	Low/No	Moderate	Low/No	Moderate
Fellgate	FE1	Moderate	Moderate	Moderate	Moderate
	FE2	Moderate	Moderate	Moderate	Moderate
	FE3	High	High	High	High
	FE4	Very High	Very High	High	Very High
	FE5	Very High	Very High	High	Very High
Follingsby	FO1	Moderate	Moderate	Moderate	Moderate
	FO2	Very High	Very High	Very High	Very High
International Advanced Manufacturing Park	IAMP1	High	High	High	High
	IAMP2	Very High	Very High	Very High	Very High
	IAMP3	Moderate	Moderate	Low/No	Moderate
	IAMP4	Moderate	Moderate	Moderate	Moderate
Sunderland	SU1	Moderate	Moderate	Moderate	Moderate
	SU2	High	High	High	High
	SU3	Very High	Very High	Very High	Very High
	SU4	Very High	Very High	Very High	Very High
	SU5	High	High	High	High
Boldons (North)	BO-N1	Low/No	Low/No	Moderate	Moderate
	BO-N2	Moderate	Moderate	Moderate	Moderate
	BO-N3	Low/No	Low/No	Moderate	Moderate
	BO-N4	Moderate	Moderate	Moderate	Moderate
Boldons (South)	BO-S1	Moderate	Moderate	Moderate	Moderate
	BO-S2	Moderate	Moderate	High	High
	BO-S3	Very High	Very High	High	Very High
	BO-S4	High	High	High	High
	BO-S5	Moderate	Low/No	Moderate	Moderate
	BO-S6	Moderate	Moderate	Moderate	Moderate
South Shields	SS1	Low/No	Low/No	Low/No	Low/No
	SS2	Moderate	Moderate	Moderate	Moderate
	SS3	Very High	Very High	Moderate	Very High
	SS4	Low/No	Low/No	Low/No	Low/No
	SS5	Moderate	Moderate	High	High
	SS6	Low/No	Low/No	Moderate	Moderate
	SS7	Moderate	Moderate	High	High
Cleadon	CL1	Moderate	Moderate	Moderate	Moderate
	CL2	Moderate	Moderate	Low/No	Moderate
	CL3	High	High	Moderate	High
	CL4	High	High	High	High
	CL5	Moderate	Moderate	Moderate	Moderate
	CL6	Very High	Very High	High	Very High
Whitburn	WH1	Moderate	Moderate	Moderate	Moderate
	WH2	Moderate	Moderate	High	High
	WH3	Low/No	Low/No	Moderate	Moderate
	WH4	Very High	High	Moderate	Very High

Chapter 4 Green Belt Harm Parcel Assessment Findings

Settlement	Parcel	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
Outer Areas	WH5	High	High	High	High
	WH6	Moderate	Moderate	Moderate	Moderate
	OA1	Very High	Very High	Very High	Very High
	OA2	Very High	Very High	Very High	Very High
	OA3	Very High	Very High	Very High	Very High

Table 4.3: Harm ratings by site

Settlement	Parcel ID	SHLAA Reference	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
Hebburn	HE1	SHB034	Low/No	Moderate	Low/No	Moderate
	FE1	SFG072	Moderate	Moderate	Moderate	Moderate
Fellgate	FE1	SFG076	Moderate	Moderate	Moderate	Moderate
	FE1	SFG078	Moderate	Moderate	Moderate	Moderate
	FE1	SFG079	Moderate	Moderate	Moderate	Moderate
	FE1	SFG080	Moderate	Moderate	Moderate	Moderate
	FE1	SFG081	Moderate	Moderate	Moderate	Moderate
	FE1	SFG082	Moderate	Moderate	Moderate	Moderate
	FE1	SFG083	Moderate	Moderate	Moderate	Moderate
	FE2	SFG015	Low/No	Low/No	Low/No	Low/No
	FE2	SFG072	Low/No	Low/No	Low/No	Low/No
	FE2	SFG072	Moderate	Moderate	Moderate	Moderate
	FE2	SFG073	Low/No	Low/No	Low/No	Low/No
	FE2	SFG073	Moderate	Moderate	Moderate	Moderate
	FE2	SFG075	Low/No	Low/No	Low/No	Low/No
	FE2	SFG075	Moderate	Moderate	Moderate	Moderate
	FE2	SFG076	Moderate	Moderate	Moderate	Moderate
	FE2	SFG077	Low/No	Low/No	Low/No	Low/No
	FE2	SFG077	Moderate	Moderate	Moderate	Moderate
	FE2	SFG078	Low/No	Low/No	Low/No	Low/No
	FE2	SFG078	Moderate	Moderate	Moderate	Moderate
	FE2	SFG079	Moderate	Moderate	Moderate	Moderate
	FE2	SFG080	Low/No	Low/No	Low/No	Low/No
	FE2	SFG080	Moderate	Moderate	Moderate	Moderate
	FE2	SFG084	Moderate	Moderate	Moderate	Moderate
	FE3	SFG072	High	High	High	High

Chapter 4 Green Belt Harm Parcel Assessment Findings

Settlement	Parcel ID	SHLAA Reference	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
	FE3	SFG076	High	High	High	High
	FE3	SFG077	High	High	High	High
	FE3	SFG079	High	High	High	High
	FE4	SFG059	Very High	Very High	High	Very High
	FE4	SFG072	Very High	Very High	High	Very High
	FE4	SFG077	Very High	Very High	High	Very High
	FE4	SFG079	Very High	Very High	High	Very High
	FE4	SFG084	Very High	Very High	High	Very High
	FE5	SFG038	Very High	Very High	High	Very High
	FE5	SFG077	Very High	Very High	High	Very High
	FE5	SHB027	High	High	High	High
	FE5	SHB030	Moderate	Moderate	Moderate	Moderate
Follingsby	FO1	SFG066	Moderate	Moderate	Moderate	Moderate
	FO2	SFG057	Very High	Very High	Very High	Very High
	FO2	SFG066	Very High	Very High	Very High	Very High
International Advanced Manufacturing Park	IAMP1	SFG064	High	High	High	High
	IAMP1	SFG071	High	High	High	High
	IAMP3	SBC128	Moderate	Moderate	Low/No	Moderate
Sunderland	SU1	SBC102	Moderate	Moderate	Moderate	Moderate
	SU2	SBC108	High	High	High	High
	SU3	SBC109	Very High	Very High	Very High	Very High
	SU4	SBC008	Very High	Very High	Very High	Very High
	SU5	SWH022	High	High	High	High
Baldon (north)	BO-N1	SBC021	Low/No	Low/No	Moderate	Moderate
	BO-N2	SBC021	Moderate	Moderate	Moderate	Moderate
	BO-N2	SBC023	Low/No	Low/No	Low/No	Low/No
	BO-N2	SBC024	Low/No	Low/No	Low/No	Low/No
	BO-N2	SBC095	Moderate	Moderate	Moderate	Moderate
	BO-N2	SBC116	Moderate	Moderate	Moderate	Moderate
	BO-N2	SBC120	Moderate	Moderate	Moderate	Moderate
	BO-N2	SOS041	Moderate	Moderate	Moderate	Moderate

Chapter 4 Green Belt Harm Parcel Assessment Findings

Settlement	Parcel ID	SHLAA Reference	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
	BO-N3	SBC003	Low/No	Low/No	Moderate	Moderate
	BO-N3	SBC004	Low/No	Low/No	Moderate	Moderate
	BO-N4	SBC093	Moderate	Moderate	Moderate	Moderate
Boldon (south)	BO-S2	SBC107	Moderate	Moderate	High	High
	BO-S2	SBC127	Moderate	Moderate	High	High
	BO-S3	SBC108	Very High	Very High	High	Very High
	BO-S3	SBC128	Very High	Very High	High	Very High
	BO-S4	SBC006	High	High	High	High
	BO-S4	SBC008	High	High	High	High
	BO-S4	SBC082	High	High	High	High
	BO-S4	SBC084	High	High	High	High
	BO-S4	SBC086	High	High	High	High
	BO-S4	SBC110	High	High	High	High
	BO-S4	SBC111	High	High	High	High
	BO-S4	SBC115	High	High	High	High
	BO-S4	SBC117	High	High	High	High
	BO-S4	SBC119	High	High	High	High
	BO-S4	SBC123	High	High	High	High
	BO-S5	SBC006	Moderate	Low/No	Moderate	Moderate
	BO-S5	SBC007	Moderate	Low/No	Moderate	Moderate
	BO-S6	SBC080	Moderate	Moderate	Moderate	Moderate
	BO-S6	SBC081	Moderate	Moderate	Moderate	Moderate
	BO-S6	SBC085	Moderate	Moderate	Moderate	Moderate
	BO-S6	SBC087	Moderate	Moderate	Moderate	Moderate
	BO-S6	SBC088	Moderate	Moderate	Moderate	Moderate
South Shields	SS1	SOS040	Low/No	Low/No	Low/No	Low/No
	SS1	SOS041	Low/No	Low/No	Low/No	Low/No
	SS2	SBC095	Moderate	Moderate	Moderate	Moderate
	SS2	SBC096	Low/No	Low/No	Low/No	Low/No
	SS2	SBC097	Moderate	Low/No	Moderate	Moderate
	SS3	SBC052	Very High	Very High	Moderate	Very High

Chapter 4 Green Belt Harm Parcel Assessment Findings

Settlement	Parcel ID	SHLAA Reference	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
	SS3	SBC053	Very High	Very High	Moderate	Very High
	SS3	SBC058	Very High	Very High	Moderate	Very High
	SS3	SBC068	Moderate	Moderate	Low/No	Moderate
	SS3	SBC069	Low/No	Low/No	Low/No	Low/No
	SS3	SBC070	High	High	Moderate	High
	SS3	SBC095	Very High	Very High	Moderate	Very High
	SS3	SBC098	Very High	Very High	Moderate	Very High
	SS3	SBC099	Very High	Very High	Moderate	Very High
	SS3	SBC100	High	High	Moderate	High
	SS3	SBC101	High	High	Moderate	High
	SS4	SOS224	Low/No	Low/No	Low/No	Low/No
	SS5	SWH001	Moderate	Moderate	High	High
	SS6	SWH001	Low/No	Low/No	Moderate	Moderate
	SS7	SWH002	Moderate	Moderate	High	High
	SS7	SWH014	Moderate	Moderate	High	High
Cleadow	CL2	SBC077	Moderate	Moderate	Low/No	Moderate
	CL2	SBC091	Moderate	Moderate	Low/No	Moderate
	CL3	SBC052	High	High	Moderate	High
	CL3	SBC054	High	High	Moderate	High
	CL3	SBC055	High	High	Moderate	High
	CL3	SBC056	High	High	Moderate	High
	CL3	SBC057	High	High	Moderate	High
	CL3	SBC058	High	High	Moderate	High
	CL3	SBC059	High	High	Moderate	High
	CL3	SBC060	High	High	Moderate	High
	CL3	SBC061	High	High	Moderate	High
	CL4	SBC062	High	High	High	High
	CL4	SBC063	High	High	High	High
	CL4	SBC064	High	High	High	High
	CL4	SBC066	Moderate	Moderate	Moderate	Moderate
	CL4	SBC067	High	High	High	High

Chapter 4 Green Belt Harm Parcel Assessment Findings

Settlement	Parcel ID	SHLAA Reference	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
	CL4	SBC122	High	High	High	High
	CL5	SBC051	Moderate	Moderate	Moderate	Moderate
	CL6	SBC049	Very High	Very High	High	Very High
	CL6	SBC050	Very High	Very High	High	Very High
Whitburn	WH1	SWH004	Moderate	Moderate	Moderate	Moderate
	WH1	SWH006	Moderate	Moderate	Moderate	Moderate
	WH1	SWH025	Moderate	Moderate	Moderate	Moderate
	WH1	SWH026	Moderate	Moderate	Moderate	Moderate
	WH3	SWH008	Low/No	Low/No	Moderate	Moderate
	WH3	SWH028	Low/No	Low/No	Low/No	Low/No
	WH4	SWH017	Very High	High	Moderate	Very High
	WH4	SWH017	Moderate	Moderate	Low/No	Moderate
	WH4	SWH018	Moderate	Moderate	Low/No	Moderate
	WH4	SWH019	Moderate	Moderate	Low/No	Moderate
	WH4	SWH020	Moderate	Moderate	Low/No	Moderate
	WH4	SWH022	Very High	High	Moderate	Very High
	WH4	SWH023	Very High	High	Moderate	Very High
	WH5	SWH007	High	High	High	High
	WH5	SWH011	High	High	High	High
	WH5	SWH012	High	High	High	High
	WH5	SWH013	High	High	High	High
	WH5	SWH015	Moderate	Moderate	Moderate	Moderate
	WH5	SWH021	High	High	High	High
	WH5	SWH022	High	High	High	High
	WH5	SWH048	High	High	High	High
	WH6	SWH009	Moderate	Moderate	Moderate	Moderate
Outer Area	OA1	SBC008	Very High	Very High	Very High	Very High
	OA1	SBC086	Very High	Very High	Very High	Very High
	OA1	SBC134	Very High	Very High	Very High	Very High
	OA2	SBC049	Very High	Very High	Very High	Very High
	OA2	SBC062	Very High	Very High	Very High	Very High

Chapter 4 Green Belt Harm Parcel Assessment Findings

Settlement	Parcel ID	SHLAA Reference	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
	OA2	SBC065	Very High	Very High	Very High	Very High
	OA2	SBC067	Very High	Very High	Very High	Very High
	OA2	SWH007	Very High	Very High	Very High	Very High
	OA2	SWH011	Very High	Very High	Very High	Very High
	OA2	SWH021	Very High	Very High	Very High	Very High
	OA2	SWH022	Very High	Very High	Very High	Very High
	OA2	SWH048	Very High	Very High	Very High	Very High
	OA3	SWH002	Very High	Very High	Very High	Very High
	OA3	SWH003	Very High	Very High	Very High	Very High
	OA3	SWH007	Very High	Very High	Very High	Very High
	OA3	SWH014	Very High	Very High	Very High	Very High
	OA3	SWH049	Very High	Very High	Very High	Very High

Summary of findings

4.5 The Green Belt in South Tyneside is fundamentally open. The vast majority of the Green Belt is used for agriculture. Other notable large land uses include minerals extractions sites, golf courses and sports pitches. There are relatively few notable areas of inappropriate development in the Green Belt that significantly affect its openness.

4.6 All of the Borough's Green Belt has been found to perform a similar Green Belt function in relation to the following Green Belt purposes:

- It does not play a role in preserving the setting and special character of historic towns (Purpose 4). This is because there is no notable relationship between the South Tyneside's Green Belt land and the historic setting and special character of surrounding historic towns.
- It all plays a role in assisting in urban regeneration by encouraging the recycling of derelict and other urban land (Purpose 5).

4.7 Variations in the harm of Green Belt release on the Green Belt purposes are therefore only reflected to a significant degree by identified variations in the harm of release to Green Belt purposes 1 (to check the unrestricted sprawl of large built-up areas), 2 (to prevent the merging of neighbouring towns) and 3 (to assist in safeguarding the countryside from encroachment).

4.8 The vast majority of South Tyneside's Green Belt plays an important function in relation to Green Belt purposes 1, 2 and 3. All of the Green Belt land within South Tyneside is in relatively close proximity to a large built-up area and therefore close enough to prevent their sprawl (Purpose 1) by association, even if Green Belt does not directly adjoin a large built-up area. Similarly, the majority of the Green Belt falls directly within or on the edge of a gap that separates neighbouring towns from merging (Purpose 2). The general lack of inappropriate uses and relatively few urban and semi-urban land uses at the

urban edges mean that the vast majority of the Green Belt is considered be countryside (Purpose 3).

4.9 The greater the distance release is from existing urban areas the greater Green Belt release would harm the Green Belt purposes, but there are also locations directly adjacent to existing urban areas where release would likely cause very high harm to one or more Green Belt purposes. Particularly sensitive urban edge locations include the narrow gaps between large built-up areas and neighbouring settlements where release would result in the assimilation of distinctive settlement/urban areas such as Cleadon, Follingsby Park and Whitburn with the large built-up areas of South Tyneside and Sunderland. The assimilation of smaller settlements into large built-up areas would significantly extend the sprawling influence of the latter, causing very high harm to Purpose 1, and significantly narrowing the wider gap between neighbouring Green Belt towns in South Tyneside and Sunderland, causing very high harm to Purpose 2.

4.10 The release of the areas of the borough's Green Belt containing inappropriate development that abuts urban edges result in low Green Belt harm across the purposes by virtue of the existing loss of openness and the development's existing urbanising influence, for example South Shields Community School.

4.11 Open Green Belt land contained by urbanising influences, including the existing urban edge and/or retained by strong boundary features that significantly reduce the likely harm of release on the distinction of adjacent Green Belt land are likely to result in lower harm if released. Notable examples include the discrete pockets of Green Belt land contained on three sides by the urban areas of the Boldons, Jarrow, South Shields and Whitburn. The release of partially contained, open land and/or land sharing relatively weak boundaries with the existing urban edges are more likely to result in more moderate, and in some discrete instances low, harm to the designation.

Chapter 5

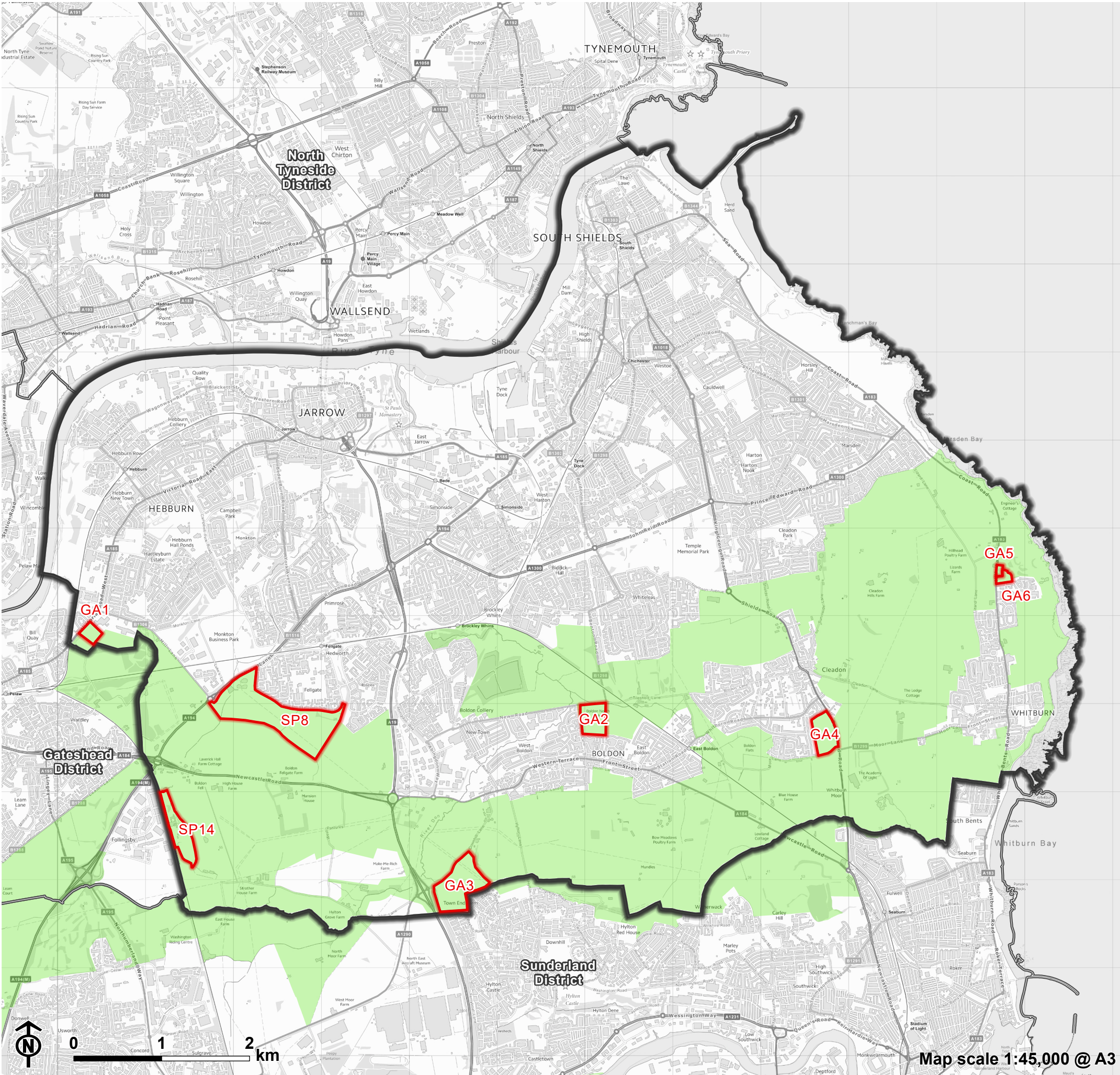
Green Belt Harm Site Allocation Assessment Findings

5.1 The parcel assessments of harm to the Green Belt purposes set out above have been used as part of the evidence base to inform the Council's site allocation proposals. The Council has identified eight sites to release from the Green Belt for development:

- SP8 – South of Fellgate;
- SP14 – Wardley Colliery;
- GA1 – Hebburn College Campus;
- GA2 – Land at West Hall Farm;
- GA3 – Land at Town End Farm;
- GA4 – Land at North Farm;
- GA5 – Land at Whitburn Lodge; and,
- GA6 – Land to north of Shearwater.

5.2 **Figure 5.1** illustrates the location and extent of the site allocations.

Figure 5.1: Site Locations



- Site boundary
- South Tyneside Borough
- Neighbouring Local Authority boundary
- Green Belt

Harm of releasing each site allocation in isolation

5.3 Table 5.1 draws on the findings of **Chapter 4** to show the harm of releasing each site to the Green Belt designation. Detailed justification for each rating can be found in **Appendix C** along with notable opportunities to mitigate the level harm within and on the edge of each site, and opportunities for compensatory improvements in the immediate vicinity of each site.

Table 5.1: Harm ratings by site allocation

Site	Purpose 1 harm rating	Purpose 2 harm rating	Purpose 3 harm rating	Highest harm rating
SP8 – South of Fellgate	Moderate	Moderate	Moderate	Moderate
SP14 – Wardley Colliery	Moderate	Moderate	Moderate	Moderate
GA1 – Hebburn College Campus	Low/No	Moderate	Low/No	Moderate
GA2 – Land at North Farm	Low/No	Moderate	Low/No	Moderate
GA3 – Land to north of Town End Farm	Moderate	Moderate	Moderate	Moderate
GA4 – Land at West Hall Farm	Moderate	Moderate	Moderate	Moderate
GA5 – Land at Whitburn Lodge	Moderate	Moderate	Moderate	Moderate
GA6 – Land to north of Shearwater	Moderate	Moderate	Moderate	Moderate

Mitigation measures

5.4 Legal case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others* (2015) indicates that planning judgments setting out the ‘exceptional circumstances’ for the amendment of Green Belt boundaries require consideration of the ‘nature and extent of harm’ to the Green Belt and ‘the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent’. It is therefore important that the Council consider how the harm to the

Green Belt could be reduced at the point of release. There are three main ways that potential harm could be reduced:

- By avoiding areas of higher harm from being developed.
- By considering if the nature and form of the development could reduce impacts on the wider Green Belt – for example by considering the height of development (two storey, three storey)
- By identifying if there are mitigation measures that could be implemented as part of the masterplanning of sites to reduce harm, i.e. landscape works – creation of tree belts etc.

5.5 Common mitigation measures identified in **Appendix C** which could be used by the Council in discussions with developers to feed into masterplans where appropriate include planting of vegetation and trees along outer boundaries of sites, planting of new woodland areas (where this is in accordance with the landscape strategy set out in the South Tyneside Landscape Character Assessment) and maintaining a density of development that is no greater than the immediately adjacent urban area.

5.6 It should be noted that the residual Green Belt harm after the suggested mitigation measures have been applied cannot be defined until all the details are known. Furthermore, some measures, such as planting woodland, take many years to establish.

Compensatory improvements

5.7 Paragraph 138 of the NPPF states that where it is concluded it is necessary to release land from the Green Belt for development, Local Planning Authorities should..."set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land".

5.8 Paragraph 141 of the NPPF also states "Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."

5.9 Further guidance is also provided in the PPG which states: "Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- new or enhanced green and blue infrastructure (GBI);
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- improvements to biodiversity, habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and
- improved access to new, enhanced or existing recreational and playing field provision."

5.10 There are two main ways that the Council could demonstrate that they have identified suitable opportunities to compensate for the loss:

1. Opportunities for strategic green and blue infrastructure initiatives suitable for developers to contribute to via pooled Section 106 or Community Infrastructure Levy (CIL) contributions.
2. Opportunities for site-based improvements within or in close proximity (roughly 1km) to the site allocations. Such improvements must be on Green

Bet land and not potential open space provision within the area proposed for release.

Opportunities for strategic compensatory improvements

5.11 In setting out proposals for potential enhancements around each site, this report has drawn on the recommendations of the Strategic Projects set out in the Action Plans chapters of the Council's emerging Green and Blue Infrastructure Strategy. The following Strategic Projects are relevant to the Green Belt:

■ **Action Plan 1: Coastal Edge**

- Project 1.1: South Tyneside Seascapes.
- Project 1.2: Stronger Shores.
- Project 1.3: NCN1 Green Corridor.

■ **Action Plan 3: River Don Corridor**

- Project 3.1: River Don Linear Park.

■ **Action Plan 5: Southern Green Belt Edge.**

- Project 5.1: Southern edge connectivity.
- Project 5.2: Wetland creation.
- Project 5.3: Cleadon Heritage Trail.

5.12 Further details can be found in the South Tyneside GBI Strategy.

Opportunities for site-based compensatory improvements

5.13 The individual site assessment proforma in **Appendix C** set out a ‘menu’ of options for enhancements in Green Belt surrounding each site. These options respond directly to the identified needs set out in the South Tyneside GBI Strategy. It is important that the Council are able to demonstrate that the enhancement measures are deliverable and have been factored into the viability of the proposed allocations. In particular, we note the importance of understanding land ownership. The deliverability of the options for each site set out in **Appendix C** should be reviewed by the Council and can then be used as the basis for further engagement with landowners and developers.

5.14 Proposed enhancements in particular draw on the interactive mapping which accompanies the South Tyneside GBI Strategy, setting out key GBI corridors (for protection) and key areas of deficit (for enhancement). Common site-based compensatory improvements identified in **Appendix C** include:

- Enhancements to key river corridors and “burns”, spanning from recreational access, routes, to expansion of riparian habitats (including riparian woodland) and nature-based solutions to flood risk.
- Biodiversity enhancements to surrounding agricultural land, including features like woodland expansion/connectivity, native hedgerows and wildflower strips.
- Enhancing and connecting linear GBI features alongside road infrastructure.
- Expansion, connection and upgrading of the surrounding Public Right of Way (PROW) network.
- Enhancements/improved management of nearby nationally or locally designated sites, including Special Areas of Conservation (SACs) along the coast, Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites (LWSs) and Local Nature Reserves (LNRs).

- Enhancements to school grounds or sports facilities which lie within the Green Belt, including opportunities for food growing, biodiversity enhancements or nature-based solutions to flood risk.

Cumulative harm of releasing the site allocations in combination

5.15 This section looks at the strategic functioning of the Green Belt in South Tyneside to consider whether the proposed Green Belt releases would, in combination, cause any significant additional harm to any of the Green Belt purposes, beyond that associated with the release of constituent sites.

5.16 Figure 5.1 illustrates the location of the sites within South Tyneside earmarked for release. The figure illustrates that the sites are sufficiently isolated as to have no significant visual relationship with one another. Therefore, the assessment of cumulative harm focusses on considering whether the areas of release would fundamentally weaken remaining Green Belt through the physical narrowing and containment of land between areas of release and the existing urban area, and whether their combined release fundamentally affect the perceived openness of the wider Green Belt as a whole.

Purpose 1 – to check the unrestricted sprawl of large built-up areas

5.17 Four of the eight sites that are earmarked for release sit immediately adjacent to the large built-up area of either South Tyneside (GA1 - Hebburn College Campus, SP8 - South of Fellgate and GA2 - Land at North Farm) or Sunderland (GA3 - Land at Town End Farm). GA1 (Hebburn College Campus) and GA2 (Land at North Farm) are already notably influenced by the urban area to an extent that limits their significance as sprawl of the large built-up area.

Other sites like SP8 (South of Fellgate) and GA3 (Land to north of Town End Farm) have a stronger relationship with the surrounding countryside and, therefore represent more notable sprawl of the large built-up area.

5.18 Whilst the remaining sites (SP14 - Wardley Colliery, GA4 - Land at West Hall Farm, GA5 - Land at Whitburn Lodge and GA6 - Land to north of Shearwater) are not directly adjacent to the Tyne and Wear conurbation, their relatively close proximity to the large built-up area means that their release still constitute sprawl, albeit to a lesser extent.

5.19 Taken together, relative to the size of either South Tyneside or Sunderland, it cannot be said that the release of any of the sites that lie directly adjacent to the large built-up area would significantly change its form. The contained nature of the Green Belt within South Tyneside and several strong boundary features maintain a strong degree of separation between land proposed for release. For example, the A184 and high ground to the north west of SP14 (Wardley Colliery) limit the extent to which SP8 (South of Fellgate) and SP14 (Wardley Colliery) have a visual relationship. Similarly, whilst GA3 (Land to north of Town End Farm) extends some distance beyond the existing urban edge of Sunderland, elevated land between Sunderland and South Tyneside limits the extent to which release would increase visual relationship with The Boldons to the north, and the A19 and the International Advanced Manufacturing Plant (IAMP) beyond limit the intervisibility between GA3 (Land at Town End Farm) and sites in the west.

Purpose 2 – to prevent neighbouring towns merging into one another

5.20 Gateshead, Hebburn, Jarrow, South Shields and Sunderland are defined as the neighbouring towns of direct relevance to the Green Belt within the South Tyneside Borough.

5.21 All of the sites make some contribution to maintaining separation between towns, which can be attributed to the relatively short distance between urban areas. Although the combined release of the sites will physically narrow the gaps between neighbouring towns through loss of open land between them, taken in the context of the existing containing influences of the urban edges, the existing satellite extension to the International Advanced Manufacturing Park (IAMP) and notable separating features such as roads and high ground, the cumulative narrowing effect is relatively marginal. There would continue to be a clear sense of separation between the towns. It is therefore considered that in combination there would be no more harm than that already identified through the assessment of the individual sites.

Purpose 3 – to assist in safeguarding the countryside from encroachment

5.22 The release of any Green Belt land has some impact on adjacent Green Belt, by bringing urbanising influences closer to it. However, the sites have little or no visual relationship with each other, limiting their combined urbanising and containing influence on remaining Green Belt land to no more than that exerted by the existing urban area.

5.23 Only the release of sites GA3 (Land to north of Town End Farm) and neighbouring GA5 (Land at Whitburn Lodge) and GA6 (Land to north of Shearwater) notably extend the frontage of inset urban areas with the wider Green Belt; however, strong alternative Green Belt boundaries and existing urbanising influences at these locations limit impacts of the Green Belt beyond them. In both cases, release would result in no more harm than that already identified through the assessment of the individual sites.

Purpose 4 – to preserve the setting and special character of historic towns

5.24 All Green Belt land within South Tyneside is judged to make no contribution to preserving the setting and special character of historic towns. Therefore, there can be no cumulative harm to this Green Belt purpose. It is important to note that this does not mean that South Tyneside's settlements and neighbours do not have special and unique characteristics worthy of preservation, it is just that these characteristics are not directly relevant to an assessment of Green Belt Purpose 4.

Purpose 5 – to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

5.25 Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, South Tyneside must demonstrate that it has examined fully all other reasonable options for meeting its identified need for development, including making as much use as possible of suitable brownfield sites and underutilised land and optimising the density of development in urban areas. Fulfilling this requirement minimises cumulative harm to Green Belt Purpose 5.

Summary

5.26 All of the areas earmarked for release are sufficiently isolated as to have no significant relationship with one another, inhibiting their cumulative visual influence. There would be no significant cumulative harm to the functioning of the Green Belt in South Tyneside, i.e. in combination there would be no more harm than that already identified through the assessment of the individual sites.

Appendix A

Consultation comments in relation to the Method Statement and how these were addressed

Gateshead Council

- Comment: Paras 2.2 and 2.3 state that South Tyneside covers approximately 6,440 hectares (ha). It forms part of the wider Metropolitan Tyne and Wear Green Belt (see Figure 2.1). A total of approximately 2,350ha of South Tyneside is designated as Green Belt. This represents approximately 79% of the total area of the Borough. The 79% is obviously wrong, both intuitively and in terms of the hectarages stated.
 - Response: The correct percentage of 36.5% has been added.
- Comment: In the Strategic Land Review (referred to in the document) in 2013, Gateshead (and also Newcastle) employed a robust statistical approach, as each of the five nationally-set purposes of the Green is susceptible either to this (based on, for example, the extent to which the parcel shared its boundary with a settlement) or to a yes/no conclusion. The methodology amounts to the conclusions for parcels being made largely subjectively, and not only because that is the implication of visiting in person or using Streetview. This also makes it hard to judge in advance whether the stated method will produce credible outcomes. Whilst at this stage this does not necessarily imply outcomes that would be of concern to Gateshead, subjectivity in the assessment reduces its robustness.
 - Response: There is no defined approach set out in National Planning Policy or National Planning Practice Guidance (NPPG) as to how Green Belt assessments should be undertaken. This study's methodology is based on LUC's extensive experience of undertaking

Green Belt assessments for over 50 local authorities and has been informed by relevant case law and Inspectors' decisions. All LUC studies tested to date through examination have been found to be robust. All judgements are fully justified in the final report.

- Comment: Para 3.27 states that Relatively dense development where any remaining open land is too contained to contribute to the openness of the Green Belt will be defined as a parcel that can be released with 'low/no' Green Belt harm. It is not clear whether this refers to sites which are themselves relatively densely developed, or "contained" in the sense of largely surrounded by development. If the latter, this approach seems to fail to consider the function that such sites might serve for the adjacent population visually and/or in terms of recreation.
 - Response: It is the former that are already developed.
- Comment: I have not been able to ascertain from the Proposed Methodology how the cumulative effect of release of adjoining parcels will be judged.
 - Response: The study does not assess the cumulative Green Belt harm of releasing combinations of different areas of land because the potential combinations of release are almost infinite at this stage. The cumulative Green Belt harm of releasing a combination of areas can be undertaken at a later stage once the Council has identified its preferred sustainable pattern of development and any reasonable alternative spatial strategies involving Green Belt release.
- Comment: My understanding of the term "inset settlement" is that it usually refers to settlements wholly surrounded by Green Belt, but the document (para. 3.6) refers to settlements "adjacent to" Green Belt land. You may wish to consider whether this should be clarified for the avoidance of any doubt.
 - Response: Paragraph 3.6 has been expanded for clarity.
- Comment: Para. 3.53 states that where settlements are very close, a judgement will be made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a

distinction between the two towns ... it could equally be considered that the narrower the gap, the more critical the role.

- Response: Agreed, that is the professional judgement that this sentence is referring to. All professional judgements are justified.
- Comment: Para 3.91: What constitutes a 'significant' reduction in a settlement gap depends on the robustness of the current gap, and on whether the release of land would also cause the loss of important landscape features that strengthen current separation. In our view this approach is mistaken. The important issue is distance, and elsewhere in the document the role of landscape is correctly contextualised as a separate issue from Green Belt purposes.
- Response: The landscape features to which this sentence refers are not related to landscape character or sensitivity, which we agree are not relevant to Green Belt planning, but to the role of features in maintaining separation or facilitating connections between neighbouring towns. The point made here is that distance alone is too arbitrary a metric that is blind to other important factors. This approach is supported by the Local Government Association and Planning Advisory Service Guidance on Green Belt studies (2015) which states: 'A 'scale rule' approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement'. The nature of the land in between and whether there are any connecting or separating features (e.g. roads and woodland) must be taken into account as this can affect the perception of gap.'
- Comment: We would wish to see a clearer emphasis on the importance of maintaining a belt of open land completely separating the Tyneside and Sunderland conurbations. This requires, preferably within rather than after the study, a strategic overview rather than the sum of individual assessments of parcels, potentially by identifying the parcels that would make it up and excluding them from further consideration. The Methodology is too complex for us to be able to work out whether this outcome (preserving a coherent and continuous gap from Gateshead/Washington to the coast) would result in any case, or might be lost.

- Response: This statement relates to all five of the Green Belt purposes (directly or indirectly), i.e. this is one of the primary roles of the South Tyneside Green Belt. The methodology will assess the harm of release in relation to these Green Belt purposes. We don't believe it would be appropriate to pre-determine the study findings and remove parcels from the assessment. It should also be noted that this study will be just one component of any future exceptional circumstances case for making alterations to South Tyneside's Green Belt boundaries. A range of other important planning considerations must also be considered.
- Comment: It should also be noted that land similar to the belt which I have referred to in the previous paragraph is a strategic wildlife corridor, allowing species to move between the coast and inland areas of the region. This should also be taken into account at some point rather than being at risk of being over-ridden by the findings of the study at the level of individual parcels.
- Response: The value of the Green Belt as a wildlife corridor is a very important but a separate planning consideration that must be considered alongside the findings of this study, which focuses exclusively on Green Belt policy.

Historic England

- Comment: We consider that it is appropriate to seek to understand the contribution of green belt settings to the special character of historic places and to the significance heritage assets within the study area, as well as the potential impacts resulting from any proposed change in green belt status. This likely to require both the identification of historic towns and other historic places, as well as a finer grain consideration of the contribution of existing green belt settings to the significance of affected heritage assets. The conservation teams at South Tyneside Council would be well-placed to provide advice on how this work should be approached.
- Response: Paragraphs 3.59-3.70 set out the Green Belt study's assessment of Green Belt Purpose 4: to preserve the setting and

special character of historic towns. The towns of Gateshead, Hebburn, Jarrow, South Shields, Sunderland and Washington are all identified as having historic significance. Upon close review of the evidence exploring the setting and special character of these towns all Green Belt land within South Tyneside is judged to make no contribution to preserving the setting and special character of historic towns. It is important to note that this does not mean that South Tyneside's settlements and neighbours do not have special and unique characteristics worthy of preservation, it is just that these characteristics are not directly relevant to an assessment of Green Belt Purpose 4. However, the Council will continue to consider the role that the open countryside plays in the significance of the Borough's heritage assets as part of the wider planning judgement associated with the preparation of strategic and site allocation policy.

Natural England

- Comment: Natural England has no comments to make on the Green Belt Study Method Statement
 - Response: Noted.

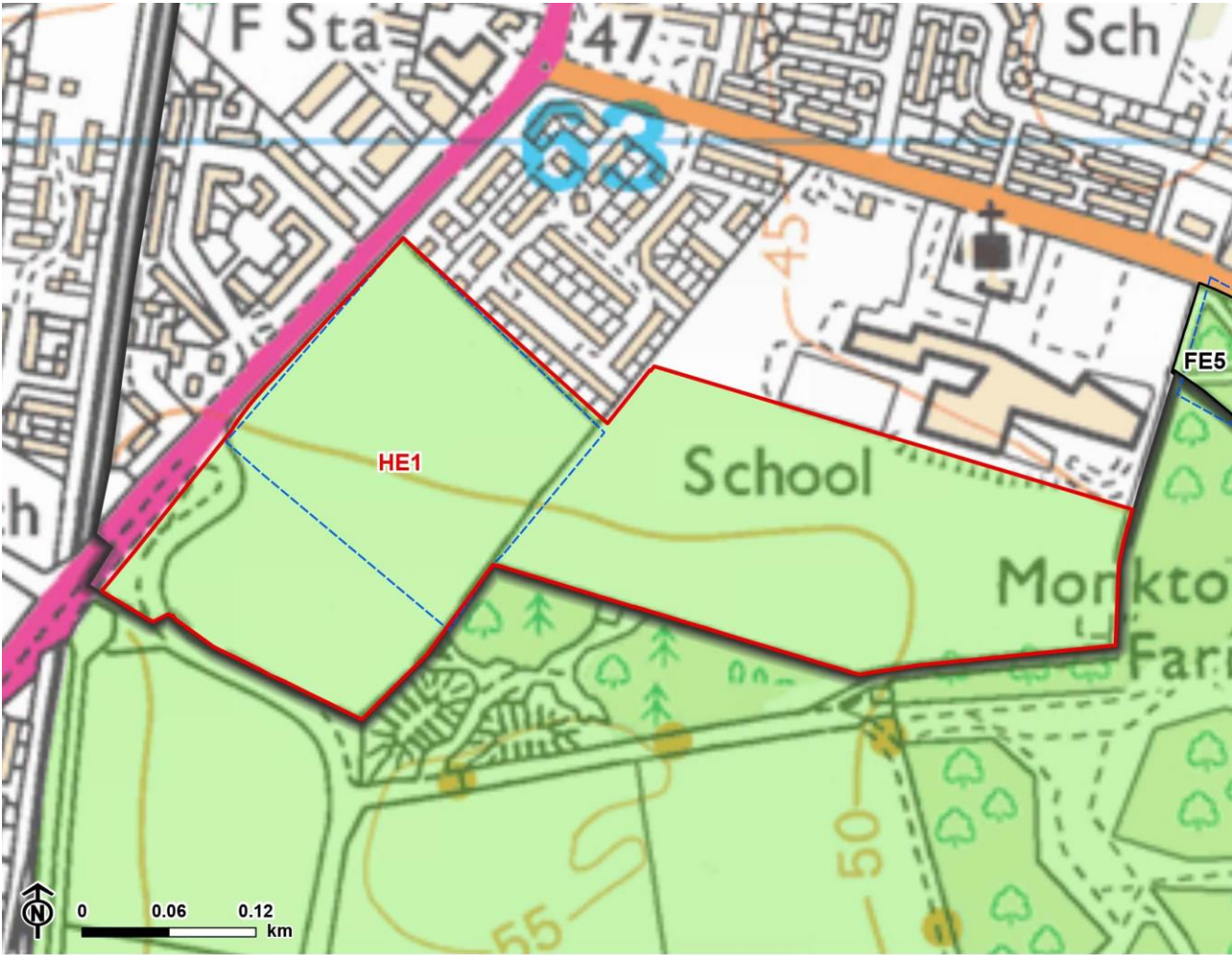
Sunderland City Council

- Sunderland City Council are broadly fine with the methodology which appears to be consistent with NPPF and that used within our Green Belt Assessment, and as such have no comments to make on the document.
 - Response: Noted.

Appendix B

Green Belt Parcel Assessment Proforma

Hebburn

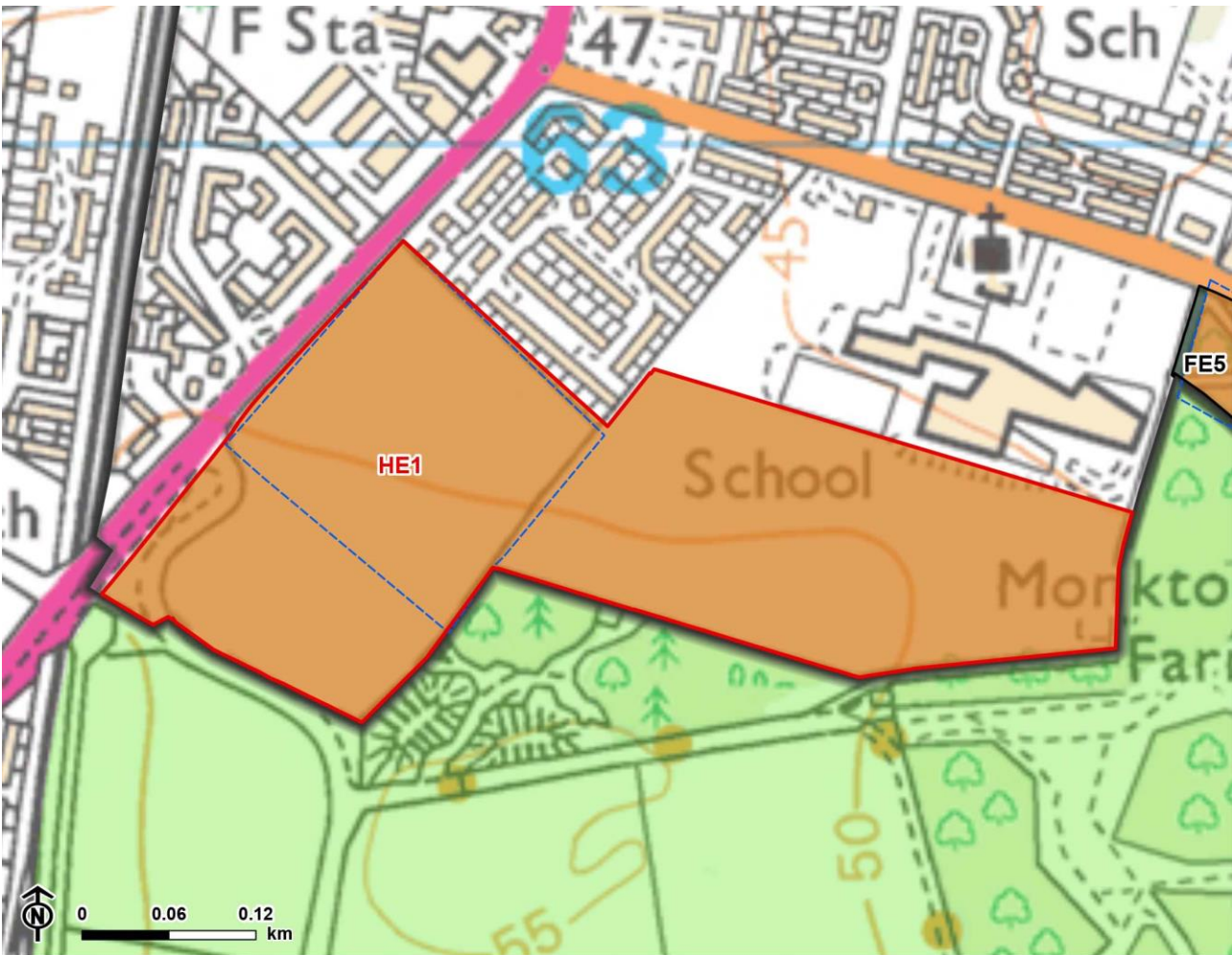


- Hebburn parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve



Hebburn

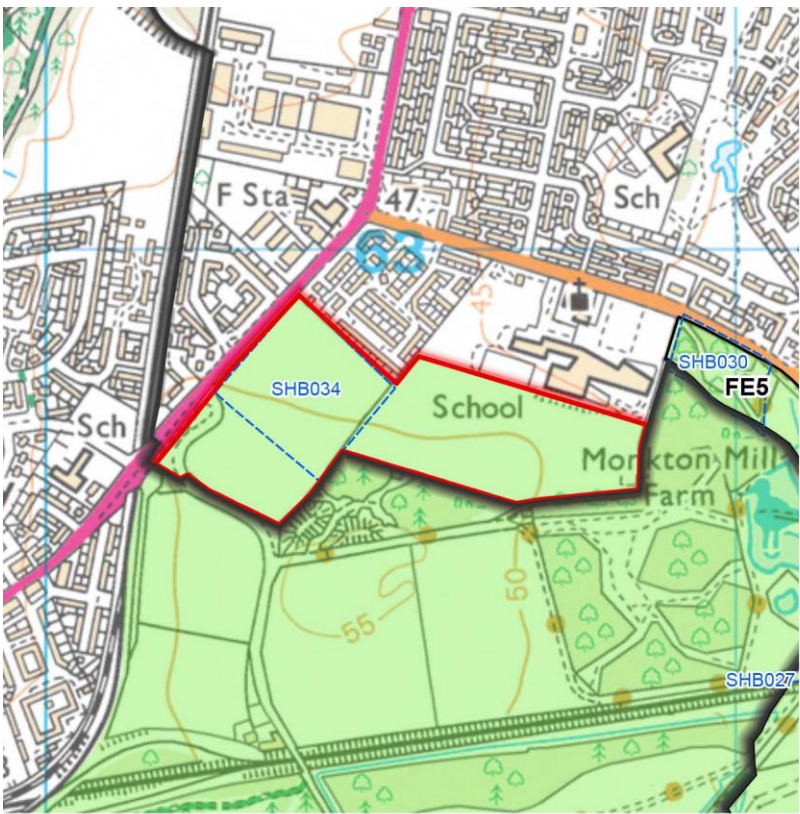


- Hebburn parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute Constraints
- Parcel Harm Rating**
 - Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in HE1



- Parcel HE1
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt



Harm of release of land in HE1

Description

- Parcel is peripheral to a narrow gap between Gateshead and Hebburn/Fellgate.
- The parcel is formed of scrubland in the west and grass sports pitches associated with St Joseph's Catholic Academy in the east.
- The parcel contains no built development and is open.
- As scrubland is considered to be part of the countryside; however, the grass sports pitches in the curtilage of the school have more association with the urban area.
- The parcel is not associated with a historic town.
- The majority of the parcel's boundaries with the urban area are weak. There is no boundary between the school and the sports pitches, and only a fence separates the scrubland in the west from the residential properties on Regent Drive. The A185 to the west is stronger but has already been weakened by the residential estate to the north of the parcel.
- Wardley Lane and the thick woodland belt to the south are stronger alternative Green Belt boundaries.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Hebburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Low/No	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to South Tyneside and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which significantly reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Wardley Lane and the thick woodland belt to the south are stronger alternative Green Belt boundaries than the existing urban boundaries, largely screening the parcel from view to the south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies on the periphery of a narrow gap between Hebburn/Fellgate and Gateshead, and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which significantly reduces the extent to which development would be considered to narrow the gap between neighboring towns.
- **Impact of release on remaining Green Belt:** Release would narrow the gap but Wardley Lane and the thick woodland belt to the south are stronger alternative Green Belt boundaries than the existing urban boundaries, largely screening the parcel from view to the south.

Harm of release of land in HE1

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Only parts of the site are considered part of the countryside, limiting its contribution to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which significantly reduces the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Wardley Lane and the thick woodland belt to the south are stronger alternative Green Belt boundaries than the existing urban boundaries, largely screening the parcel from view to the south.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

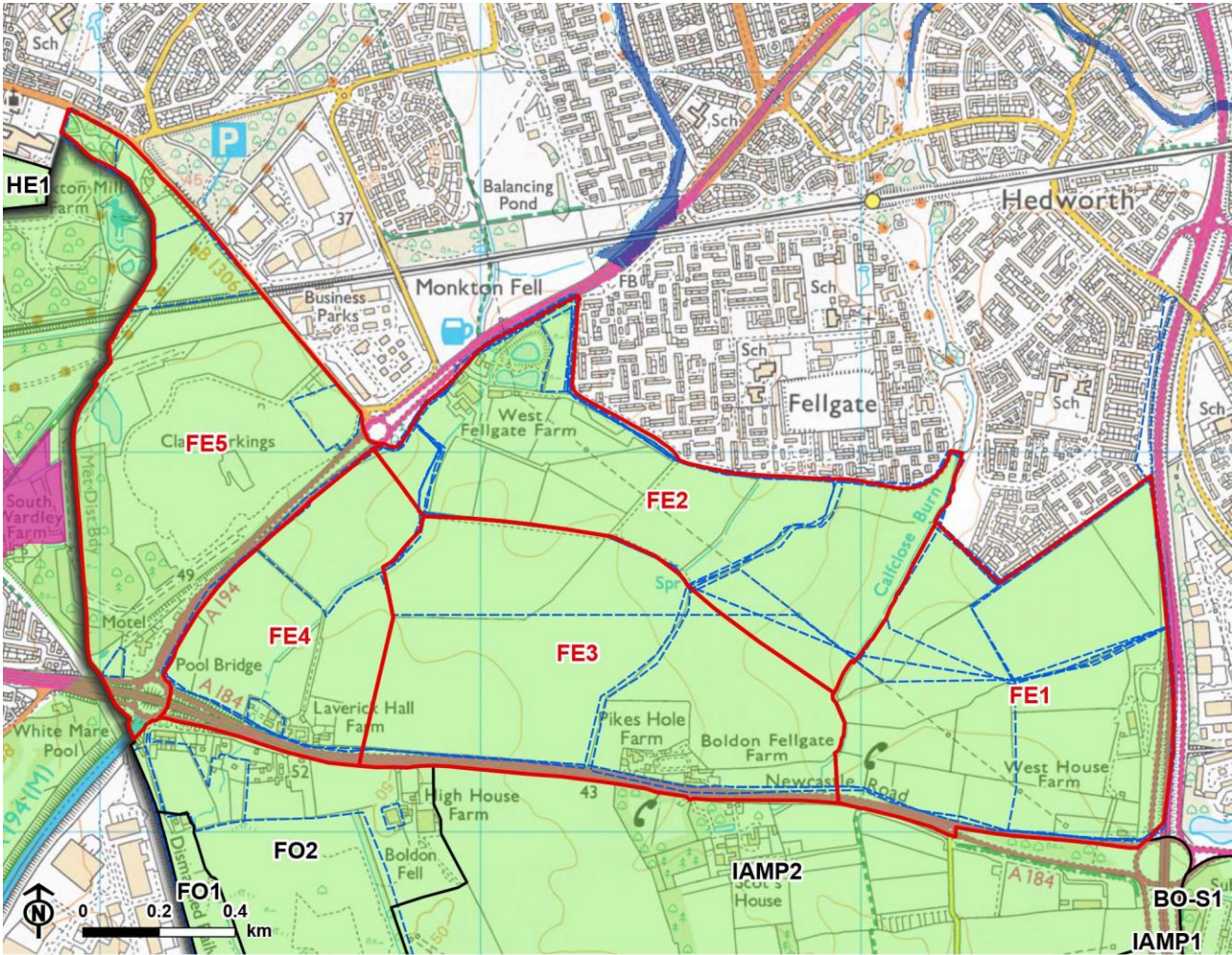
Site-level variations in harm

The parcel includes the following promoted sites:

- **SHB034** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Low/No	Low/No	Equal

Fellgate

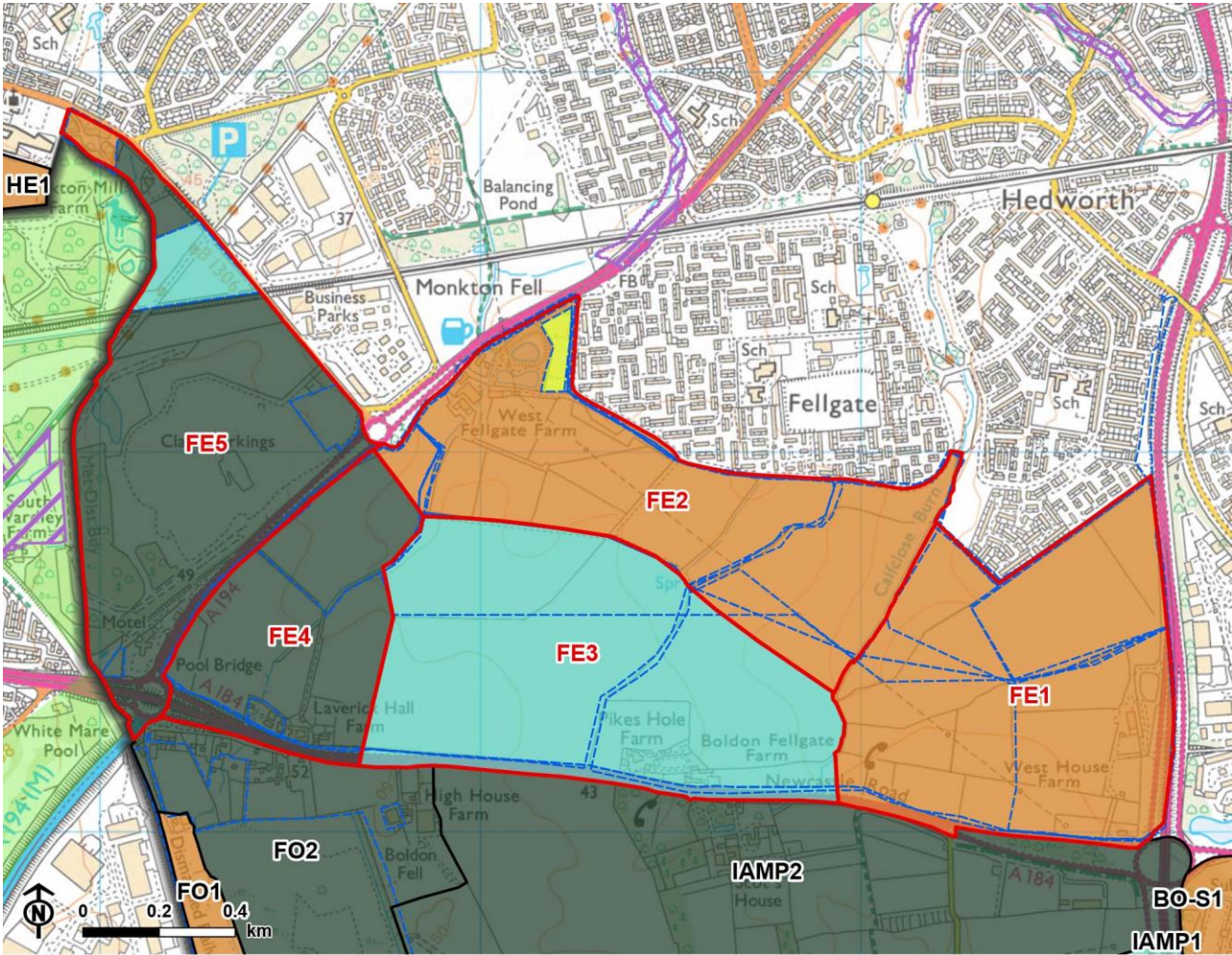


- Fellgate parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Scheduled Monument
- Flood Zone 3



Fellgate

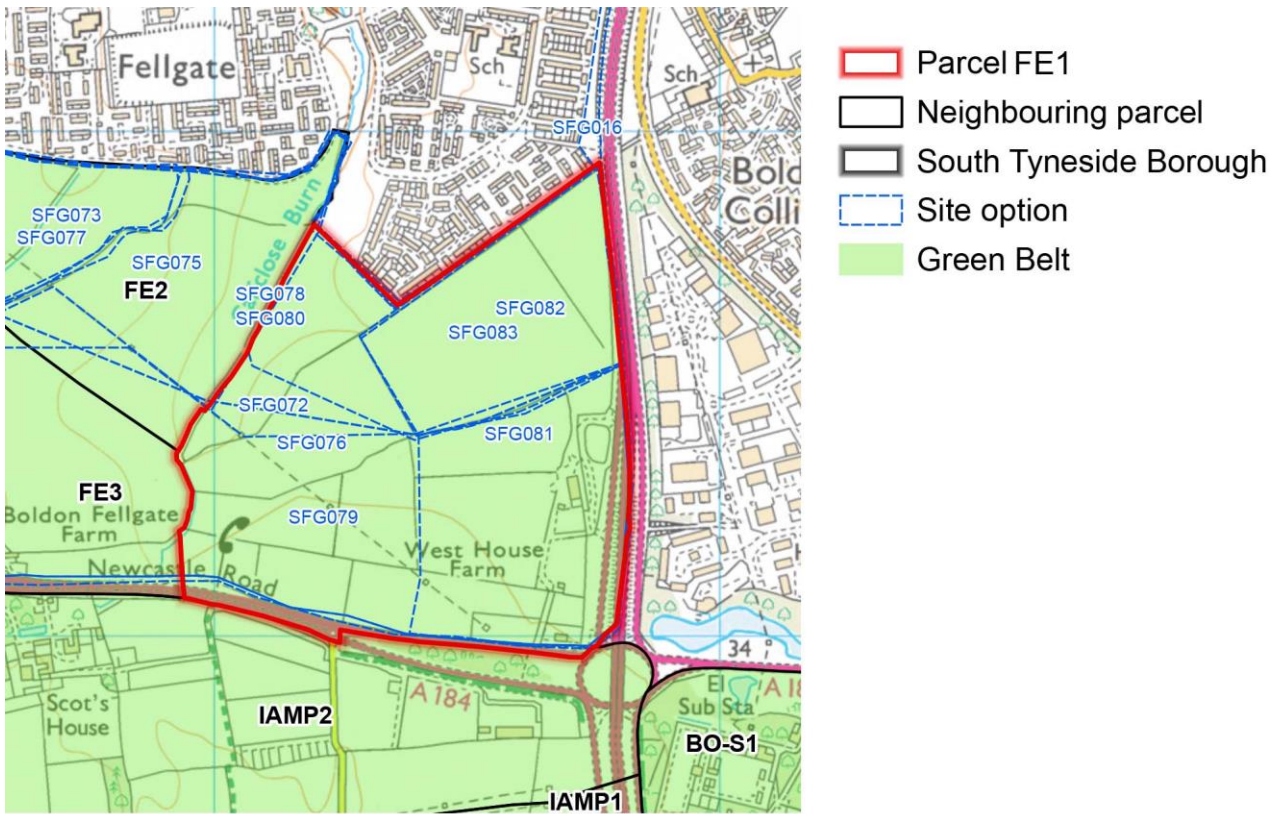


- Fellgate parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute Constraints
- Parcel Harm Rating**
- Very High
- High
- Moderate
- Low/No



Harm of release of land in FE1



Harm of release of land in FE1

Description

- Parcel is adjacent to Fellgate in South Tyneside.
 - Parcel is peripheral to two gaps between Hebburn/Fellgate and Gateshead, which is a moderate gap, and Hebburn/Fellgate and Washington, which is also in a moderate gap given the large developments in between them at Follingsby Park and the planned International Advanced Manufacturing Plan (IAMP).
 - The parcel contains a car hire office but it is too small in scale to have a significant impact on Green Belt openness.
 - As agricultural arable fields the parcel is considered to be part of the countryside.
 - The parcel is not associated with a historic town.
 - The A19 to the east represents a strong boundary feature between the parcel and the urban area but the boundary to the north is weaker, being more irregular and comprised of a thin band of tree cover.
 - There is some limited urbanising influence from the Fellgate Estate to the north but a stronger relationship with the wider countryside.
 - The parcel is contained by the large built-up area of South Tyneside to the north and east.
- A184 forms a strong boundary to the south of the parcel, but the western outer parcel edge is much weaker, being comprised of minor watercourse (Calfclose Burn) and sparse tree cover.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Fellgate

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

Function: Parcel is adjacent to South Tyneside and so contributes to checking its sprawl.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The sprawling influence of release within the parcel is limited by the southern extent of the large built-up area to the east of the A19, which contains the parcel. Development in the parcel would have an impact on the distinction of adjacent Green Belt land to the west, but the open countryside would still be dominant and land adjacent to the new Green Belt boundary would be only partially more contained by urbanising influences than is currently the case. The loss of the A19 to the east as an urban edge boundary feature would reduce the strength and consistency of the Green Belt boundary to the west, although the A184 to the south represents a strong alternative southern boundary.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to two moderate gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington/Sunderland, which is wider but the

Harm of release of land in FE1

large developments in between Hebburn/Fellgate and Washington/Sunderland at Follingsby Park and the planned International Advanced Manufacturing Plan (IAMP) have a narrowing influence. It therefore makes some contribution to maintaining separation between towns.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release would not reduce the narrowest gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington/Sunderland, but it would have a narrowing effect by removing a significant area of open land between them. Development in the parcel would have an impact on the distinction of adjacent Green Belt land to the west, but the open countryside would still be dominant and land adjacent to the new Green Belt boundary would be only partially more contained by urbanising influences than is currently the case. The loss of the A19 to the east as an urban edge boundary feature would reduce the strength and consistency of the Green Belt boundary to the west, although the A184 to the south represents a strong alternative southern boundary.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The parcel is contained by the large built-up area of South Tyneside to the north and east. Development in the parcel would only have an impact on the distinction of adjacent Green Belt land to the west, but the open countryside would still be dominant and land adjacent to the new Green Belt boundary would only be partially more contained by urbanising influences than is currently the case. The loss of the A19 to the east as urban edge boundary feature would reduce the strength and consistency of the Green Belt boundary to the west, although the A184 to the south represents a strong alternative southern boundary.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG072; SFG076; SFG077; SFG078; SFG079; SFG080; SFG081; SFG082; and SFG083** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Harm of release of land in FE1

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in FE2



Harm of release of land in FE2

Description

- Parcel is adjacent to Fellgate in South Tyneside.
- Parcel is peripheral to two gaps between Hebburn/Fellgate and Gateshead, which is a moderate gap, and Hebburn/Fellgate and Washington/Sunderland, which is also in a moderate gap given the large developments in between them at Follingsby Park and the planned International Advanced Manufacturing Plan (IAMP).
- The parcel contains a pub, but it is too small in scale to have a significant impact on Green Belt openness. The farm buildings within the parcel are an appropriate use in the Green Belt and therefore do not affect openness.
- As agricultural arable fields the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A194 to the north west represents a strong boundary feature between the parcel and the urban area but the longest boundary to the north (Durham Drive) is weaker, being more irregular and comprised of Durham Drive lined with low lying hedgerows and sparse tree cover that offer little visual separation.
- The Fellgate Estates north of the parcel are clear visible and have an urbanising influence but there is a stronger relationship with the wider countryside.
- The parcel is contained by the large built-up area of South Tyneside to the north west and north. The southern and eastern outer boundaries of the parcel are relatively weak, being comprised of minor water courses, field boundaries and farm tracks, which offer little in the way of visual screening. There are no boundaries between the parcel and adjacent Green Belt land in the southwestern most corner and in the southern most corner.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Fellgate

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

Function: Parcel is adjacent to South Tyneside and so contributes to checking its sprawl.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The sprawling influence of release within the parcel is limited by the southwestern extent of the large built-up area to the west of the B1306 and the southern extent to the east of the A19, which contain the parcel. Development in the parcel would have an impact on the distinction of adjacent Green Belt land to the south west, south and east where there are relatively weak low-lying or no boundaries with the wider Green Belt, but the wider open countryside would still be dominant. Land adjacent to the new Green Belt boundary would become more contained by new urbanising influences to the northwest.

Harm of release of land in FE2

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to two moderate gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington/Sunderland, which is wider but the large developments in between Hebburn/Fellgate and Washington/Sunderland at Follingsby Park and the planned International Advanced Manufacturing Plan (IAMP) have a narrowing influence. It therefore makes some contribution to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release would not reduce the narrowest gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington/Sunderland, but it would have a narrowing effect by removing a significant area of open land between them. Development in the parcel would have an impact on the distinction of adjacent Green Belt land to the south west, south and east where there are relatively weak low-lying or no boundaries with the wider Green Belt, but the open countryside would still be dominant. Land adjacent to the new Green Belt boundary would become more contained by new urbanising influences to the northwest.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The parcel is contained by the large built-up area of South Tyneside to the north west and north. Development in the parcel would have an impact on the distinction of adjacent Green Belt land to the south west, south and east where there are relatively weak low-lying or no boundaries with the wider Green Belt, but the wider open countryside would still be dominant. Land adjacent to the new Green Belt boundary would become more contained by new urbanising influences to the northwest.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG072; SFG073; SFG075; SFG076; SFG077; SFG078; SFG079; SFG080; SFG081; SFG082; SFG083 and SFG084 (northern part)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Harm of release of land in FE2

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

- **SFG015** The site would represent a westward extension of the existing Fellgate estate into an area of land already contained by the urban area.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

Harm of release of land in FE3



Harm of release of land in FE3

Description

- Parcel would only be released in combination with adjacent Green Belt land in between parcel and the urban edge of Fellgate in South Tyneside.
- Parcel is in to two gaps between Hebburn/Fellgate and Gateshead, which is a moderate gap, and Hebburn/Fellgate and Washington, which is also in a moderate gap given the large development in between then at Follingsby Park.
- The parcel only contains appropriate land uses that do not impact Green Belt openness.
- As agricultural arable fields the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A19 to the east and A194 to the north west represent strong boundary features between the parcel and the urban area but the longest boundary to the north is weaker, being more irregular and comprised of Durham Drive lined with low lying hedgerows and sparse tree cover that offer little visual separation.
- There is some limited urbanising influence from the Fellgate Estates but this is some distance from the parcel and there is a significantly stronger relationship with the wider countryside.
- The A184 forms a strong boundary to the south of the parcel, but the western outer parcel edge is much weaker, being comprised of a minor field boundary.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Fellgate

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel would only be released in combination with adjacent Green Belt land in between parcel and the urban edge of Fellgate in South Tyneside and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Development in the parcel would weaken the distinction of adjacent Green Belt land to the west, through increased containment and urbanising influence. The loss of the A19 to the east as an urban edge boundary feature would reduce the strength and consistency of the Green Belt boundary to the west, although the A184 forms a stronger boundary in the south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is in to two gaps between Hebburn/Fellgate and Gateshead, which is a moderate gap, and Hebburn/Fellgate and Washington, which is also in a moderate gap given the large development in between them at Follingsby Park.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

Harm of release of land in FE3

extent to which development would be considered to narrow the gap between neighbouring towns.

- **Impact of release on remaining Green Belt:** Release would significantly narrow the gap between Hebburn/Fellgate and Washington by bringing the urban edge much closer to the urban edge of Follingsby Park. Development in the parcel would weaken the distinction of adjacent Green Belt land to the west, through increased containment and urbanising influence. The loss of the A19 to the east as urban edge boundary feature would reduce the strength and consistency of the Green Belt boundary to the west, although the A184 forms a stronger boundary in the south.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Development in the parcel would weaken the distinction of adjacent Green Belt land to the west, through increased containment and urbanising influence. The loss of the A19 to the east as an urban edge boundary feature would reduce the strength and consistency of the Green Belt boundary to the west, although the A184 forms a stronger boundary in the south.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

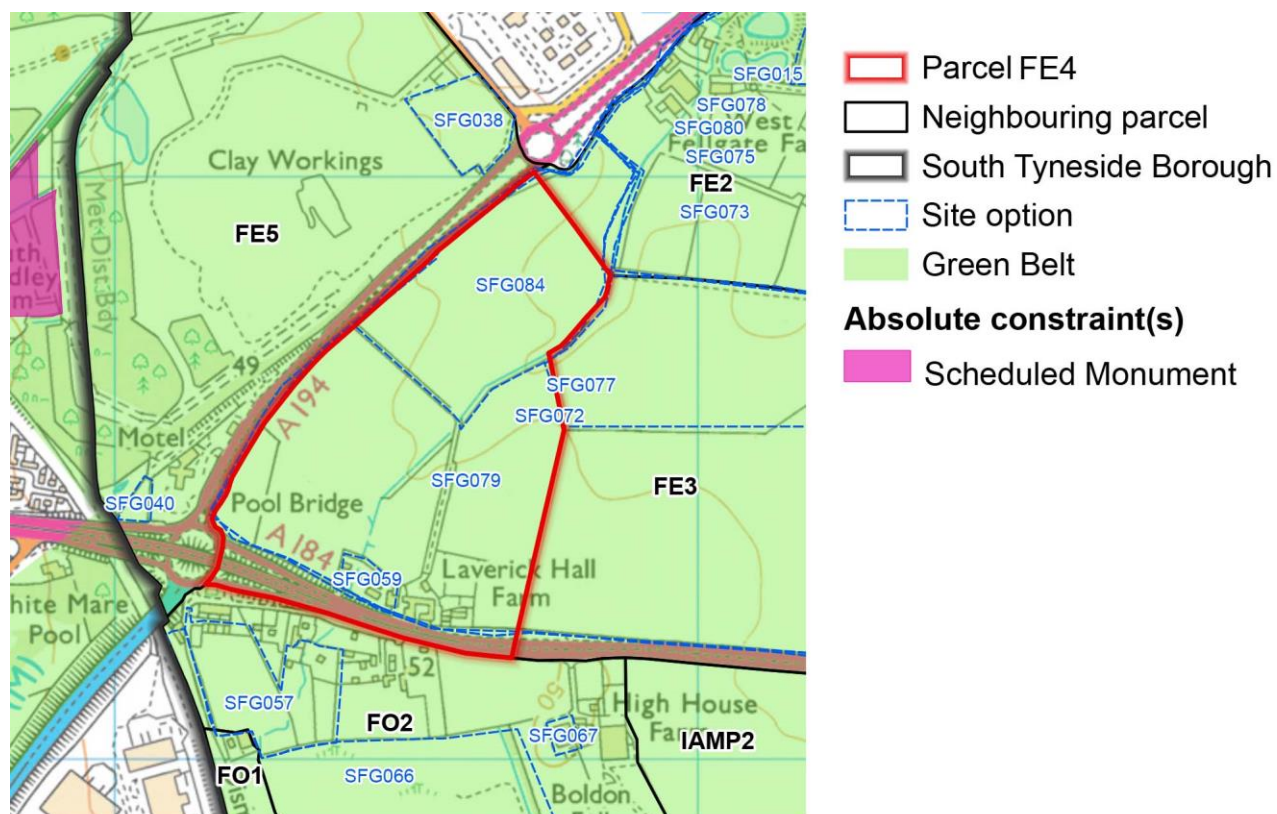
Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG072 (central southern portion); SFG076 (south western corner); SFG077 (south eastern third) and SFG079 (central portion)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Harm of release of land in FE4



Harm of release of land in FE4

Description

- Parcel would likely only be released in combination with adjacent Green Belt land to the north east and east. Together they are adjacent to Fellgate in South Tyneside.
- Parcel is in two narrow gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington (Follingsby Park lies in between Hebburn/Fellgate and Washington).
- The parcel contains a small cluster of dwellings along Laverick Lane, but this is too small in scale to have a significant impact on Green Belt openness.
- As agricultural, arable fields the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A19 to the east and A194 to the north west represent strong boundary features between the parcels and the urban area but the longest boundary to the north is weaker, being more irregular and comprised of Durham Drive lined with low lying hedgerows and sparse tree cover that offer little visual separation.
- There are some limited urbanising influences from the Fellgate Estate, but this is some distance from the parcel and there is a significantly stronger relationship with the wider countryside.
- The A184 forms a strong boundary in the south of the parcel, and the A194 forms a strong boundary to the west of the parcel.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Fellgate

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel would likely only be released in combination with adjacent Green Belt land to the north east and east. Together they are adjacent to South Tyneside and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would significantly reduce the gap between Hebburn/Fellgate and Follingsby Park to the south, to the point where Follingsby Park would almost be part of the large built-up area, but for the A184/A194 junction.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington (Follingsby Park lies in between Hebburn/Fellgate and Washington), and so contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

Harm of release of land in FE4

extent to which development would be considered to narrow the gap between neighboring towns.

- **Impact of release on remaining Green Belt:** Release would have a major impact on the separation of both Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington, to the point where, but for the A184/A194 junction, the Hebburn/Fellgate and Gateshead gap would be lost and Follingsby Park would almost be part of Hebburn/Fellgate bringing it much closer to Washington.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Release would isolate the open countryside between Hebburn/Fellgate and Gateshead to the north west from the wider countryside; however, this countryside is already more isolated and significantly contained by the A194, limiting the significance of further isolation.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

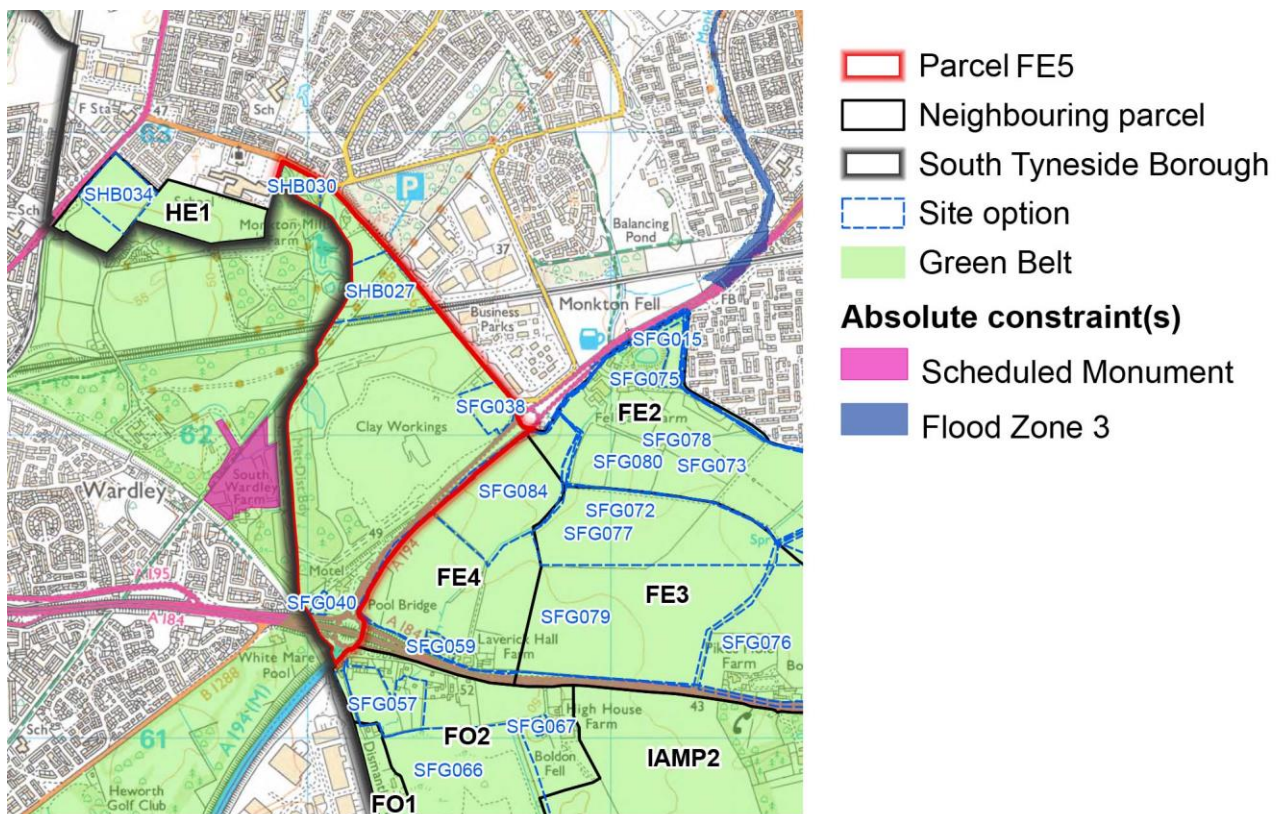
Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG059; SFG072 (western end); SFG077 (western third); SFG079 (western end) and SFG084** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Harm of release of land in FE5



Harm of release of land in FE5

Description

- Parcel is in a narrow gap between Gateshead and Hebburn/Fellgate and Hebburn/Fellgate and Follingsby Park, which lies in the gap between Hebburn/Fellgate and Washington.
- The parcel contains a large quarry which is open and therefore not inappropriate. Inappropriate uses in the parcel are located at its southern tip adjacent to the motorway junction and include a Travel Lodge hotel and petrol station. There is also a pub in the northern portion of the parcel south of Mill Lane. These uses affect the openness of the Green Belt in their immediate vicinity but do not have a significant impact on the wider Green Belt.
- As woodland and scrubland, a large portion of which is currently being worked as a minerals site, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The treelined railway line to the south and Mill Lane to the north represent relatively strong boundary features between the parcel and the urban areas of Gateshead and Fellgate, respectively. Some tall buildings within the urban area to the north within the Infinity Business Park and to the west within the St Joseph's Catholic Academy exert some urbanising influence through breaks in the tree cover along Mill Lane at the northern end of the parcel.
- The southwestern and western boundary of the parcel is weak being formed of broken hedgerows and scattered trees. The A194 and A184 form strong boundaries with the wider green Belt to the east and south of the of the parcel, respectively.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Hebburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to South Tyneside and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would significantly reduce the gap between Hebburn/Fellgate and Follingsby Park to the south, to the point where Follingsby Park would almost be part of the large built-up area, but for the A184/A194 junction. It would breach the strong boundary of Mill Lane, weakening the remaining Green Belt to the south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between Hebburn/Fellgate and Gateshead and

Harm of release of land in FE5

Hebburn/Fellgate and Washington (Follingsby Park lies in between Hebburn/Fellgate and Washington), and so contributes to preventing their merger.

- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighboring towns.
- **Impact of release on remaining Green Belt:** Release would have a major impact on the separation of both Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington, to the point where, but for the A184/A194 junction, the Hebburn/Fellgate and Gateshead gap would be lost and Follingsby Park would almost be part of Hebburn/Fellgate bringing it much closer to Washington. It would breach the strong boundary of Mill Lane, weakening the remaining Green Belt to the south.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Release would breach the strong boundary of Mill Lane, weakening the remaining Green Belt to the south. It would also isolate the open countryside between Hebburn/Fellgate and Gateshead to the north west from the wider countryside; however, this countryside is already more isolated and significantly contained by the A194, limiting the significance of further isolation.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG038 and SFG040** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Harm of release of land in FE5

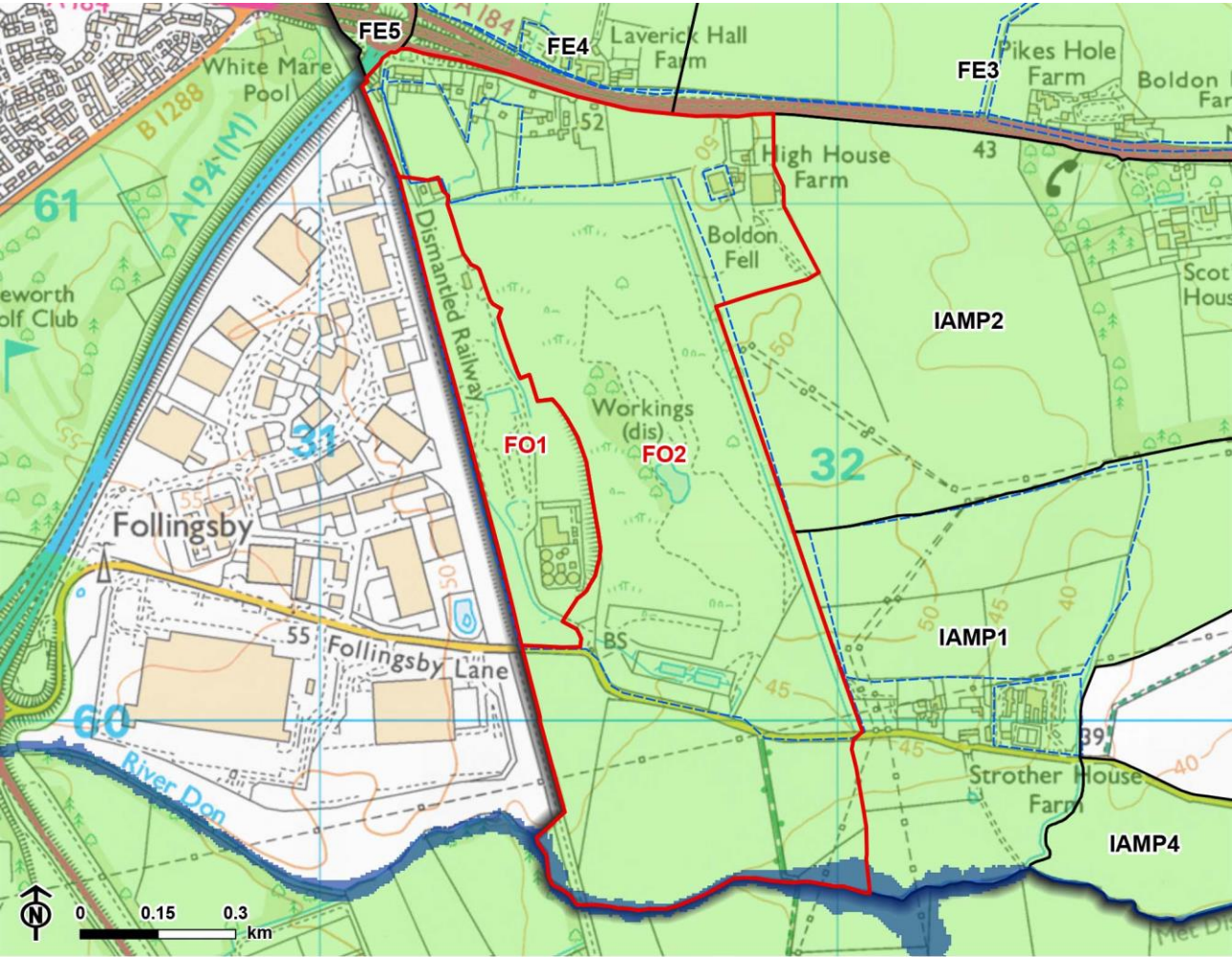
- **SHB027** The release of this site would represent a southwestward extension of the existing urban area beyond Mill Lane, significantly weakening this strong regular Green Belt boundary and therefore weakening the Green Belt to the west and northwest. However, the railway line to the south limits impact on the wider Green Belt to the south. Furthermore, the parcel is in a more peripheral location in the gap between Hebburn/Fellgate and Gateshead, and so contributes less to preventing their merger.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

- **SHB030** The site is largely wooded screening most urbanising influences from the urban area; however, the taller buildings to the west are visible between breaks in the trees and have an urbanising and containing influence along this southern portion of Mill Lane. Furthermore, the parcel is in a more peripheral location in the gap between Hebburn/Fellgate and Gateshead, and so contributes less to preventing their merger.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Follingsby

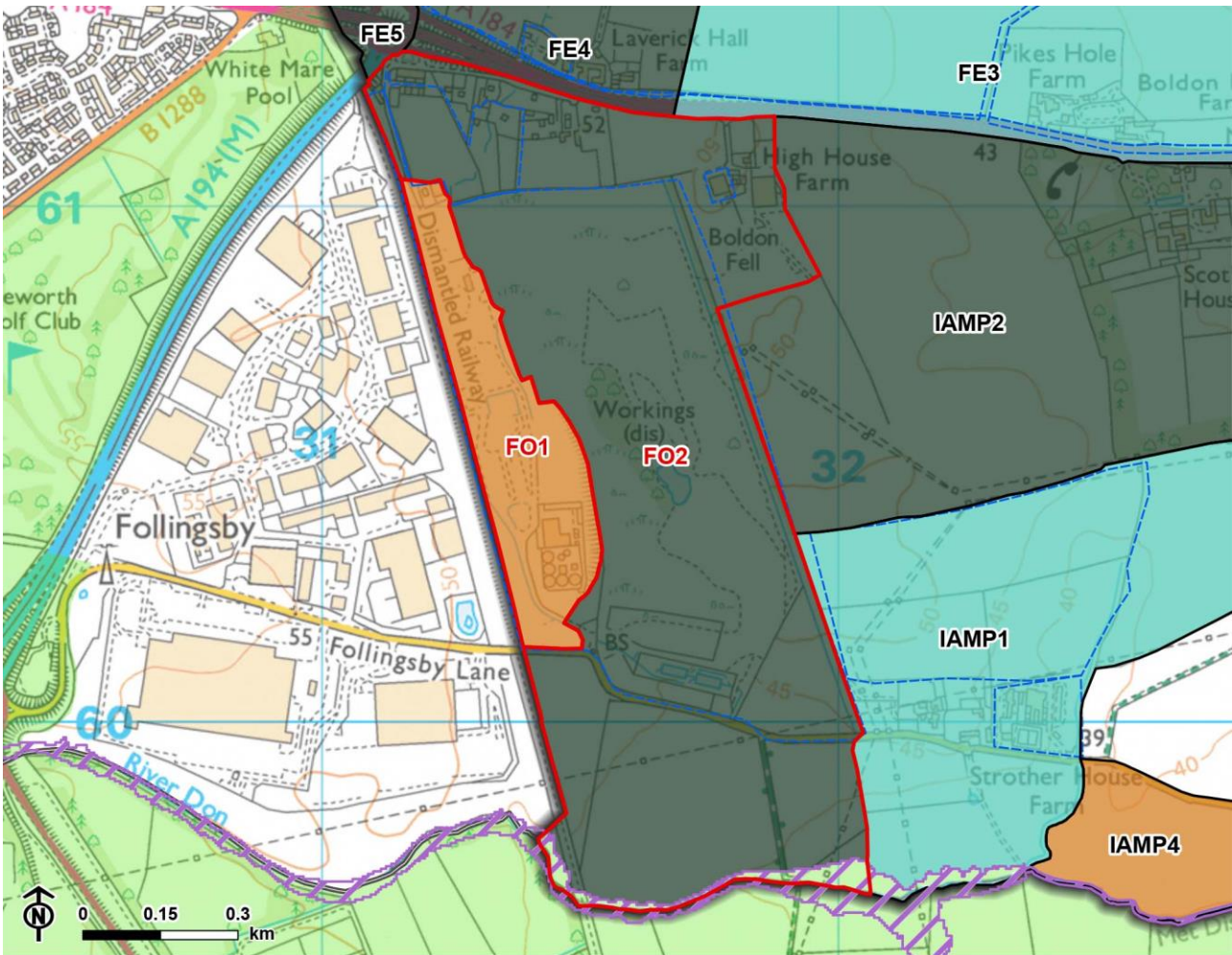


- Follingsby parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



Follingsby



- Follingsby parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

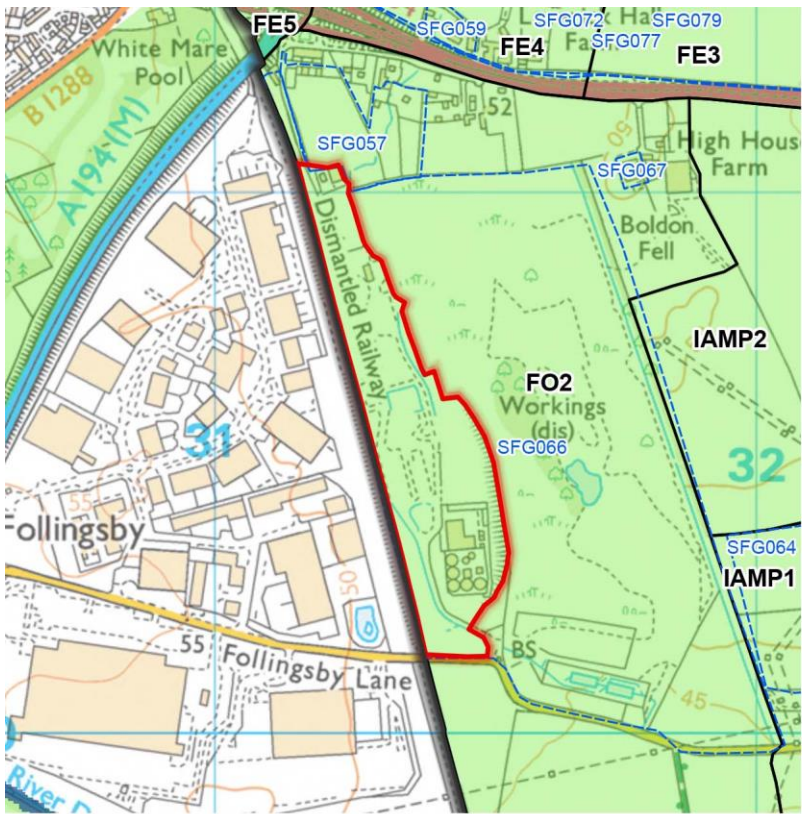
- Green Belt
- Absolute Constraints

Parcel Harm Rating

- Very High
- High
- Moderate
- Low/No



Harm of release of land in FO1



- Parcel FO1
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



Harm of release of land in FO1

Description

- Parcel lies adjacent to the east of Follingsby Park.
- Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- The parcel contains a large disused mineral workings site. An anaerobic digestion plant is located in its southwestern corner. A warehouse and associated building are located at the northern end of the parcel. These inappropriate uses are too disparate to have a significant impact on openness in the Green Belt.
- The disused mineral workings are in the process of being remediated and are therefore considered to be part of the countryside; however, the anaerobic digestion plant and associated infrastructure are not.
- The parcel is not associated with a historic town.
- An old, dismantled railway combined with sporadic lines of trees and hedges provide a strong degree of separation between the parcel and the inset area of Follingsby Park industrial estate to the west. However, the tall buildings within Follingsby Park are visible through gaps in the trees and exert some urbanising influence on the Green Belt within the parcel.
- The tree lined Follingsby Lane to the south represents a relatively strong alternative Green Belt the land immediately to the north is already partially developed. The land slopes steeply immediately to the east of the parcel, screening the wider countryside from view. The northern edge of the parcel represents the weakest boundary; however, there is some tree cover and existing development already exerts an urbanising influence in this location.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Follingsby Park

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- Function: The parcel lies adjacent to Follingsby Park industrial estate and is therefore not directly adjacent to Gateshead, Fellgate/Hebburn or Washington, which form part of the Tyne and Wear conurbation. However, it does lie relatively close to the large built-up area and therefore contributes to preventing its sprawl.
- Openness: Parcel is largely open.
- Distinction: Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered sprawl. There are some disparate urbanising influences within the parcel, and the urbanising influence of the industrial estate to the west is visible across the majority of the parcel.
- Impact of release on remaining Green Belt: Release and development of the parcel would marginally reduce the gap between Washington and Follingsby Park, increasing their association and the degree to which the latter is connected to the large built-up area, but release would be confined to the sheltered low-lying ground. The high ground to the east limits impact of

Harm of release of land in FO1

release on the wider Green Belt in this direction. Urbanising development at the northern and southern ends of the parcel already have an urbanising influence in these directions, which are already partially screened by trees at the parcels northern and southern boundaries.

Purpose 2 – Prevent neighbouring towns merging into one another.

•Function: Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the IAMP Area falling in between. It therefore contributes to maintain separation between towns. •Openness: Parcel is largely open. •Distinction: Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns. There are some disparate urbanising influences within the parcel, and the urbanising influence of the industrial estate to the west is visible across the majority of the parcel. •Impact on remaining Green Belt: Release and development of the parcel would increase the size of Follingsby Park industrial estate but would not significantly narrow the settlement gap between Fellgate/Hebburn and Washington. Release would be confined to the sheltered low-lying ground. The high ground to the east limits impact of release on the wider Green Belt in this direction. Urbanising development at the northern and southern ends of the parcel already have an urbanising influence in these directions, which are already partially screened by trees at the parcels northern and southern boundaries.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

•Function: Parcel is generally considered to be part of the countryside and so contributes to preventing encroachment on it. •Openness: Parcel is largely open. •Distinction: Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. There are some disparate urbanising influences within the parcel, and the urbanising influence of the industrial estate to the west is visible across the majority of the parcel. •Impact of release on remaining Green Belt: Release and development of the parcel would expand Follingsby Park industrial estate beyond a clearly defined boundary. However, release would be confined to the sheltered low-lying ground. The high ground to the east limits impact of release on the wider Green Belt in this direction. Urbanising development at the northern and southern ends of the parcel already have an urbanising influence in these directions, which are already partially screened by trees at the parcels northern and southern boundaries.

Purpose 4 – Preserve the setting and special character of historic towns.

•The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

• All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

Harm of release of land in FO1

- **SFG066 (western edge)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in FO2



Harm of release of land in FO2

Description

- Parcel lies adjacent to the east of Follingsby Park.
- Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- The parcel contains a large disused mineral workings site. An anaerobic digestion plant is located in its southwestern corner. A cluster of residential properties, including a short terrace are located at the north end of the parcel along Follonsby Terrace. These inappropriate uses are too disparate to have a significant impact on openness in the Green Belt. The small garden centre in the northeast of the parcel is predominately made-up of glass greenhouses, which are an appropriate use in the Green Belt and therefore do not impact openness.
- The disused mineral workings in the process of being remediated and the agricultural land to the north and south are considered to be part of the countryside.
- The parcel is not associated with a historic town.
- An old, dismantled railway combined with sporadic lines of trees and hedges provide a strong degree of separation between the parcel and the inset area of Follingsby Park industrial estate to the west. With the land rising to the centre of the parcel, there are limited views of the inset urban area along the eastern edge of the parcel, but the tall buildings within the urban area are visible across the majority of the parcel. The elevated land within the parcel maintains distinction from the inset area and a strong relationship with the wider open countryside.
- There is a degree of boundary separation between the parcel and adjacent Green Belt to the south where the River Don is lined with trees; however, the mature tree cover that line the eastern side of the parcel generally, provide a stronger outer boundary, the notable exception being the southern boundary south of the garden centre in the north eastern corner.
- The A184 forms a strong boundary in the north of the parcel.

Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel lies adjacent to Follingsby Park industrial estate and is therefore not directly adjacent to Gateshead, Fellgate/Hebburn or Washington, which form part of the Tyne and Wear conurbation. However, it does lie relatively close to the large built-up area and therefore contributes to preventing its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl. There are some disparate urbanising influences within the parcel, and the urbanising influence of the industrial estate to the west are visible across the majority of the parcel, but the high ground within

Harm of release of land in FO2

the parcel maintains strong open views of the wider countryside.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would marginally reduce the gap between Washington and Follingsby Park, increasing their association and the degree to which the latter is connected to the large built-up area, but the River Don would remain a consistent separating feature. However, the release of the high ground within the parcel would exert a significant urbanising influence on the wider Green Belt to the north, east and south, weakening the distinction of adjacent Green Belt in between the Follingsby Park and the IAMP.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between. It therefore contributes to maintain separation between towns.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns. There are some disparate urbanising influences within the parcel, and the urbanising influence of the industrial estate to the west are visible across the majority of the parcel, but the high ground within the parcel maintains strong open views of the wider countryside.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would significantly increase the size of Follingsby Park industrial estate. This would not significantly narrow the settlement gap between Fellgate/Hebburn and Washington, but the release of the high ground within the parcel would exert a significant urbanising influence on the wider Green Belt to the north, east and south, weakening the distinction of Green Belt land in the wider gap, particularly in between the smaller urban areas of Follingsby Park and the IAMP merged with Sunderland.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. There are some disparate urbanising influences within the parcel, and the urbanising influence of the industrial estate to the west are visible across the majority of the parcel, but the high ground within the parcel maintains strong open views of the wider countryside.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Follingsby Park industrial estate beyond a clearly defined boundary onto elevated land within the parcel, exerting significant urbanising influence on the wider Green Belt to the north, east and south, weakening the distinction of Green Belt land in the wider gap, particularly in between the smaller urban areas of Follingsby Park and the IAMP

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of

Harm of release of land in FO2

historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

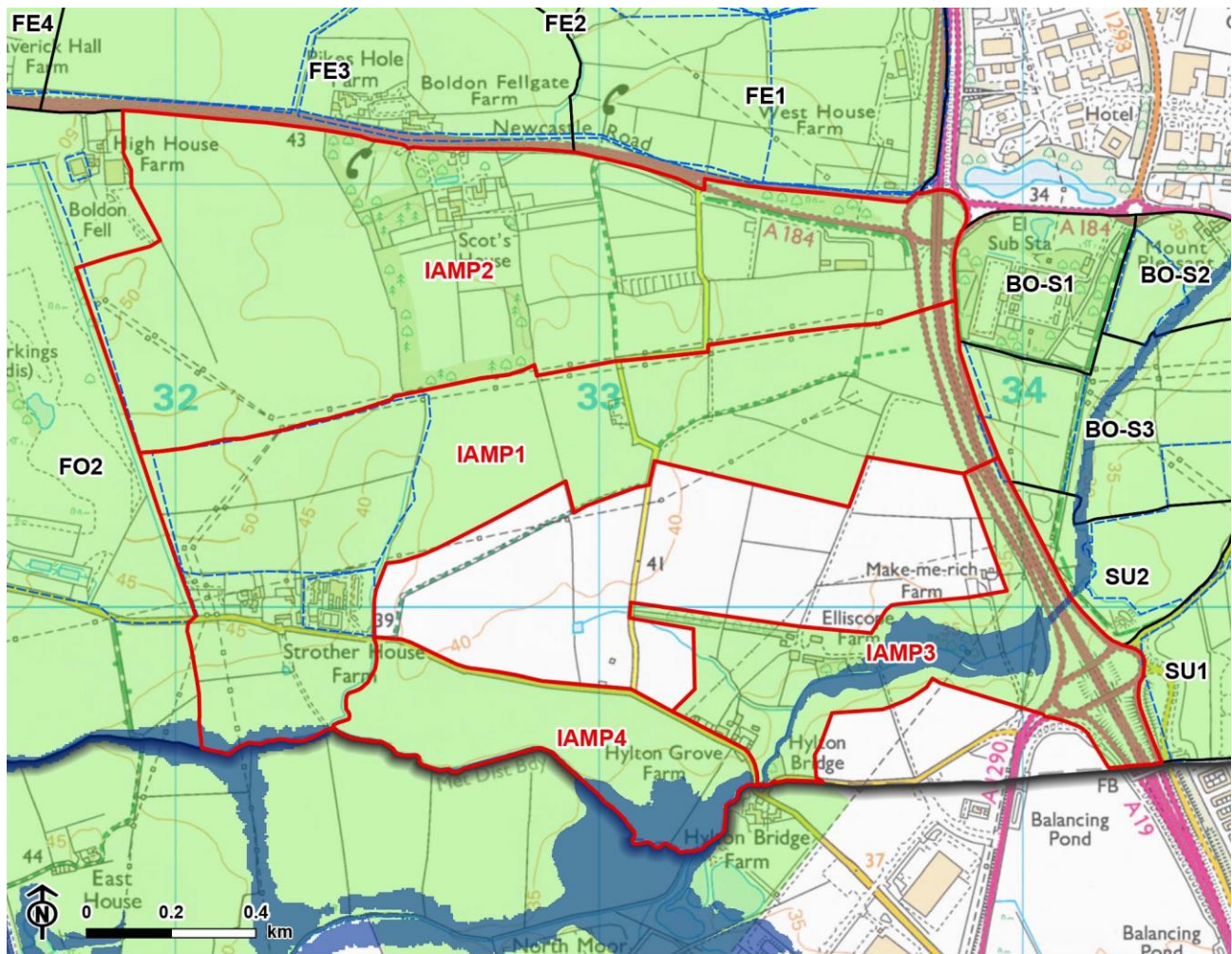
Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG066; SFG057 and SFG067** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

International Advanced Manufacturing Park

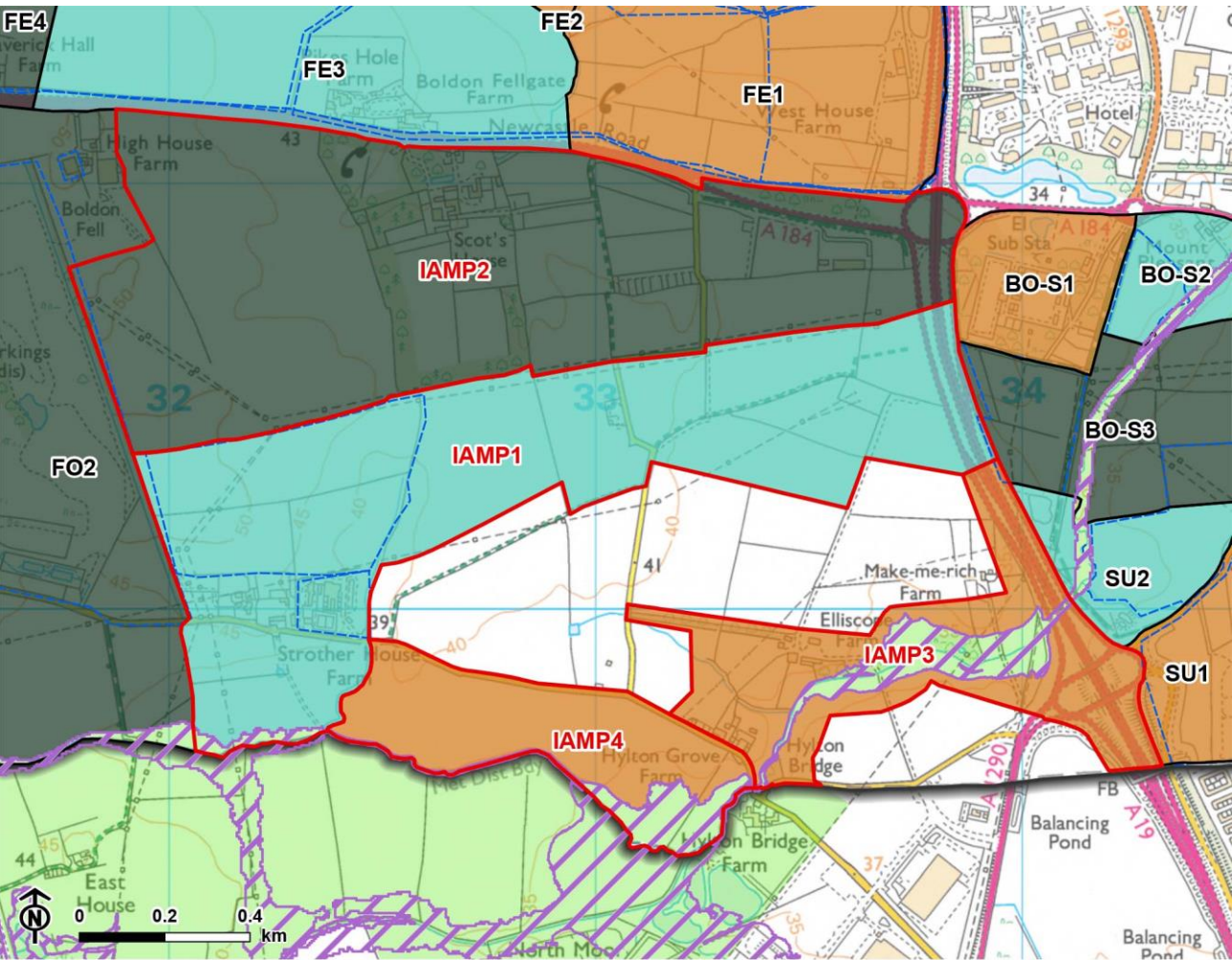


- International Advanced Manufacturing Park parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



International Advanced Manufacturing Park

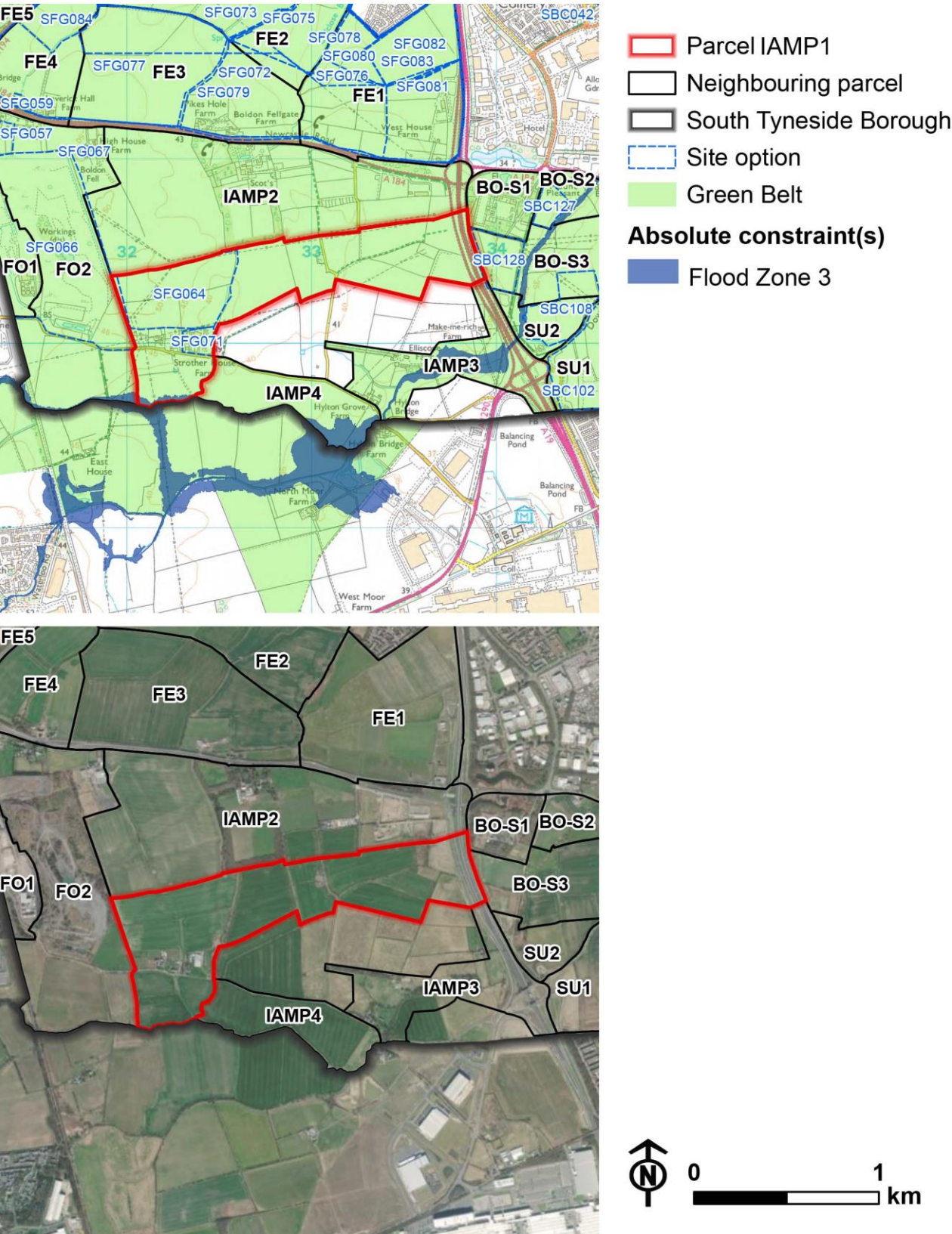


- International Advanced Manufacturing Park parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in IAMP1



Harm of release of land in IAMP1

Description

- The parcel is to the north and west of the as yet undeveloped International Advanced Manufacturing Park (IAMP).
- Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- The parcel contains a dog kennels and a small cluster of residential and agricultural buildings in the western end of the parcel to the north of Follingsby Lane, but they do not have a significant impact on Green Belt openness and the latter is an appropriate use in the Green Belt.
- As predominately farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The masterplan for the IAMP includes tree planting at the inset edges, but the scale and density of the development within the IAMP will be visible from within the parcel exerting some urbanising influence. Separation between the parcel and the inset area to the east is clearer than to the north due to the parcels south western inner edge following a treelined embankment associated with a tributary of the River Don to the east.
- The A19 to the east separates the parcel from the wider Green Belt to the east. Mature tree cover to the west and Follingsby Lane to the southwest represent relatively strong outer boundaries, providing some degree of separation from adjacent land. However, the broken hedgerows which make-up the northern edge of the parcel represent a weaker outer boundary between the parcel and surrounding countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of IAMP

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to a satellite extension to the as yet undeveloped IAMP and is therefore not directly adjacent to the large built-up area of Sunderland; however, it is relatively close and therefore contributes to preventing sprawl of the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel will have distinction from the urban edge, which increases the extent to which development would be considered sprawl, although the scale and density of development within the IAMP to the south and east of the parcel will have an urbanising influence on the land within it.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand the size of the IAMP, which would reduce the distance between this inset area and the surrounding urban areas that form part of the Tyne and Wear conurbation, increasing their association. Release would also weaken the distinction of surrounding Green Belt, but particularly to the north where the boundary is weak.

Harm of release of land in IAMP1

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between. It therefore contributes to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel will have distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns, although the scale and density of development within the IAMP to the south and east of the parcel will have an urbanising influence on the land within it.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand the size of IAMP narrowing the open countryside between the IAMP and Follingsby Park to the west and the IAMP and The Boldons/Fellgate to the north. Release would also weaken the distinction of surrounding Green Belt, but particularly to the north where the boundary is weak.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel will have distinction from the urban edge, which increases the extent to which development would be considered encroachment of the countryside, although the scale and density of development within the IAMP to the south and east of the parcel will have an urbanising influence on the land within it.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand the IAMP and increase containment on Green Belt to the west between the parcel and Follingsby Park, breaching the existing regular Green Belt boundary of the tributary of the River Don. There would be weakening of the distinction of the surrounding Green Belt, particularly to the north where the boundary is particularly weak.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

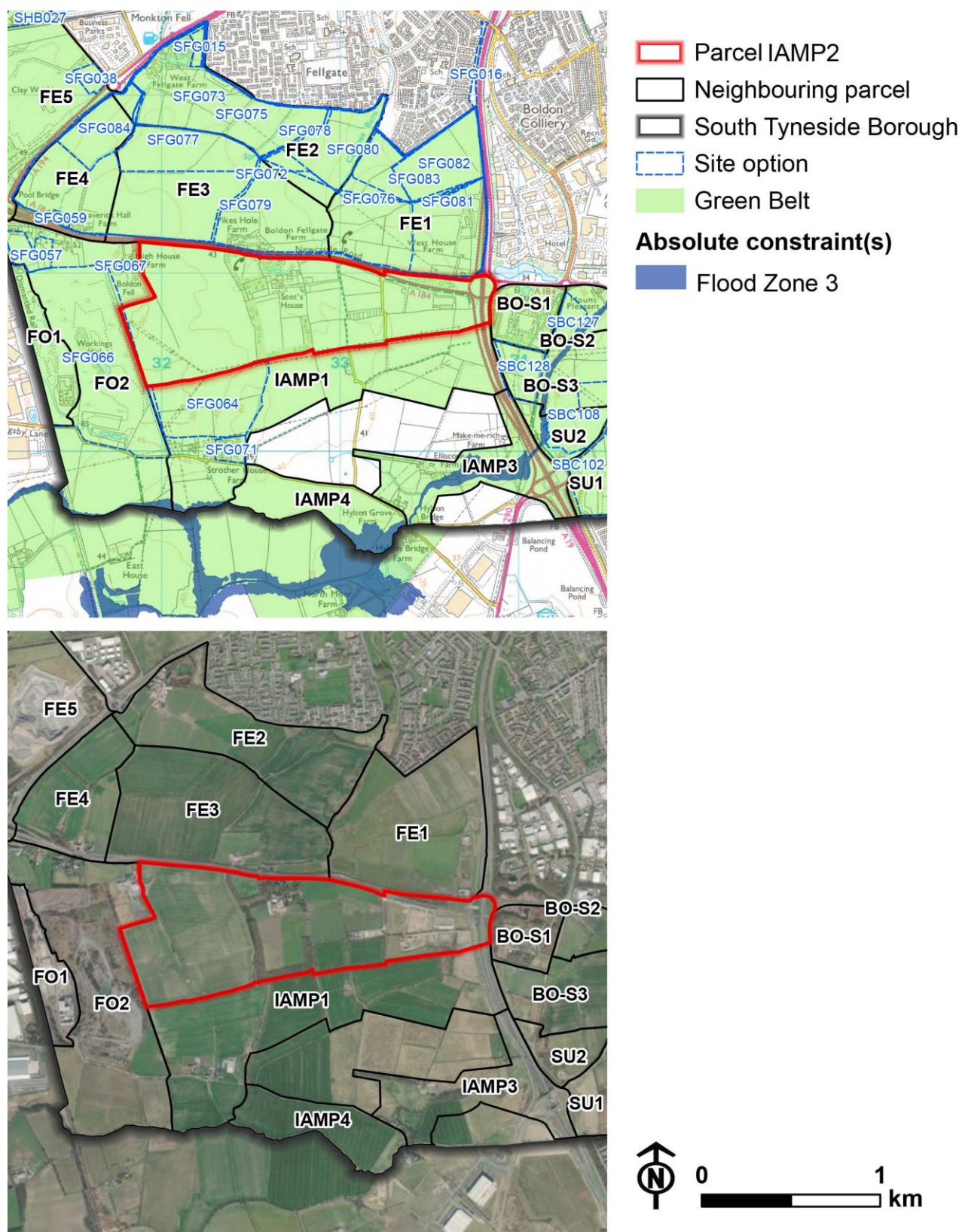
Site-level variations in harm

The parcel includes the following promoted sites:

- **SFG064 and SFG071** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Harm of release of land in IAMP2



Harm of release of land in IAMP2

Description

- Parcel lies south of the A184 and west of the A19.
- Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- The parcel contains some agricultural buildings, but they are an appropriate use in the Green Belt and therefore do not impact openness. There is some residential development in the east of the parcel, but they are not of a sufficient scale to have a significant impact on openness in the parcel.
- The parcel is predominately comprised of agricultural fields and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A184 and adjacent Green Belt to the north provide a strong degree of separation from the urban area of Fellgate to the north, whilst the A19 provides strong separation from the urban area of The Boldons to the northeast.
- Boundaries to the south and west are much weaker, although open Green Belt land lies beyond them in between the parcel and Follingsby Park and the IAMP. As a result, there is minimal urbanising influence on the open countryside within parcel.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of IAMP

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel lies adjacent to the urban area of The Boldons on the other side of the A19/A184 junction to the north east of the parcel and therefore contributes to preventing sprawl of the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would significantly reduce the gap between The Boldons within the large built-up area and Follingsby Park and the IAMP, increasing their association and the degree to which they are connected to the large built-up area of the Tyne and Wear conurbation.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between. It therefore contributes to maintain separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

Harm of release of land in IAMP2

extent to which development would be considered to narrow the gap between towns.

- **Impact of release on remaining Green Belt:** Release and development in the parcel would significantly narrow the gap between Bolden and Sunderland as well as Bolden and Concord (merged with Washington) by reducing the area of open countryside between Follingsby Park and the IAMP.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.

- **Impact of release on remaining Green Belt:** Release and development in the parcel would breach the strong regular boundaries of the A184 and A19 to the north and east. Conversely, release of the parcel in conjunction with land to the west and/or south would expand either Follingsby Park and/or the IAMP into the only open countryside remaining between them and The Boldons to the north east, significantly altering the connectivity of the wider Green Belt in this area to the north, south and east.

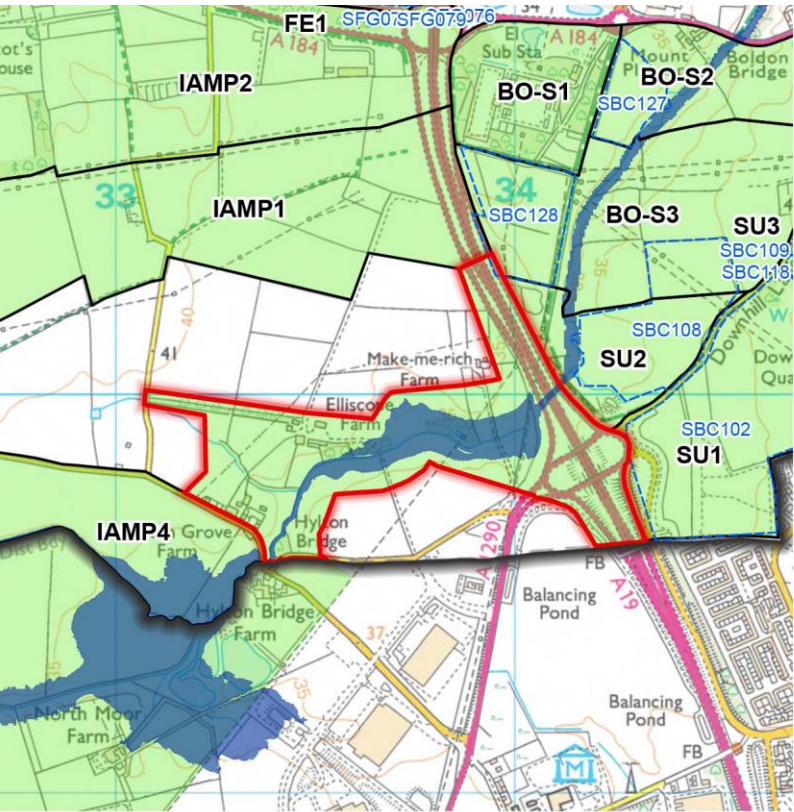
Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Harm of release of land in IAMP3



- Parcel IAMP3
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



Harm of release of land in IAMP3

Description

- The parcel lies to the west of the A19, in between two areas of the as yet undeveloped International Advanced Manufacturing Park (IAMP).
- Parcel lies in a wider moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- The parcel contains some agricultural use buildings, but they are an appropriate use in the Green Belt and therefore do not impact openness.
- As farmland and woodland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The masterplan for the IAMP includes tree planting at the inset edges; however, the scale and density of the development within the IAMP will be visible from within the parcel exerting a strong urbanising influence on the land within the parcel from the north and south. Tree cover along the River Don provides some land cover distinction.
- Boundary separation between the parcel and adjacent Green Belt to the east is strong following the A19. The boundaries to the south west are weaker following Follingsby Lane.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of IAMP

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Low/No	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel lies in between two parts of the IAMP, the southern portion of which is contiguous with the large built-up area of Sunderland, which forms part of the Tyne and Wear conurbation.
- **Openness:** Parcel is open
- **Distinction:** Parcel will have some degree of distinction from the urban edge, but is largely contained by it.
- **Impact of release on remaining Green Belt:** Release would remove the gap between the satellite extension to the IAMP to the north and the IAMP merged with Sunderland to the south, but these inset areas already form part of the same masterplan and therefore already share a strong association. The A19 to the east represents a strong alternative Green Belt boundary. Follingsby Lane to the southwest is weaker, but the Green Belt land beyond will already be subject to some urbanising influence from the IAMP to the north of the road.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the IAMP Area falling in between.

Harm of release of land in IAMP3

- **Openness:** Parcel is open.
- **Distinction:** Parcel will have some degree of distinction from the urban area, but is largely contained by it.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would merge two currently separate areas of the IAMP. Although this would further reduce the overall gap between Sunderland and Bolden, the release and development of the satellite extension to the IAMP to the north limits significance.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel will have some degree of distinction from the urban area, but is largely contained by it.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand IAMP into open fields adjacent to the River Don. However, the parcel is strongly contained by the as yet undeveloped IAMP to the north and south. The A19 to the east represents a strong alternative Green Belt boundary. Follingsby Lane to the southwest is weaker, but the Green Belt land beyond will already be subject to some urbanising influence from the IAMP to the north of the road. Therefore, its release would cause limited weakening of adjacent Green Belt land.

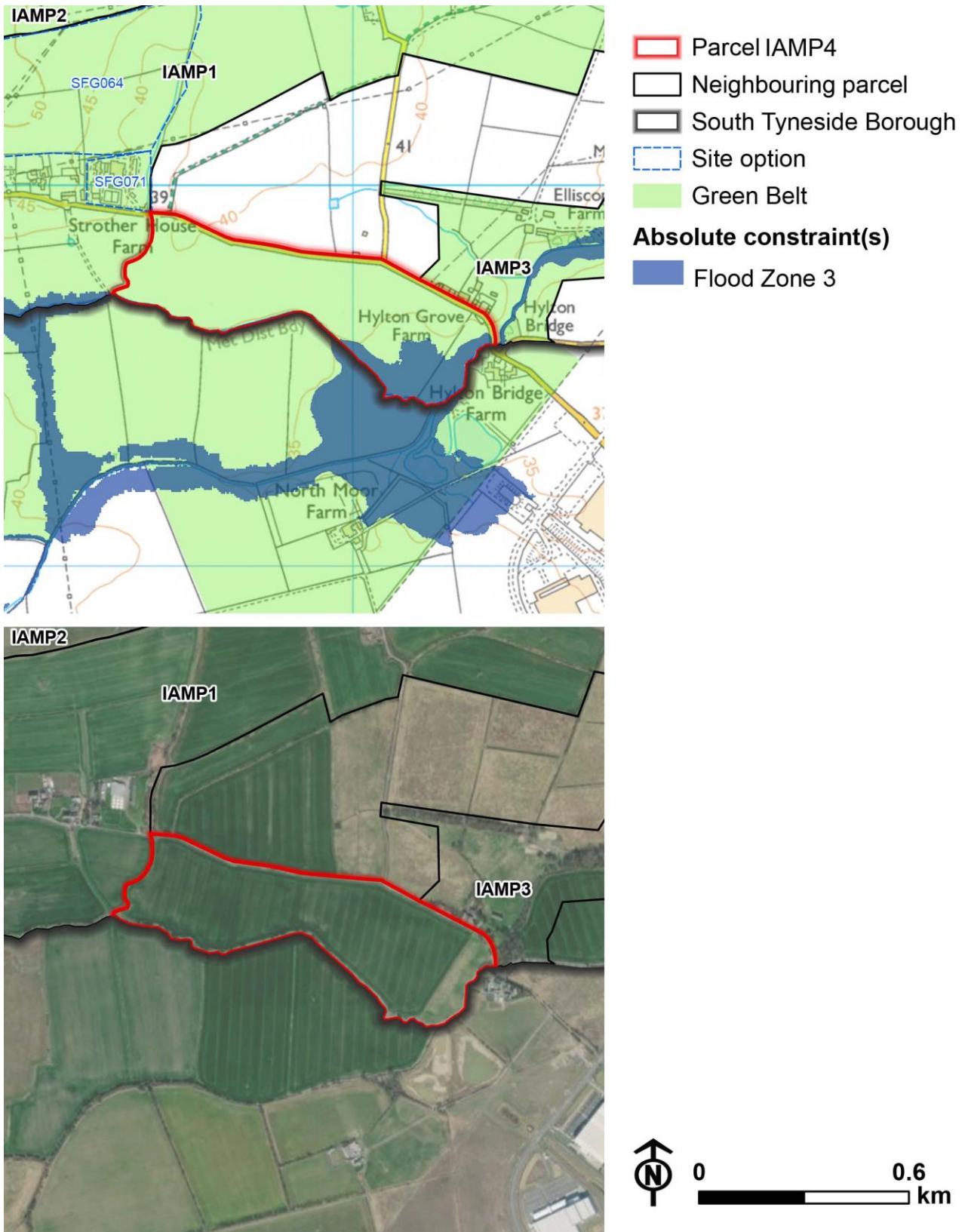
Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Harm of release of land in IAMP4



Harm of release of land in IAMP4

Description

- The parcel is directly southwest of the as yet undeveloped International Advanced Manufacturing Park (IAMP).
- Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- There is no built development in the parcel and therefore it is considered open.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The masterplan for the IAMP includes tree planting along Follingsby Lane which will provide some screening from the inset area to the north; however, the scale and density of the development within the IAMP will be visible from within the parcel exerting an urbanising influence on the land within the parcel.
- Land in the parcel shares a strong association with the River Don and the surrounding countryside to the south and east. The river represents a relatively strong boundary but sparse tree cover along its banks maintains a strong relationship with the wider countryside beyond to the south and east, although release of the parcel would only likely occur in combination with the more contained Green Belt land to the northeast. A more minor tributary with fewer trees forms the parcel's western edge.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of IAMP

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel lies adjacent to a satellite extension to the IAMP and is therefore not directly adjacent to the large built-up area of Sunderland; however, the large built-up area is located close by and in open view on the southern side of the River Don floodplain. The parcel does therefore contribute to preventing sprawl of the large built-up area.
- **Openness:** Parcel is open
- **Distinction:** Parcel will have relatively strong distinction from the urban area to the north of Follingsby Lane, although the dense development to the north will have an urbanising influence.
- **Impact of release on remaining Green Belt:** Release of the parcel would only likely occur in combination with the more contained Green Belt land to the northeast. Release would expand the satellite extension to the IAMP to the southwest, increasing its association with the large built-up area of Sunderland to the southeast. The watercourses that form the western, southern and eastern boundaries represent relatively strong alternative Green Belt boundaries, although the sparse tree cover along their banks would likely do little to limit the urbanising influence of development within the parcel on the wider Green Belt. However, the floodplain of the River Don to the south of the parcel limits

Harm of release of land in IAMP4

the scope for development in this direction.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) Area falling in between.
- **Openness:** Parcel is open.
- **Distinction:** Parcel will have relatively strong distinction from the urban area to the north of Follingsby Lane, although the dense development to the north will have an urbanising influence.
- **Impact of release on remaining Green Belt:** Release of the parcel would only likely occur in combination with the more contained Green Belt land to the northeast. This would merge two currently separate areas of the IAMP. Although this would further reduce the size of the settlement gap between Sunderland and Bolden, the release and development of the satellite extension to the IAMP to the north limits its significance.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel will have relatively strong distinction from the urban area to the north of Follingsby Lane, although the dense development to the north will have an urbanising influence.
- **Impact of release on remaining Green Belt:** Release of the parcel would only likely occur in combination with the more contained Green Belt land to the northeast. Release would expand the satellite extension to the IAMP into the open countryside to the southwest. The watercourses that form the western, southern and eastern boundaries represent relatively strong alternative Green Belt boundaries, although the sparse tree cover along their banks would likely do little to limit the urbanising influence of development within the parcel on the wider Green Belt. However, the floodplain of the River Don to the south of the parcel limits the scope for development in this direction.

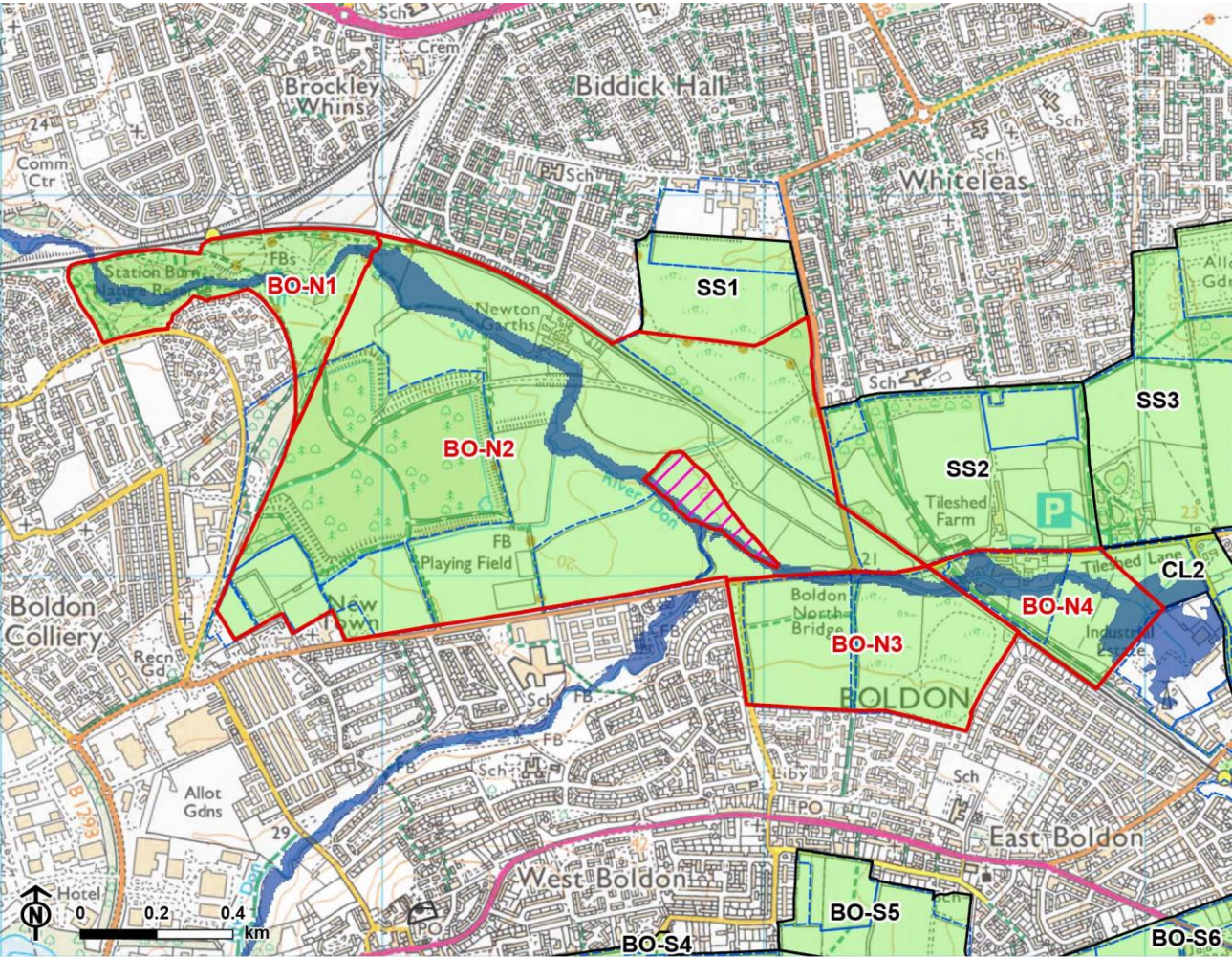
Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

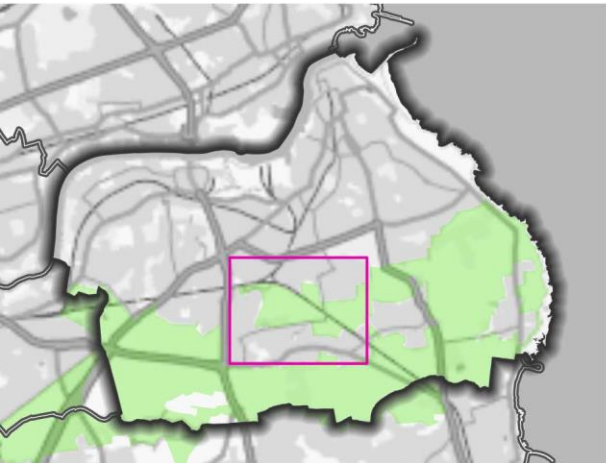
Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

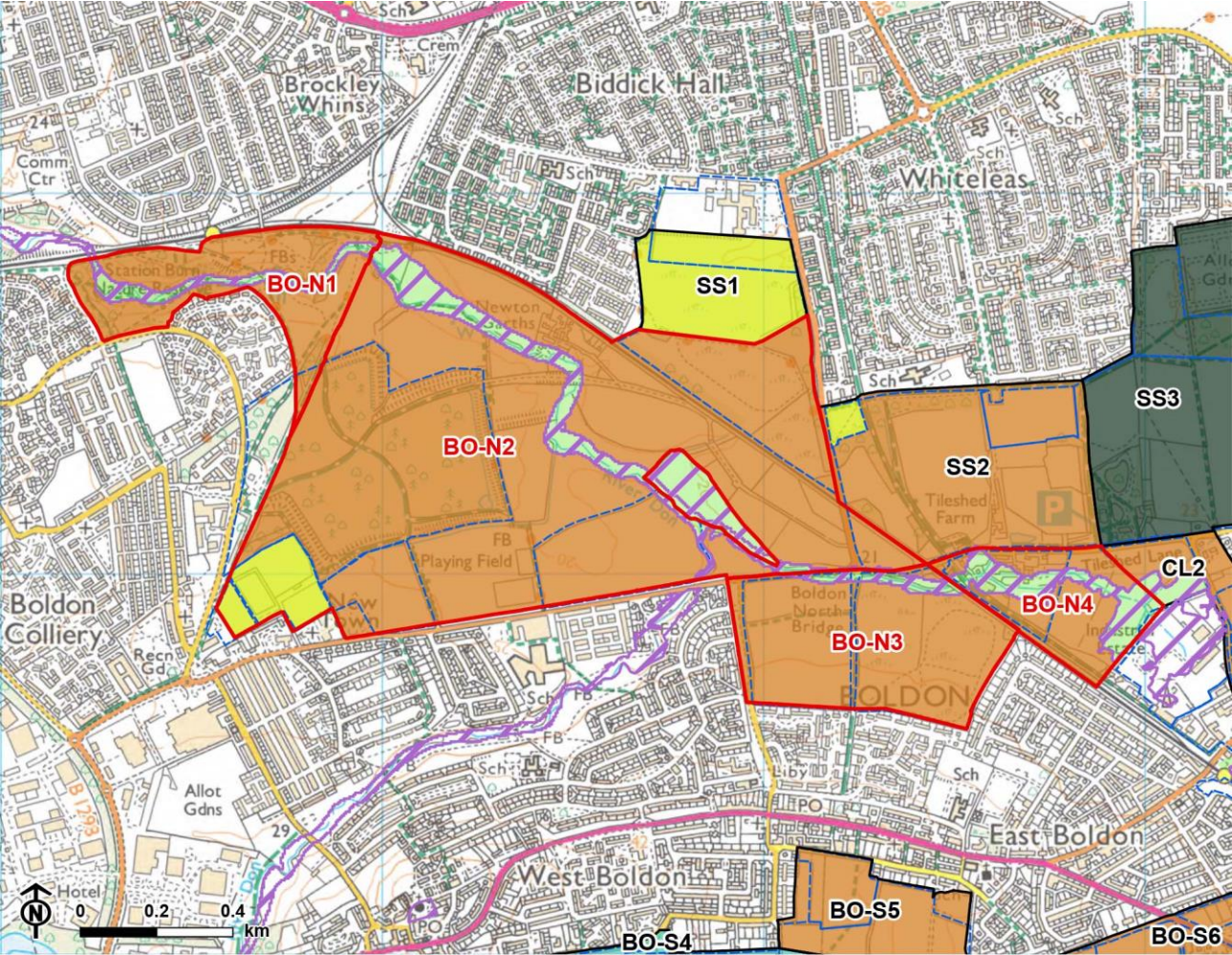
Boldon (north)



- Boldon (north) parcel
- Site option
- South Tyneside Borough
- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Cemetery
- Site of Special Scientific Interest
- Flood Zone 3

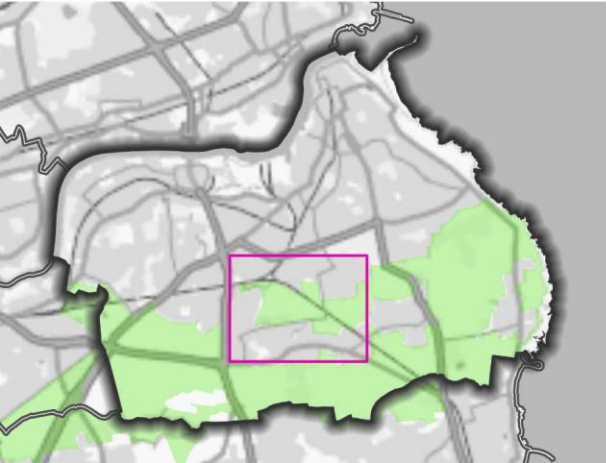


Boldon (north)



- Boldon (north) parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in BO-N1



Harm of release of land in BO-N1

Description

- Parcel lies to the north of The Boldons, with South Shields lying to the north over the railway line.
- The parcel is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- There is no built development within the parcel and therefore it is considered open.
- As woodland and grassland in the valley of the River Don, land is considered part of the countryside.
- The parcel is not associated with a historic town.
- The steep, wooded valley sides of the River Don create strong landform distinction from the adjacent urban areas and the railway line forms a strong boundary between the parcel and Jarrow to the north. Tree cover to the west and south provides screening from Boldon, but the parcel is largely contained within the urban area of The Boldons and South Shields. As a result, there are limited views of the surrounding countryside apart from in the east of the parcel.
- Tree cover provides an outer boundary to the parcel along some of the eastern boundary, but there is a significant stretch where there is no tree cover.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent to South Tyneside, but it is largely contained by the urban areas of the Boldons and South Shields, which limits the extent to which land contributes to checking sprawl of the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban area, but its containment limits contribution to checking sprawl.
- **Impact of release on remaining Green Belt:** Release would expand The Boldons and South Shields into the valley of the River Don, but development to the west already connects these urban areas and the parcel is contained to the extent that its release would have limited impact on the wider Green Belt.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to the gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. As the parcel is almost entirely surrounded by Boldon to the south, its release would have a limited narrowing effect on the wider gap. Furthermore, its containment between Jarrow and West Boldon limits the extent to which it contributes to maintaining separation.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the

Harm of release of land in BO-N1

extent to which development would be considered to narrow the gap between neighbouring towns.

- **Impact of release on remaining Green Belt:** Release of the parcel would expand the urban area into the valley of the River Don, but this would cause limited narrowing of the settlement gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. There would be some limited weakening of the distinction of adjacent Green Belt to the east.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand the urban area into the valley of the River Don. Such an expansion would weaken the landform distinction of adjacent Green Belt to the east that also lies within the valley of the River Don; however mature tree cover to the east, would largely screen and additional urbanising influences.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Harm of release of land in BO-N2



Harm of release of land in BO-N2

Description

- Parcel lies between The Boldons and South Shields and would only be released in combination with adjacent Green Belt land to the north, south and north east.
- Land is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- There is a sports clubhouse within the south western corner of the parcel associated with this area's sports pitch uses, but this does not significantly impact openness. There are some residential dwellings at the northern edge of the parcel but they are not of a sufficient scale to impact openness within the parcel. There are also some agricultural buildings, but as an appropriate Green Belt land use, they have no impact on openness.
- The southwestern corner of the parcel contains sports pitches and leisure facilities, which have a strong association with the adjacent urban area, which limits the extent to which land in this area is considered 'countryside'; however, a field separates the sports pitches and the rest of the parcel maintains some countryside character.
- The parcel is not associated with a historic town.
- Woodland lies in the west where the parcel abuts the inset edge and provides a strong degree of separation from the urban area. The railway line is a consistent boundary between the parcel and the inset area to the north, but there are still some views of residential development along Masefield Drive from within the parcel. Land in the parcel slopes towards the River Don, which flows through its centre. In the north eastern corner of the parcel, the urban area is clearly visible beyond the hedgerow at the northern edge. New Road lies between the parcel and residential development that lies to the south but it does not provide much visual separation from the settlement. However, this urbanising influence is balanced with open views over open fields and the River Don to the north. In the south western corner of the parcel, there is no boundary between the parcel and the inset residential development along Gibson Court and Hubert Street.
- The parcel is enclosed within the large built-up area, only sharing boundaries to the west, north and south with Green Belt that would only be released in combination with the parcel. The treelined Boldon Lane and the railway line at the eastern edge of the parcel would limit the impact of release on the wider Green Belt to the east.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent to and is contained by the large built-up area of South Tyneside, including The Boldons to the south and South Shields to the north, which limits the extent to which the parcel contributes to checking sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban area and so development would be considered encroachment on the countryside.

Harm of release of land in BO-N2

- **Impact of release on remaining Green Belt:** Release of the parcel, in combination with surrounding Green Belt land, would remove what remains of the open countryside between The Boldons and South Shields. This would constitute sprawl to an extent, given the scale of such a release, but the two urban areas are already strongly connected by development to the west and the parcel is contained within the large built-up area.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. As the parcel is almost entirely surrounded by the urban area of South Tyneside its release would have a limited narrowing effect on the wider gap with Sunderland, although a significant area of open land in between the bulk of South Tyneside and Sunderland would still be lost.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban area and so development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel, in combination with the Green Belt to the north, west and south, would have a limited impact on the wider Green Belt to the east due to the presence of a treelined railway line and road, although the significance of the wider gap between Sunderland and Boldon to the south of Boldon would be increased by virtue of the fact that a significant area of open land in between the bulk of South Tyneside and Sunderland would still be lost.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The vast majority of the parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has distinction from the urban area and so development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel, in combination with the Green Belt to the north, west and south, would expand South Shields and the Boldons into what remains of the open River Boldon valley between them. However, the parcel is well contained by the surrounding urban area and the parcel would have limited impact on the wider Green Belt to the east, which separated beyond a treelined railway line and road.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

Harm of release of land in BO-N2

• **SBC023; SBC024** Release of the sports pitches in the more contained and urbanised western end of the parcel would confine release to the area of the parcel with the least distinction from the urban area and greatest isolation from the wider countryside. The open countryside immediately to the west is already partially contained by the development north of New Road, limiting the impact of further development within this portion of the parcel to the east.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

• **SBC021; SOS041 (southern half); SBC095 (south western corner); SBC116; SBC120** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in BO-N3



Harm of release of land in BO-N3

Description

- Parcel lies to the north of the The Boldons.
- Land is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- There is no built development in the parcel and therefore it is considered open.
- The parcel is comprised of woodland and agricultural land and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Whilst the southern boundary of the parcel is relatively well treed, there is little screening from residential development that contains the parcel from the west on Boker Lane and from the east on Ravensbourne Avenue. The containing influence on the parcel means that it shares a stronger relationship with the urban area of The Boldons than the countryside to the north.
- Tree cover along New Road and Tile Shed Lane to the north and the railway line to the northeast provide strong outer boundaries to the parcel, although the land slopes down to the River Don to the north, maintaining some open views of the wider countryside to the north.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent and is largely contained by The Boldons which form part of the large built-up area of South Tyneside, limiting the degree to which the parcel contributes to checking sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban area, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release of the parcel would have limited impact on sprawl due to the degree to which it is contained. The strong outer boundary on the northern boundary of the parcel would limit weakening of the distinction of adjacent Green Belt land.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. As the parcel is almost entirely surrounded The Boldons to the south, its release would have a limited narrowing effect on the wider gap. Furthermore, its containment within the settlement of West Boldon also limits the extent to which it contributes to maintaining separation.
- **Openness:** Parcel is open.

Harm of release of land in BO-N3

- **Distinction:** Parcel has weak distinction from the urban area, which reduces the extent to which development would be considered to narrow the gap between towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would have a limited impact on the settlement gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland to the south due to the parcel's containment by The Boldons. The strong outer boundary to the parcel limits the potential for weakening of the distinction of adjacent Green Belt to the north.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has weak distinction from the urban area, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand The Boldons into open fields. Tree cover along New Road and Tile Shed Lane as well as the railway line would limit urbanising influence on adjacent Green Belt land to the north. However, the land slopes down to the River Don to the north, maintaining some open views of the wider countryside to the north. Therefore, there would be some increased containment exerted upon the wider countryside to the north.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC003 and SBC004** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Harm of release of land in BO-N4



Harm of release of land in BO-N4

Description

- Parcel lies to the north of The Boldons.
- Land lies in a narrow gap between Boldon merged with The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account in between.
- The horticultural and agricultural buildings adjacent to Tile Shed Lane in the west of the parcel are appropriate land use in the Green Belt and therefore do not impact openness in the parcel. Other buildings used for more commercial and residential purposes are not dense enough to have a notable effect on the openness of the parcel, the vast majority of which is undeveloped.
- The majority of the parcel is comprised of agricultural fields and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- There is no clearly defined boundary between the parcel and Cleadon Lane Industrial Estate to the southeast. The parcel is also contained by The Boldons to the southwest. As a result, there is urbanising influence from the settlement within the parcel, but a semi-regular tree line along the railway limits this to an extent to the southwest.
- Tree cover along Tile Shed Lane to the north and the railway line to the northwest provide strong outer boundaries to the parcel. A minor field boundary lies between the parcel and adjacent fields that lie to the east.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent to The Boldons which forms part of the large built-up area of South Tyneside.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand East Boldon into open fields that lie adjacent to Cleadon Lane Industrial Estate. Tile Shed Lane and the railway line to the west are well treed and provide strong outer boundaries to the parcel, limiting urbanising influence on land to the north. Release of the parcel would increase containment on fields that lie to the east.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account in between. As such, it contributes to preventing the merger of towns.
- **Openness:** Parcel is open.

Harm of release of land in BO-N4

- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand the size of East Boldon, but would only have a minor impact on the overall settlement gap, given that release would not notably narrow the existing gaps between The Boldons and South Shields and the east of the Boldons and Cleadon. The railway line and Tile Shed Lane are well treed and provide strong outer boundaries to the parcel which would limit urbanising influence on land to the north and west. Release of the parcel would increase containment on fields that lie to the east.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** The railway line and Tile Shed Lane are well treed, providing strong outer boundaries to the north and west that would limit urbanising influence on adjacent fields. However, release of the parcel would increase containment on land to the east.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

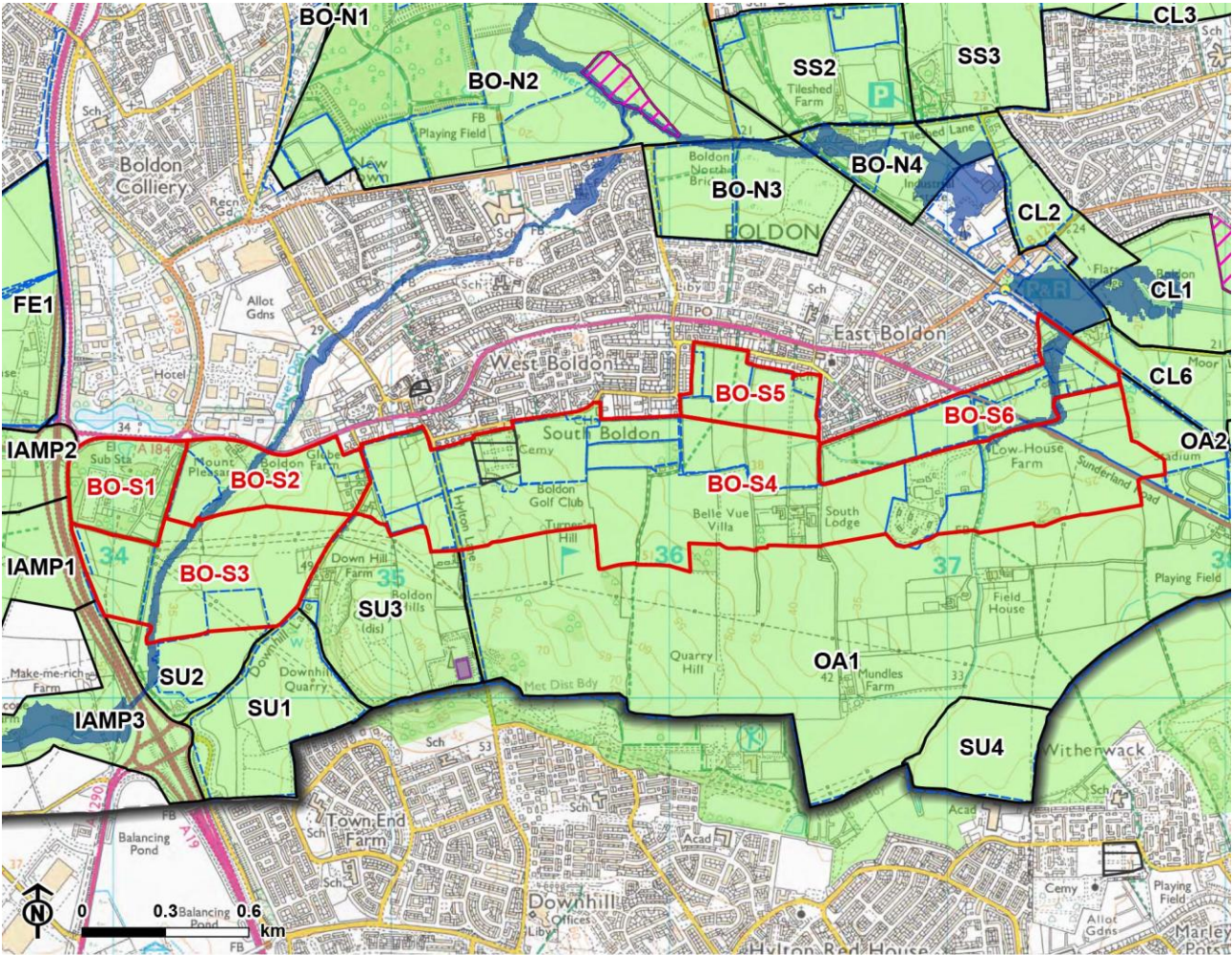
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC093** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Boldon (south)

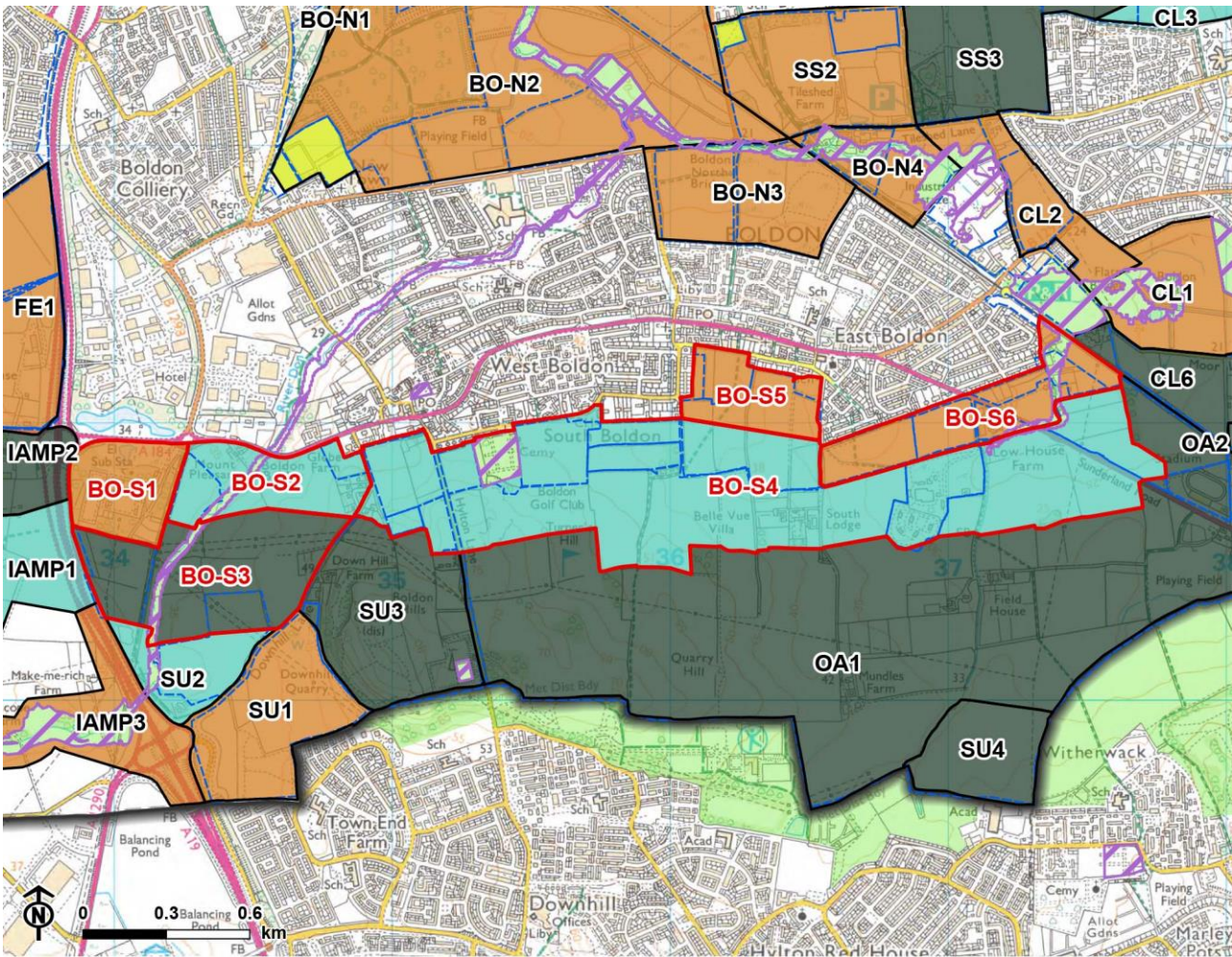


- Boldon (south) parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
 - Local Nature Reserve
 - Cemetery
 - Site of Special Scientific Interest
 - Flood Zone 3
 - Reservoir



Boldon (south)

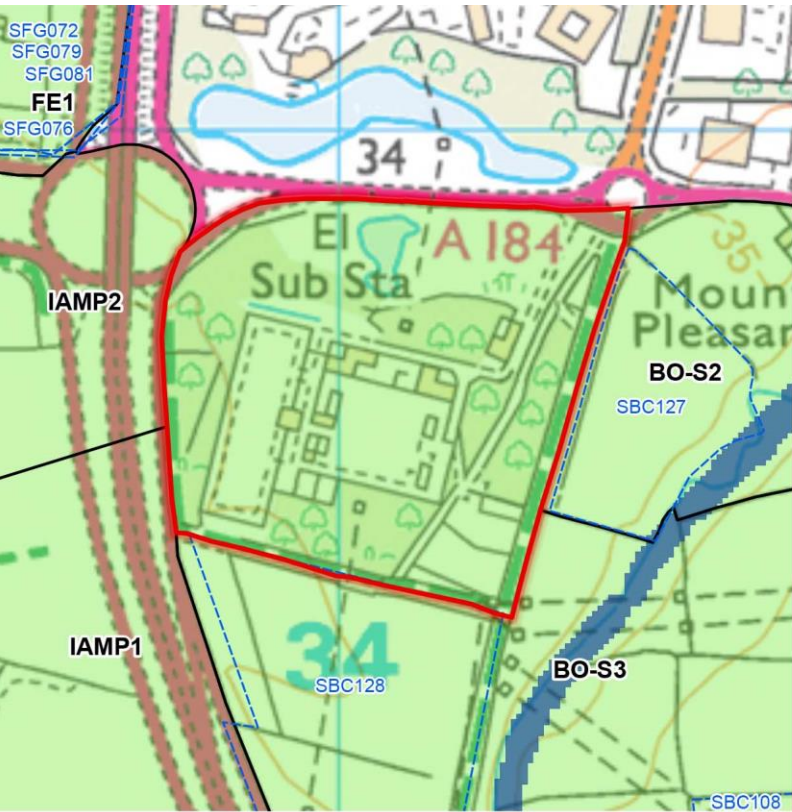


- Boldon (south) parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in BO-S1



Harm of release of land in BO-S1

Description

- Parcel is adjacent to the south of The Boldons.
- Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- Newcastle Road runs through the middle of the parcel providing access to the electrical substation and West Boldon Lodge within it. As appropriate infrastructure development in the Green Belt, the substation does not impact openness. However, it does limit the extent to which the developed parts of the parcel are perceived as countryside. Roughly half of the parcel is comprised of mature tree cover, a pond and agricultural land, which are considered to be part of the countryside, although the majority of these areas sit between the substation and the urban area.
- The parcel is not associated with a historic town.
- The A184 provides a relatively strong boundary between the parcel and the inset area to the north, and tree cover further north provides screening from the majority of the business park to the north, the exception being the multistorey Quadrus Business Centre. The electrical substation is a strong urbanising influence within the parcel.
- Woodland and the A19 provides a strong boundary to adjacent Green Belt to the west and tree cover provides a strong outer boundary to the southeast and east. More minor roads follow the southern and eastern edges of the parcel. The fields in the southeast are the only part of the parcel that share a visual relationship with the surrounding countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to The Boldons, which is connected to the large built-up area, and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, although the substation represents a strong urbanising influence within the parcel.
- **Impact of release on remaining Green Belt:** Release would expand the large built-up area of Boldon south beyond the clearly defined boundary of the A184. However, the substation already has an urbanising influence. The parcel is screened from the wider countryside by dense woodland to the east and the A19 to the west, limiting the significance of the weakening of adjacent Green Belt land.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. It therefore contributes to maintaining separation between towns.

Harm of release of land in BO-S1

- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge, although the substation represents a strong urbanising influence within the parcel.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the settlement gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland to an extent, but the substation already represents an urbanising influence south of the A184 and the outer boundaries of the parcel limit the significance that further development would have on weakening of adjacent Green Belt land.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel contains an electrical substation, but remaining open land is considered part of the countryside.
- **Openness:** Parcel is open
- **Distinction:** Parcel has distinction from the urban edge, although the substation represents a strong urbanising influence within the parcel.
- **Impact of release on remaining Green Belt:** Release of the parcel would encroach into open woodland and fields within the parcel, although the substation's existing urbanising influence limits this significance of this in relation to this purpose. Furthermore, the parcel's strong boundaries, particularly to the east and west limit the impact of release to an extent, but release would cause weakening of the distinction of Green Belt to the south.

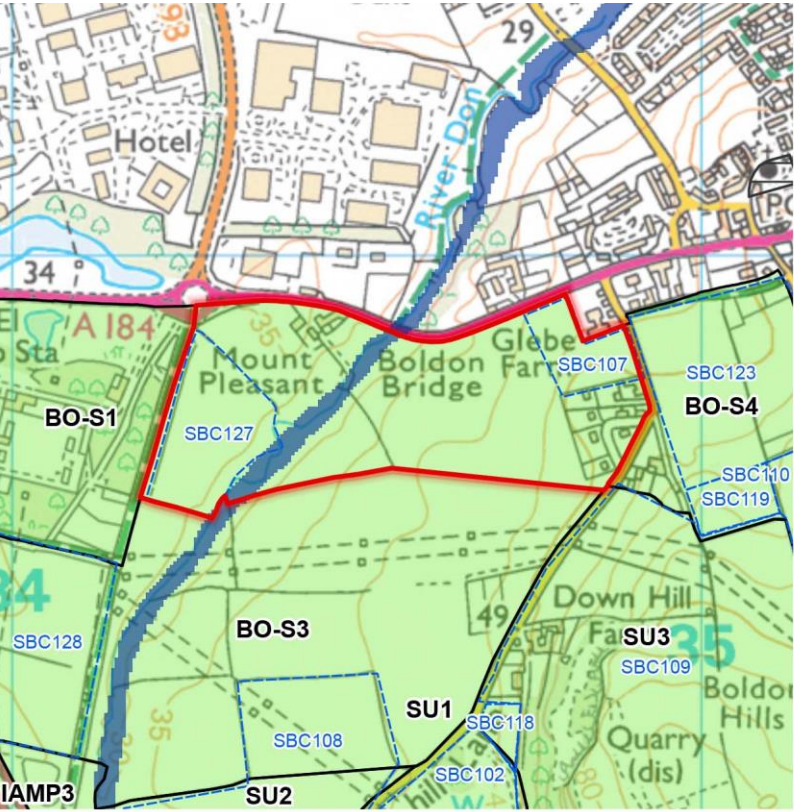
Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Harm of release of land in BO-S2



- Parcel BO-S2
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Flood Zone 3



Harm of release of land in BO-S2

Description

- Parcel is adjacent to the south of The Boldons, and would likely be released in combination with BO-S1 to the west
- Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- A small farm is located in the north of the parcel, but as an appropriate land use in the Green Belt, it does not impact openness. A notable cluster of dwellings can be found at the eastern end of the parcel along Downhill Lane and Lawn Drive. Although notably denser than the other pockets, the dwellings' large gardens and isolation from the existing urban edge maintain some openness to a degree that this inappropriate development does not have a significant effect on the openness of the wider Green Belt.
- As predominately agricultural fields, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A184 represents a relatively strong and regular Green Belt boundary, although, limited tree cover does little to screen views of the inset urban edge, meaning the car dealership to the north of the road has some urbanising influence within the northern half of the parcel. Furthermore, the parcel abuts development along the southern side of the A184 at its northeastern edge.
- Roads line the parcel to the east and west: Downhill Lane to the east and the access road to the substation to the east. The former is weakened by the development either side of the road and the latter is a relatively minor access road, although the mature tree cover directly beyond it surrounding the substation screen views of the substation and wider countryside to the east. Weak field boundaries separates the parcel from the wider Green Belt to the south, although the topography maintains open views of the countryside to south east up to the International Advanced Manufacturing Plant (IAMP).

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Boldon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to The Boldons, which is connected to the large built-up area, and so it contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** The A184 represents a relatively strong boundary marking distinction from the urban area, although this is weakened to the east by the development along Downhill Lane in the highest point of the site. Development in the parcel would still be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would expand Boldon beyond the clearly defined boundary of the A184. Further development in the higher eastern half of the parcel would further weaken the distinction of the Green Belt to the south and west.

Harm of release of land in BO-S2

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. It therefore makes some contribution to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** The A184 represents a relatively strong boundary marking distinction from the urban area, although this is weakened to the east by the development along Downhill Lane in the highest point of the site. Development in the parcel would still be considered to reduce the perceived gap between towns.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would reduce the settlement gap between Bolden merged with Jarrow and Sunderland. Further development in the higher eastern half of the parcel would further weaken the distinction of the Green Belt to the south and west.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** The A184 represents a relatively strong boundary marking distinction from the urban area, although this is weakened to the east by the development along Downhill Lane in the highest point of the site. Development in the parcel would still be considered to be encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would encroach into open countryside beyond the clearly defined boundary of the A184 at the inset edge. Further development in the higher eastern half of the parcel would further weaken the distinction of the Green Belt to the south and west.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

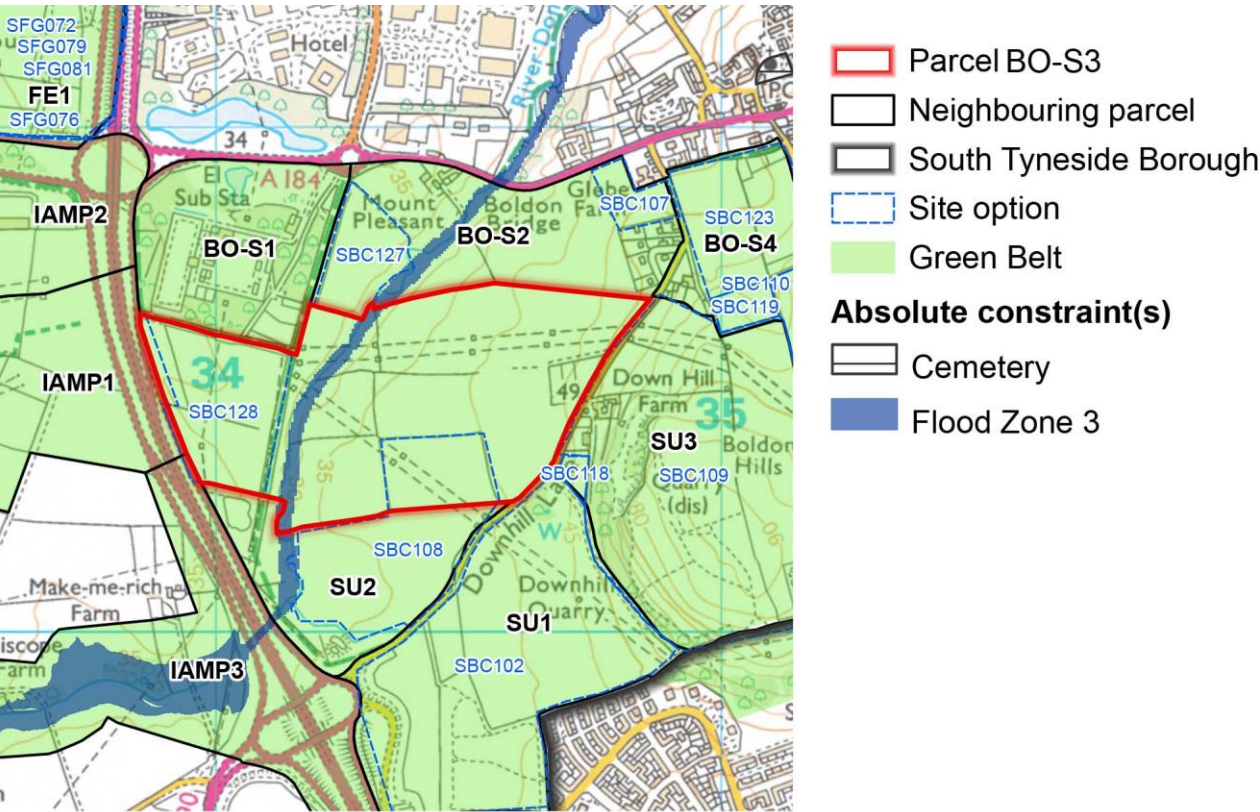
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC127 and SBC107** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Harm of release of land in BO-S3



Harm of release of land in BO-S3

Description

- Parcel lies in close proximity to the southern edge of The Boldons and would only be released in conjunction with BO-S1 and BO-S2. It also lies in close proximity to the International Advanced Manufacturing Plant (IAMP) to the south east on the other side of the A19, which represents a satellite extension to Sunderland to the south
- Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- The parcel contains no built development and is open.
- As predominately farmland sloping up from the River Don, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel does not directly abut inset urban areas. The A19 separates the parcel from the IAMP to the southwest and open countryside, the River Don and A184 separate the parcel from the urban edge of Boldon to the north. It is likely the tall buildings within the IAMP on the other side of the A19 will be visible from the sloping land within the parcel, exerting an additional urbanising influence from the west.
- Downhill Lane in combination with lines of hedges provides a degree of separation between the parcel and adjacent Green Belt on higher ground to the east. Separation between the parcel and adjacent Green Belt is at its weakest to the south where there are inconsistent field boundaries. The A19 separates the parcel from the IAMP to the south west. An access track to the substation to the north follows the parcel's north western edge.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel would only be released in combination with parcels BO-S1 and BO-S2 that lie adjacent to The Boldons, which are connected to the large built-up area. It therefore contributes to checking the sprawl of the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand the urban area of Boldon a significant distance to the south almost merging the South Tyneside conurbation with the IAMP on the other side of the A19 and significantly increasing association with Sunderland. Release would significantly weaken the distinction of the remaining adjacent Green Belt to south, and to a lesser extent to the east which sits on much higher ground.

Harm of release of land in BO-S3

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edges to the north and southwest, which increases the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would almost merge The Boldons with the IAMP on the other side of the A19 significantly narrowing the settlement gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. Furthermore, it would significantly weaken the distinction of the remaining adjacent Green Belt land to the south, and to a lesser extent to the east which sits on much higher ground.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edges to the north and southwest, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand The Boldons on the eastern and/or western sides of this portion of the River Don Valley, weakening the distinction of adjacent fields to the south where there is a lack of strong, alternative boundary features, and to a lesser extent to the east which sits on higher ground. However, the open countryside within the parcel is already influenced by the washed over inappropriate development to the northeast of the parcel and will be further affected by the construction of the IAMP to the southwest.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

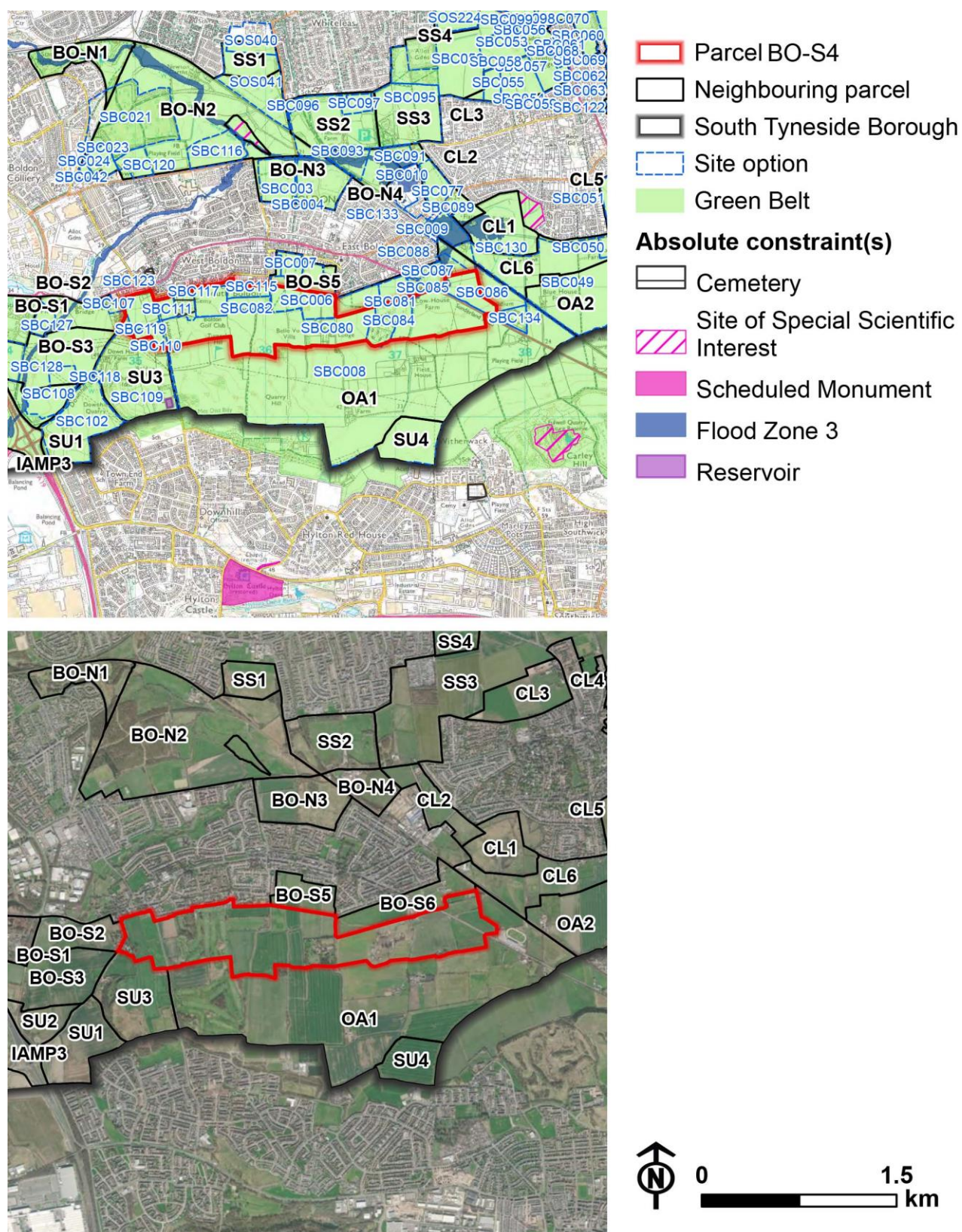
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC128 and SBC108 (northern part)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Harm of release of land in BO-S4



Harm of release of land in BO-S4

Description

- Parcel is adjacent to the south of the Boldons. The parcel would only be released in combination with the other parcels that lie in between this parcel and the urban edge of The Boldons to the north.

- Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.

There are isolated pockets of residential properties scattered throughout the parcel, as well as a car park, but they are too disparate to have a significant impact on openness. The Ministry of Defense (MOD) bunkers and associated derelict buildings in the eastern half of the parcel have some effect on openness and act as an urbanising influence; however, this derelict site is isolated from the existing urban edge and the bunkers maintain some openness to a degree that this inappropriate development does not have a significant effect on the openness of the wider Green Belt.

- As predominately agricultural land and part of a golf course the parcel is considered to be part of the countryside.

- Mature tree cover combined with hedges along much of the urban edge provides a degree of separation between the parcel and the inset area to the north, although there are intermittent gaps that offer glimpses of the urbanising influences in the urban area. The eastern half of the parcel does not directly abut the inset urban area where other parcels have been drawn. Land in the parcel rises away from the inset area on parts, creating landform distinction from the settlement in certain areas.

- Boundary separation between the parcel and adjacent Green Belt is generally weak and formed by inconsistent hedges. The bands of woodland to the east represent relatively strong alternative Green Belt boundary to the east. To the west, Downhill Lane is weaker having been developed to the west along Lawn Drive.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel lies directly adjacent to The Boldons, which area connected to the large built-up area, and it therefore contributes to preventing its sprawl.

- **Openness:** Parcel is open.

- **Distinction:** Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.

- **Impact of release on remaining Green Belt:** Release of the parcel would expand Boldon southward including areas of elevated ground, increasing association with Sunderland to the south. Release would weaken the distinction of the surrounding Green Belt particularly to the south where boundaries with the wider Green Belt are particularly weak.

Harm of release of land in BO-S4

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would reduce the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland and would also weaken the distinction of the remaining Green Belt land in the gap to the south.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand The Boldons into open countryside that generally lies on elevated land to the south. This would weaken the distinction of surrounding Green Belt where there is a lack of strong, alternative boundary features. Elevated locations will also exert an urbanising influence over a greater distance.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

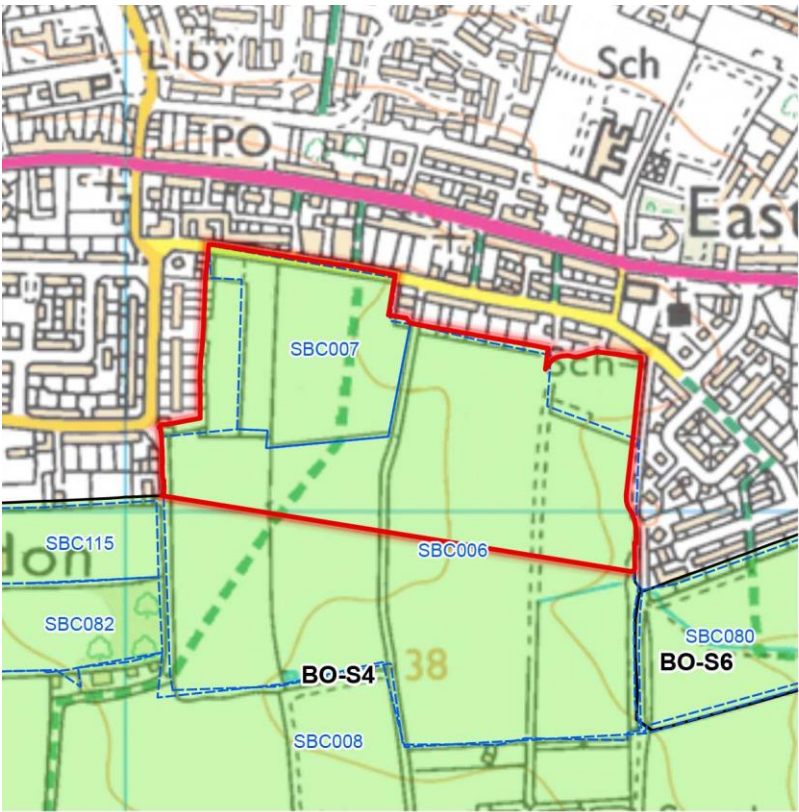
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC006 (southern part); SBC008 (northern part); SBC082; SBC084; SBC115; SBC117; SBC119; SBC123; SBC110 and SBC111** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Harm of release of land in BO-S5



- Parcel BO-S5
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt



Harm of release of land in BO-S5

Description

- Parcel is adjacent to the south of The Boldons.
- Land is peripheral to a gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- There is no built development in the parcel and therefore it is considered open.
- The parcel is comprised largely of farmland. An allotment is located at the western edge of the parcel. There is a basketball court and play area within Mundles Park adjacent to the urban area in the northeast of the parcel, but generally the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is largely contained within the urban area and there is little to separate the parcel from adjacent development apart from garden boundaries. Mature tree cover provides some screening from development that lies to the west. Due to the expansive nature of the fields within the parcel, it still shares views with the wider countryside to the south despite its containment.
- Separation between the parcel and adjacent Green Belt to the south is weak due to an absence of boundary features.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is south of The Boldons, which is connected to the large built-up area of South Tyneside. The parcel therefore plays a role in preventing its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the urban edge, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would expand the large built-up area via the The Boldons to the south. However, the parcel is contained by the settlement to the north, east and west limiting its impact. Release would weaken the distinction of adjacent Green Belt to the south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to a gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, but its containment limits the extent to which land prevents the merger of towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the urban edge which reduces the extent to which development would be considered to reduce the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would have a

Harm of release of land in BO-S5

negligible impact on the settlement gap due to the extent to which it is contained. Release would cause some weakening of adjacent Green Belt to the south, but would not notably narrow the gap between towns.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has relatively weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would encroach into open fields within the parcel. The parcel is contained within the urban area, which limits the impact of release to an extent, but release would cause weakening of the distinction of Green Belt to the south.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

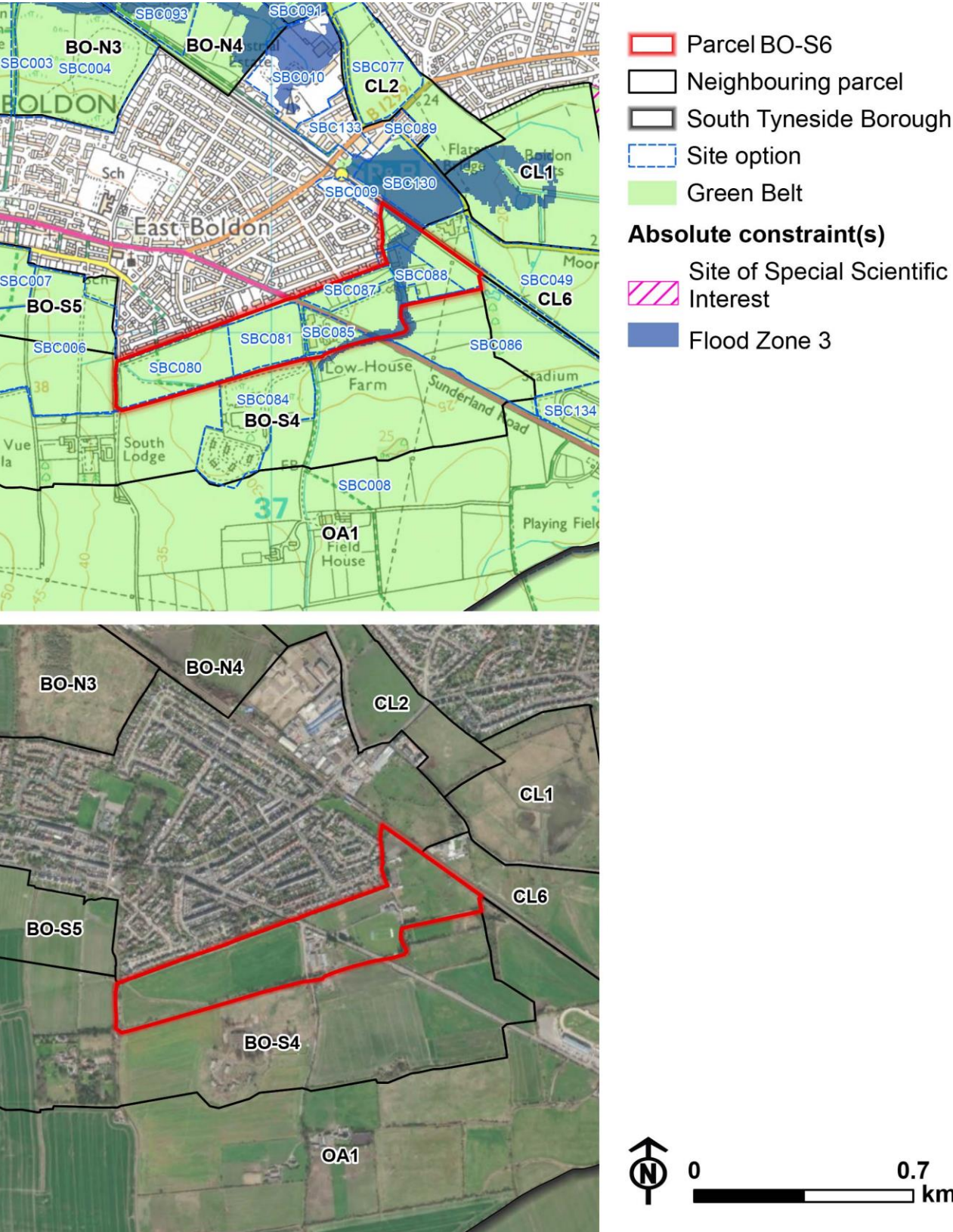
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC006 (northern part) and SBC007** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	Moderate	Low/No	Equal

Harm of release of land in BO-S6



Harm of release of land in BO-S6

Description

- Parcel is adjacent to the south of The Boldons.
- Land is in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- The parcel contains Boldon Cricket and Squash Club is situated to the east of Sunderland Road, but it does not have a significant impact on openness. The parcel also contains a farm, but they are an appropriate land use in the Green Belt and do not therefore impact openness.
- The cricket and squash club contains uses more closely associated with the urban area than the wider countryside, but the parcel is predominantly comprised of agricultural land and some paddocks in the east and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The boundary at the urban edge is generally weak, being comprised of garden boundaries and the odd tree.
- Mature tree cover lines much of the outer boundaries of the parcel, but outer boundary strength is weaker to the southwest. The railway line and tree cover to the east represent relatively strong alternative Green Belt boundaries to the east.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is south of The Boldons which are connected to the large built-up area of South Tyneside. The parcel therefore plays a role in preventing its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the urban area, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand The Boldons to the south. Whilst mature tree cover provides an outer boundary for much of the parcel, there is less screening to the southwest and therefore release would cause weakening of adjacent Green Belt land. However, the land directly to the south is already urbanised to some degree by the former Ministry of Defence bunkers and associated derelict buildings.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. It therefore contributes to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has relatively weak distinction from the urban area, which reduces the extent to which development would be considered to narrow the gap between

Harm of release of land in BO-S6

neighbouring towns.

- **Impact of release on remaining Green Belt:** Release of the parcel would cause some minor narrowing of the settlement gap, as well as increased urbanising influence on adjacent Green Belt to the southwest where the boundary strength is weaker. However, the land directly to the south is already urbanised to some degree by the former Ministry of Defence bunkers and associated derelict buildings.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has relatively weak distinction from the urban area, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Boldon to the south into open countryside. Mature tree cover provides some outer boundary around the parcel, but release would still have an urbanising influence on adjacent Green Belt to the southwest where the boundary strength is weaker. However, the land directly to the south is already urbanised to some degree by the former Ministry of Defence bunkers and associated derelict buildings.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

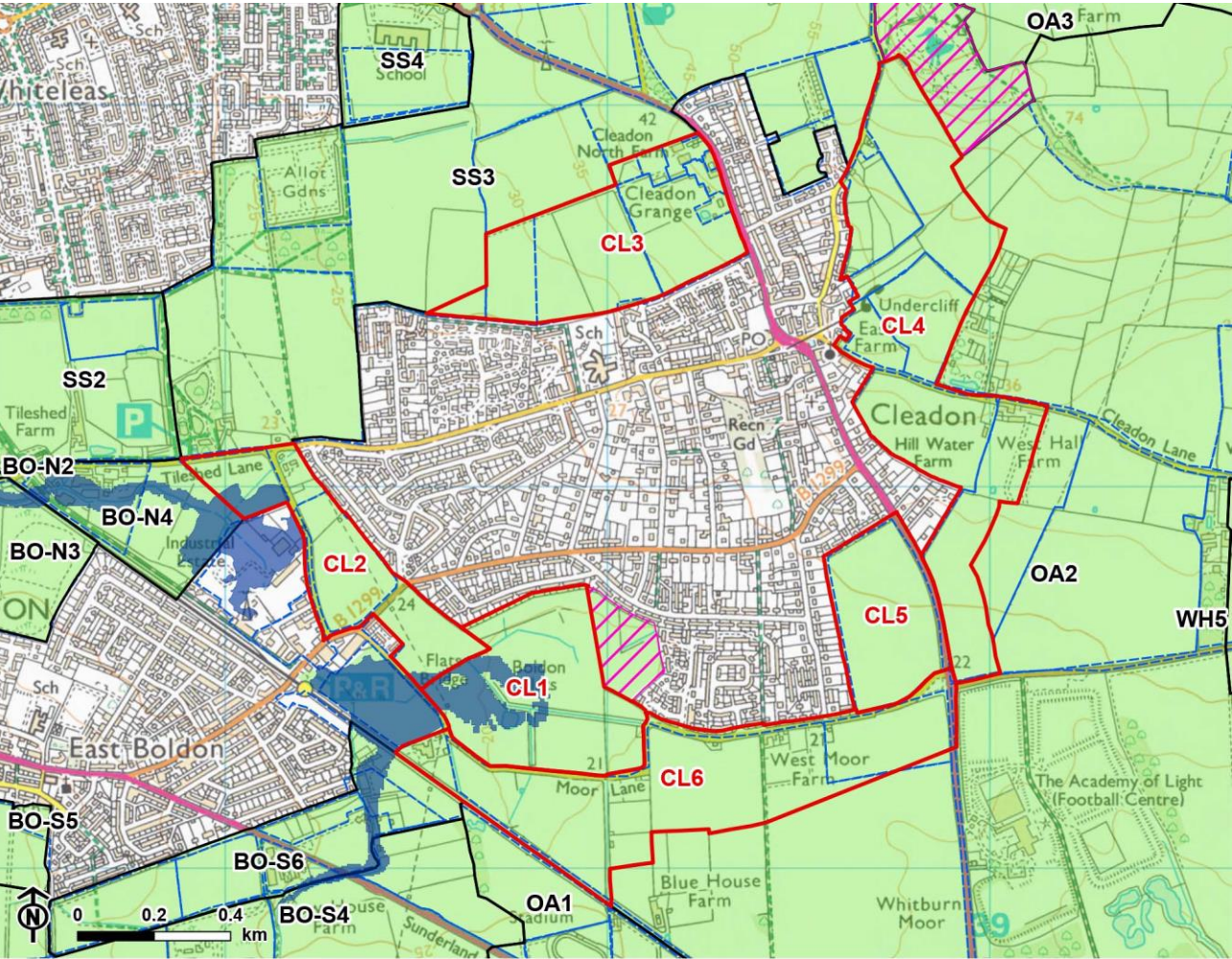
Site-level variations in harm


The parcel includes the following promoted sites:


- **SBC080; SBC081; SBC085; SBC087 and SBC088** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.


Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal


Cleadon





- 


Cleadon parcel
- 

Site option
- 

South Tyneside Borough
- 

Green Belt
- Absolute constraint(s)**
- 

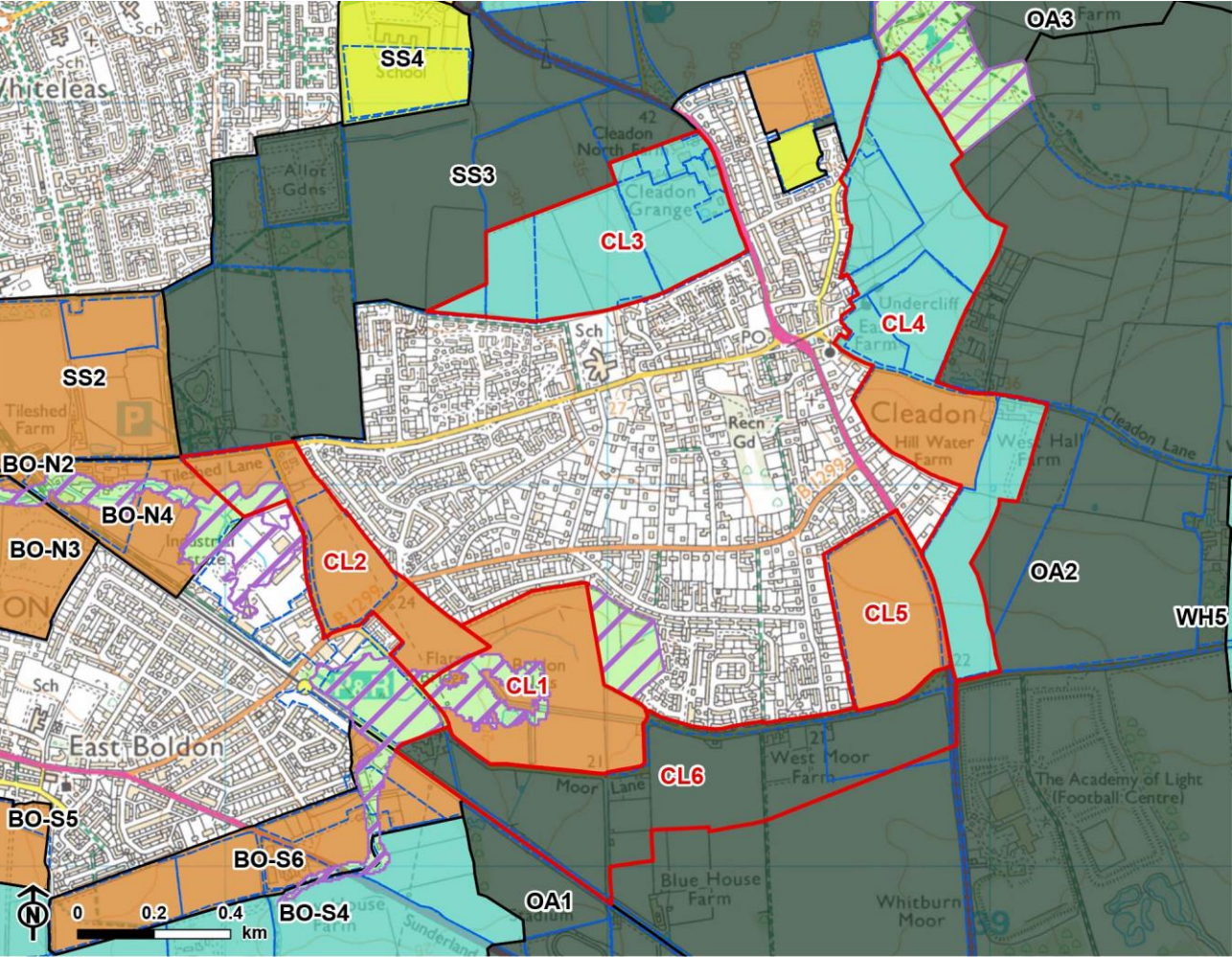
Local Nature Reserve
- 

Site of Special Scientific Interest
- 

Flood Zone 3

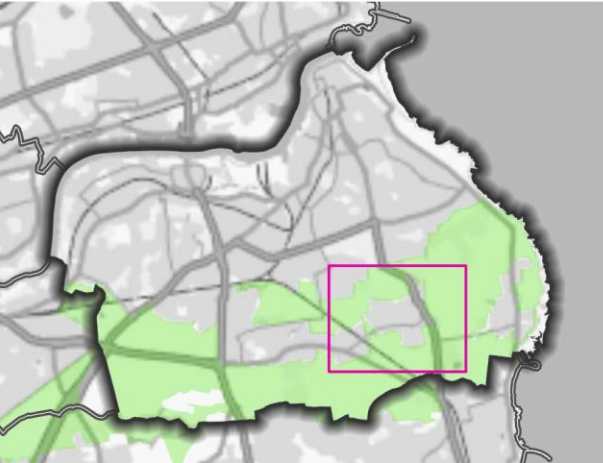


Cleadon

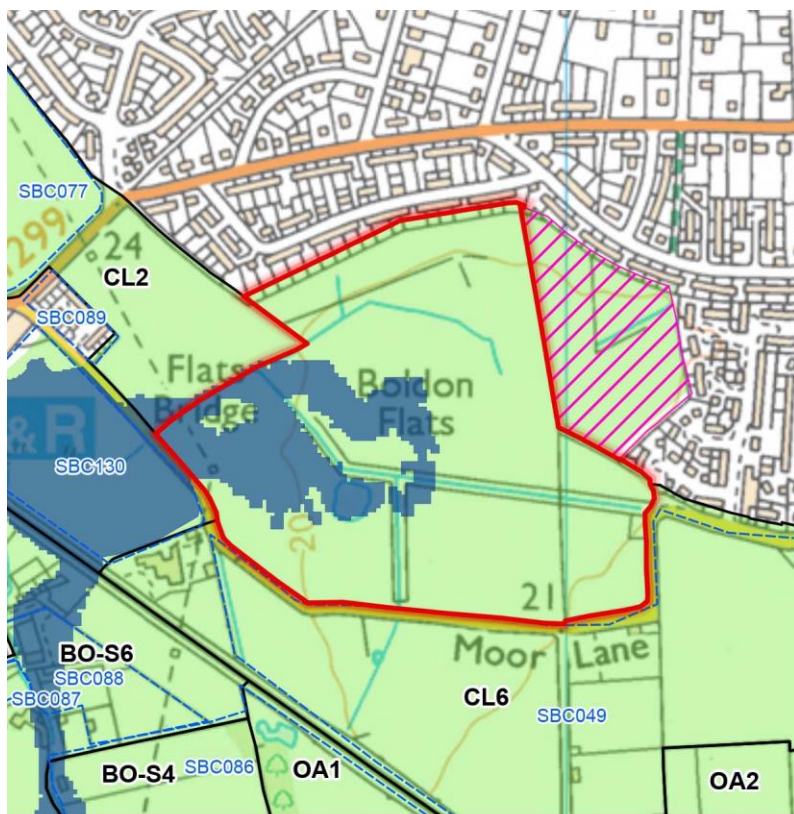


- Cleadon parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in CL1



- Parcel CL1
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
- Site of Special Scientific Interest
- Flood Zone 3



Harm of release of land in CL1

Description

- Parcel is adjacent to the southwest of Cleadon.
- Parcel lies in a narrow gap between Bolden merged with Jarrow, South Shields and Sunderland, when Cleadon is taken into account in between.
- There is no built development in the parcel and therefore it is considered open.
- The parcel is comprised of Boldon Flats Local Wildlife Site which also partially designated as Flood Zone 3, and is therefore it is considered to be part of the countryside. Boldon Pastures SSSI lies to the northeast of the parcel.
- The parcel is not associated with a historic town.
- Garden boundaries at the urban edge to the north provide little separation from the urban area and the parcel is also contained by urban development to the east. As a result, there is some urbanising influence within the parcel. Boundary strength is considered stronger to the east where there is more tree cover within Boldon Pastures SSSI. The wetlands within the parcel provide some land cover distinction from Cleadon.
- There is a degree of separation between the parcel and adjacent Green Belt to the west and north through Moor Lane in combination with mature tree cover. However, the boundary gets weaker the further east through tree cover along Moor Lane becoming less frequent and less dense.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the village Cleadon, which does not form part of the large built-up area to the north or south; however, its location in between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Cleadon to the south. However, the parcel is contained to an extent by Moor Lane, which limits the impact. Release would weaken the distinction of adjacent Green Belt to the southeast where the boundary is weaker and less contained.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account in between. It therefore makes some contribution to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** Release would expand Cleadon and

Harm of release of land in CL1

increase its association with The Boldons to the west. This gap is already as narrow to the north around Cleadon Lane Industrial Estate, but release would have some impact on the overall perceived separation between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland to the south. Release would cause some increased urbanising influence on adjacent Green Belt land to the southeast.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** Release of the parcel would encroach onto the countryside. The parcel is contained to a certain extent by the urban area and Moor Lane, but release would cause weakening of strongly distinct land to the south and south east.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Harm of release of land in CL2



Harm of release of land in CL2

Description

- Parcel is adjacent to Cleadon to the east and Cleadon Lane Industrial Estate, which is part of East Blodon, to the west.
- Parcel lies in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account in between.
- There is a small cluster of three buildings in the north of the parcel, but they have a limited impact on the wider openness of the parcel.
- As predominately agricultural land the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Residential garden boundaries provide a weak boundary feature between the parcel and Cleadon to the east. Separation is stronger from the inset area to the west along Cleadon Lane, although the urban edge is clearly visible and further development is planned in this location. Development extends beyond Moor Lane in the south of the parcel. The parcel is subject to a relatively high degree of urban containment by The Boldons and Cleadon, which means that only the northern and southern ends of the parcel have views of the wider countryside.
- Tree lined Moor Lane and tree cover provide a relatively strong outer boundary to the south. There is a degree of separation between the parcel and adjacent Green Belt to the north through Tile Shed Lane in conjunction with trees. Separation between the parcel and adjacent Green Belt to the southeast and northwest is weaker through thin hedging and no boundaries in parts.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Low/No	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to The Boldons, which form part of the large built-up, area and so it contributes towards checking its sprawl into Cleadon. Although the narrowness of the gap between these settlements limits the remaining value of this function.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel for development would merge Cleadon and The Boldons to the point where Cleadon would become part of the large built-up area and would constitute significant sprawl, although the significance of this merging is limited by the narrowness of the existing gap between the settlements. Release would have some urbanising influence on land to the northwest and southeast, but these areas are already subject to urbanising influences by adjacent inset area and the flood zone 3 areas prohibit significant development in these directions.

Harm of release of land in CL2

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account in between. It therefore contributes to maintaining separation between towns. However, the gap between The Boldons and Cleadon is so narrow as to limit its significance in maintaining separation in the wider gap.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the parcel would merge Cleadon into The Boldons, which would weaken the overall perceived separation between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, although the significance of the merging of The Boldons and Cleadon is limited by the narrowness of the existing gap between the settlements. Release would have some urbanising influence on land to the northwest and southeast, but these areas are already subject to urbanising influences by adjacent inset area and the flood zone 3 areas prohibit significant development in these directions.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it, although this is limited by the narrowness of the gap between settlements.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The parcel is subject to a high degree of urban containment and therefore its release would have limited impact on the surrounding countryside. Release would have some urbanising influence on land to the northwest and southeast, but these areas are already subject to urbanising influences by adjacent inset area and the flood zone 3 areas prohibit significant development in these directions.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

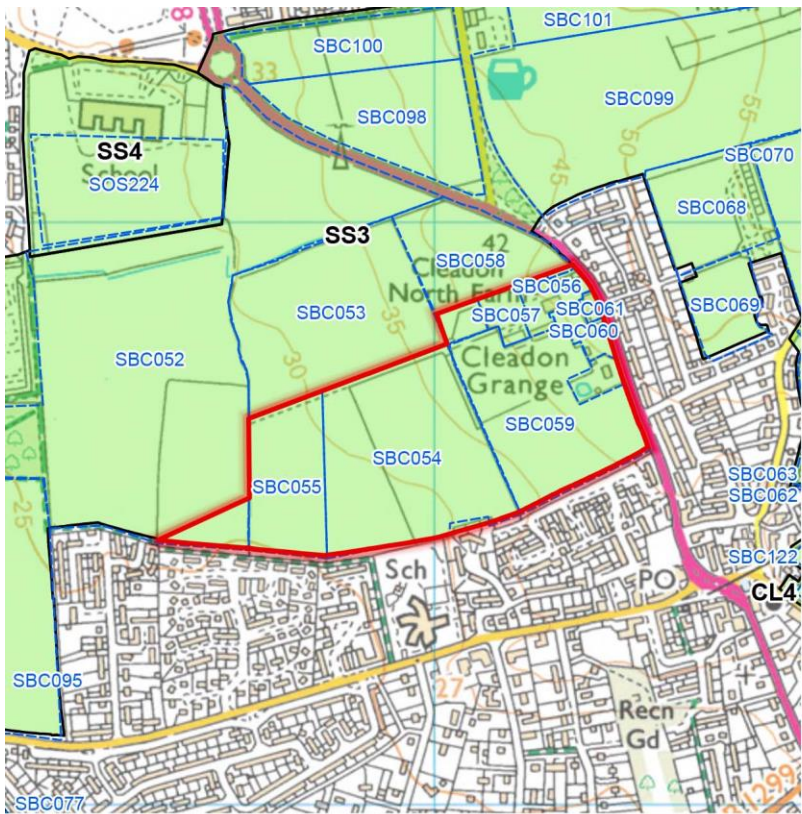
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC077 and SBC091** The harm rating for the parcel as a whole also applies to the above promoted sites that fall within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Low/No	Low/No	Equal

Harm of release of land in CL3



- Parcel CL3
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt



Harm of release of land in CL3

Description

- Parcel is adjacent to north Cleadon.
- Parcel is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, which is considered narrow given that Cleadon lies between them.
- Residential properties along Shields Road in the east of the parcel do not have a significant impact on openness in the parcel. There is also a farm in the northeast of the parcel, but as an appropriate land use in the Green Belt it does not impact openness.
- As predominately agricultural land the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The A1018 and associated tree cover provides a degree of boundary separation from inset development to the east, but visual separation is weaker in the southeast where there is no tree cover. In the south there is a degree of separation through Cleadon Meadow Road in conjunction with sparse tree cover. Therefore, there are clear views of urbanising elements, especially in the east of the parcel which is contained on two sides. The parcel does share open views of the countryside that remains between Jarrow and Cleadon to the north and west.
- Separation between the parcel and adjacent Green Belt to the north and west is relatively consistent through thin lines of hedges and trees.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the village Cleadon, which does not form part of the large built-up area to the north or south; however, its location in between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban area.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand Cleadon northwards reducing the area of open land between Cleadon and Jarrow, increasing their association. Release would also weaken the distinction of surrounding Green Belt to the north and west. However, the inset urban edge of Cleadon extends closer to Jarrow to the northeast and southwest of the parcel, limiting the sprawling significance of any release within the parcel.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies peripheral to narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, which is considered narrow given that Cleadon lies between them
- **Openness:** Parcel is open.

Harm of release of land in CL3

- **Distinction:** Parcel has a degree of distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Cleadon northwards into an already fragile gap with Jarrow and South Shields. This would narrow the overall gap to Sunderland to the south. Release would also weaken the distinction of surrounding Green Belt to the north and west. However, the inset urban edge of Cleadon extends closer to Jarrow to the northeast and southwest of the parcel, limiting the merging significance of any release within the parcel.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has a degree of distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would encroach onto the countryside that has open views of the wider countryside to the north and west. The parcel is contained to the east and south by the urban area of Cleadon, limiting the impact of release to an extent, but release would still result in some weakening of what remains of the open countryside between Cleadon and Jarrow to the north and west.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

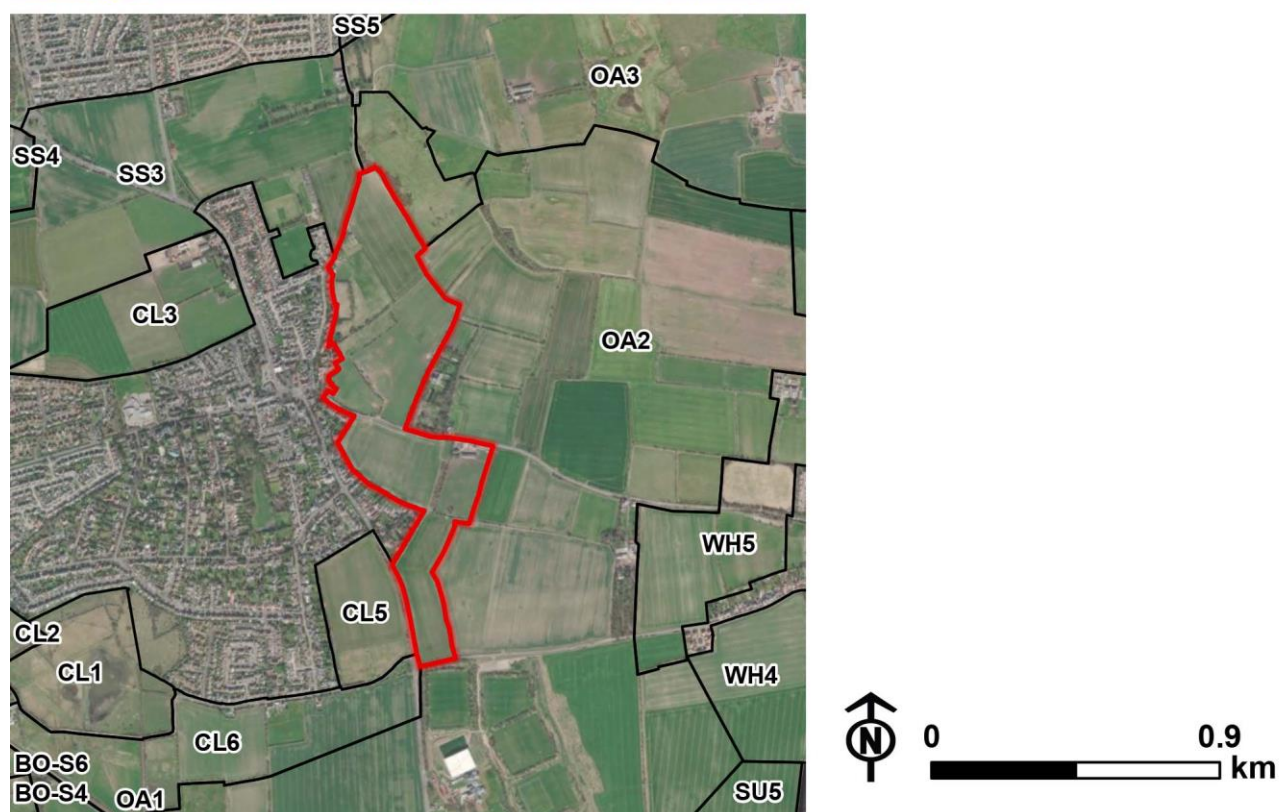
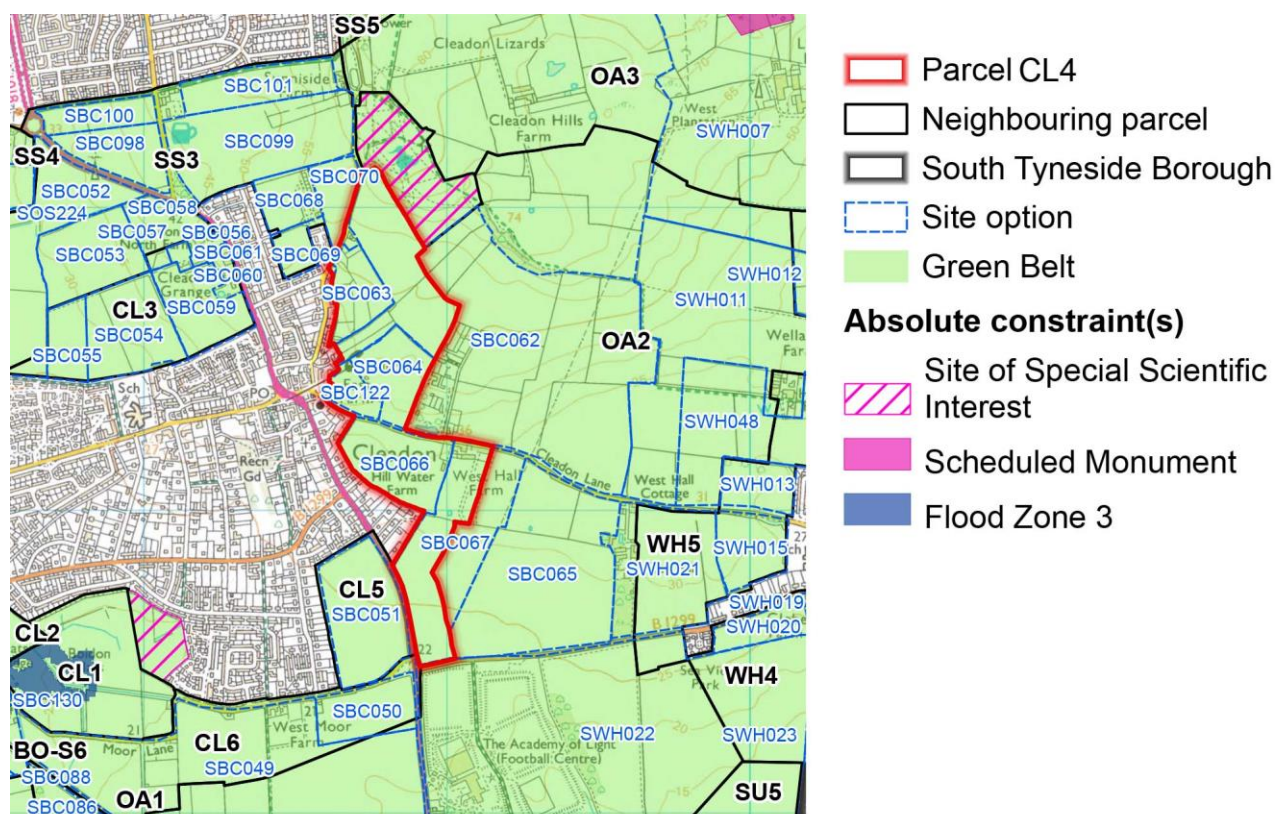
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC052 (southern tip); SBC058 (southern edge); SBC059; SBC054; SBC055; SBC052; SBC056; SBC057; SBC060 and SBC061** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	Moderate	Low/No	Equal

Harm of release of land in CL4



Harm of release of land in CL4

Description

- Parcel is adjacent to east of Cleadon. Release of the parcel would likely be in conjunction with Green Belt land to the west of Sunderland Road at the southern end of the parcel.
- Parcel lies in a narrow gap between The Boldons and South Shields and Sunderland when taken in the context of the intervening villages of Cleadon and Whitburn.
- Cleadon Lane runs through the parcel from west to east. The parcel contains a farm in the east, south of Cleadon Lane. This built development is an appropriate use and therefore are not considered to affect the openness of the Green Belt.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is separated from the urban area by weak fence boundaries and sparse tree cover but the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.
- The parcels outer boundaries are largely unvegetated field boundaries; however, the topography of the land within the parcel facilitate open views of the wider countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Cleadon which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Tyneside and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some limited distinction from the urban edge, to the extent that development would be considered sprawl. However, the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand the size of Cleadon, reducing the distance between Cleadon and Whitburn to the east. Release would weaken the adjacent Green Belt to the east where clear boundaries are lacking.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between The Boldons and South Shields and Sunderland when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some limited distinction from the urban edge, to the extent that

Harm of release of land in CL4

development would narrow the gap between towns. However, the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.

- **Impact of release on remaining Green Belt:** Release of the parcel would narrow the gap between Cleadon and Whitburn narrowing the wider gap between the neighboring towns of Sunderland, Jarrow and South Shields. and also weaken the distinction of adjacent Green Belt to the east. Release would weaken the adjacent Green Belt to the east where clear boundaries are lacking.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some limited distinction from the urban edge the extent that development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Cleadon into the open countryside to the east, weakening the adjacent Green Belt to the east where clear boundaries are lacking.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

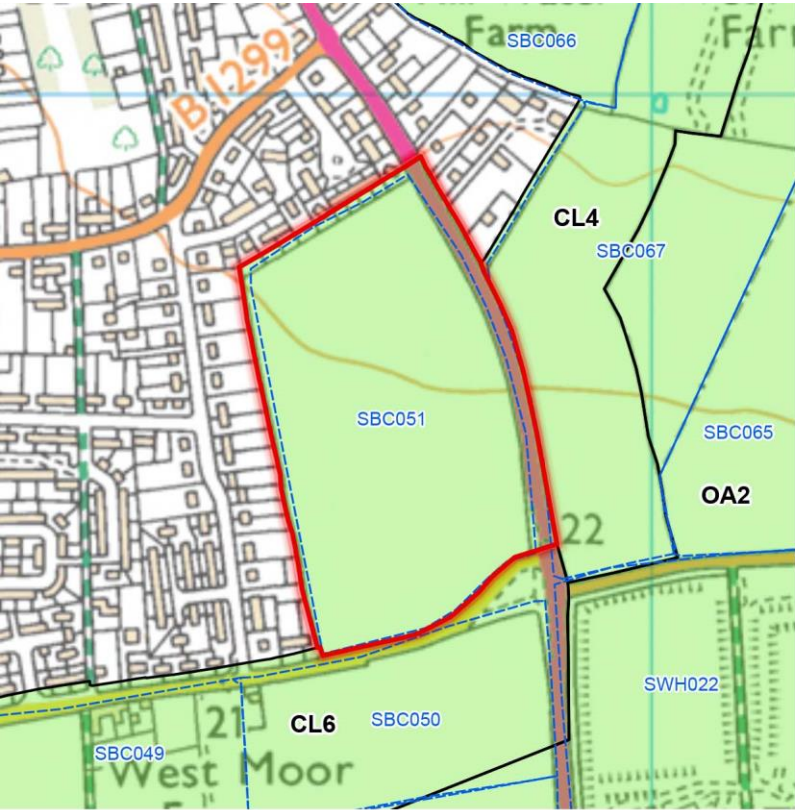
- **SBC066** Release would expand Cleadon into the more area urban contained area south of Cleadon Road. It would not extend development beyond the western extent of the existing development along Sunderland Road to the south, limiting its narrowing of the gap between Whitburn and Cleadon.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

- **SBC062 (western end); SBC063; SBC064; SBC067 (western half) and SBC122** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Harm of release of land in CL5



- Parcel CL5
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt



Harm of release of land in CL5

Description

- Parcel is adjacent to the south east of Cleadon.
- Parcel is peripheral to the gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. It is at least as far from either town as the direct gap between them and intervening villages.
- The parcel contains no built development and so is open.
- The parcel contains a large agricultural field and therefore is considered part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is contained to the north and west by the inset urban area of Cleadon. Treelined hedgerows bordering residential gardens provides a degree of separation between the parcel and the inset area to the north and west. The urban edge has an urbanising influence between the trees.
- Moor Lane to the south and Sunderland Road to the west represent relatively strong regular alternative Green Belt boundaries, although sparse tree-cover along their edges maintain open views of the wider countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Cleadon which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Tyneside and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge to the extent that development would be considered sprawl.
- **Impact of release on remaining Green Belt:** The parcel is contained by the inset area to the north and west. Moor Lane to the south and Sunderland Road to the west represent relatively strong regular alternative Green Belt boundaries. Although sparse tree-cover along their edges maintain open views of the wider countryside, the countryside beyond would remain distinct and maintain a strong association with the wider countryside.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to gap between Sunderland and South Shields.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has distinction from the urban edge to the extent that development would be considered to reduce the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would have a

Harm of release of land in CL5

narrowing effect by reducing the open area between the towns. However, the containment of the parcel to the north and south limits its significance. Moor Lane to the south and Sunderland Road to the west represent relatively strong regular alternative Green Belt boundaries with the countryside in the gap beyond clearly distinct from the urban edge and having a strong association with the wider countryside.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open. • Parcel has distinction from the urban edge to the extent that development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel is contained by the inset area to the north and west. Moor Lane to the south and Sunderland Road to the east represent relatively strong regular alternative Green Belt boundaries. Although sparse tree-cover along their edges maintain open views of the wider countryside, the countryside beyond would remain distinct and maintain a strong association with the wider countryside.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

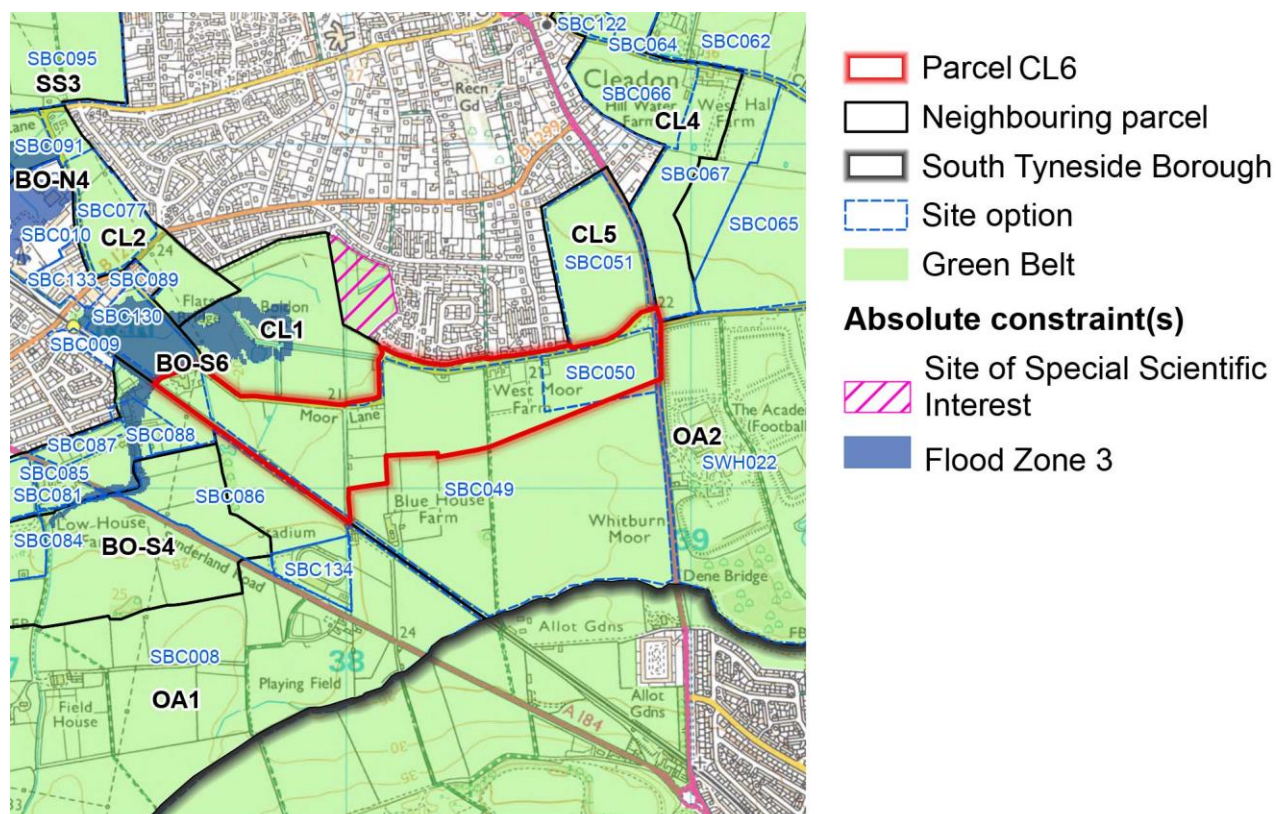
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC051** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in CL6



Harm of release of land in CL6

Description

- Parcel is adjacent to the south of Cleadon.
- Parcel lies in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account in between.
- Parcel contains a handful of residential dwellings south of Moor Lane in the north of the parcel, but these are too sparsely distributed to affect the openness of the Green Belt. The farm buildings adjacent to the railway line that forms the western boundary of the parcel are considered to be appropriate uses in the Green Belt and therefore do not affect its openness.
- As farmland the parcel is considered part of the countryside.
- The parcel is not associated with a historic town.
- Moor Lane separates the parcel from the inset urban area of Cleadon. A mature hedgerow screens some views of the urban edge although it is visible from within the parcel. The wider countryside dominates, however.
- Moor Lane to the northwest and the railway line to the southwest represent relatively strong and regular alternative Green Belt boundaries. Furthermore, a local nature reserve, a significant portion of which is designated as flood zone 3, lies to the north. The south western boundary of the site cuts through a very large field where there are no clear boundaries and the field boundaries to the south of Moor Lane a relatively weak following broken hedgerows.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Cleadon which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Tyneside and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would significantly reduce the gap between Cleadon and Boldon to the west, where a railway track would be the only separating feature, and Cleadon and Sunderland to the south where the remainder of the large open field to the south east, Cut Throat Dene and an abutting allotment would be the only separating features. The parcel's weak southeastern and southern edges would weaken adjacent Green Belt land.

Harm of release of land in CL6

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon taken into account in between.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to reduce the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release and development in the parcel would significantly narrow the gap between Bolden merged with Jarrow and Sunderland when Cleadon taken into account in between. It would also reduce the distinction of Green Belt to the west and east. The parcel's weak southeastern and southern edges would weaken adjacent Green Belt land.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Cleadon into the open countryside. The parcel's weak southeastern and southern edges would weaken adjacent Green Belt land.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

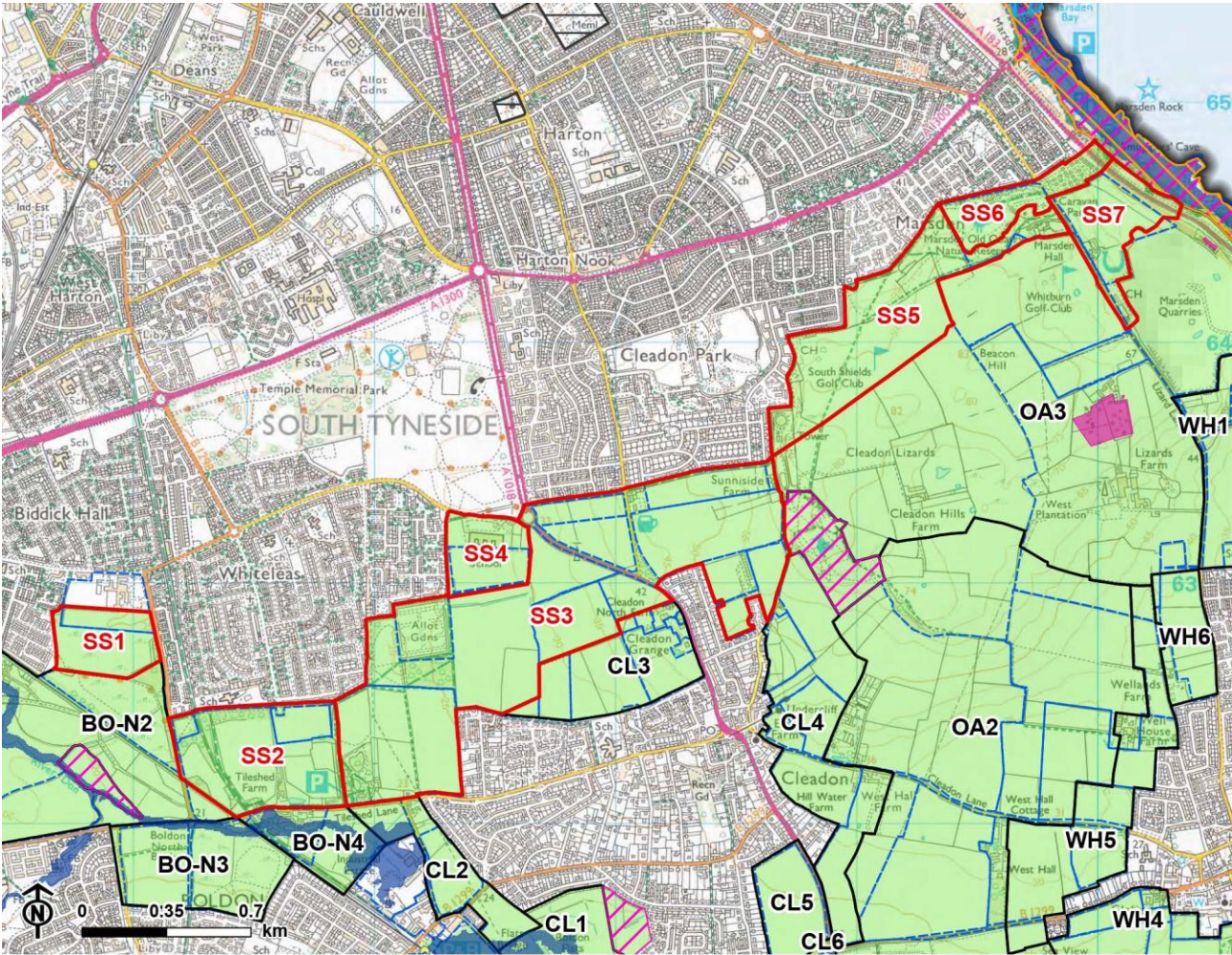
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC049 (north western half) and SBC050** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	High	Low/No	Equal

South Shields

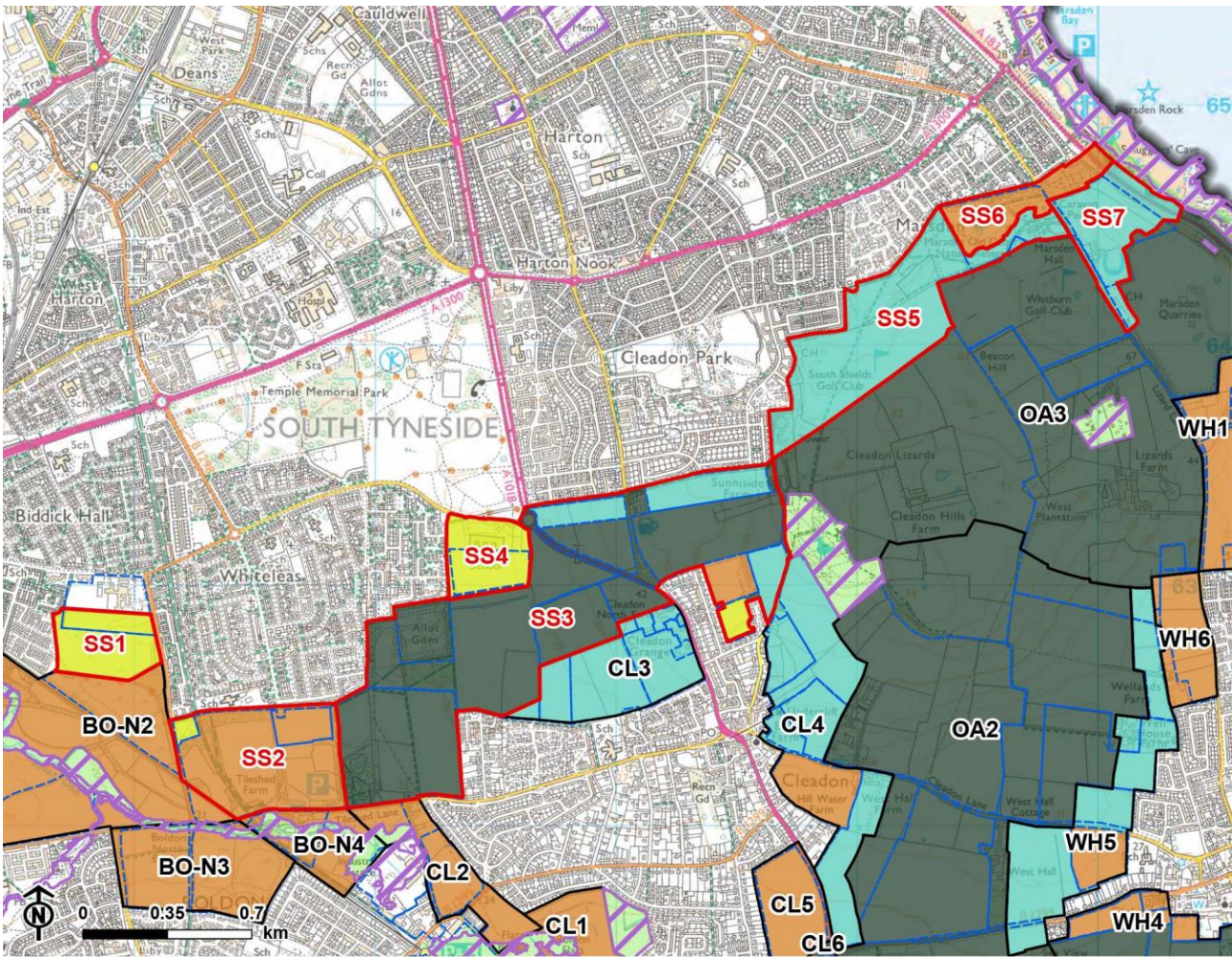


- South Shields parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
 - Local Nature Reserve
 - Special Protection Area
 - Special Area of Conservation
 - Cemetery
 - Ramsar site
 - Site of Special Scientific Interest
 - Scheduled Monument
 - Flood Zone 3



South Shields



- South Shields parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in SS1



Harm of release of land in SS1

Description

- Parcel lies to the south of South Shields, adjacent to school buildings and contained by the urban area to the east and west.
- Parcel is peripheral to a gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- There is no built development in the parcel and therefore it is considered open.
- The north of the parcel is comprised of grass sports pitches, which are associated with the adjacent urban area. However, the majority of the parcel is comprised of grassland and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- There is no boundary feature between the parcel and urban area to the north, and the parcel is contained on three sides by the inset area. As a result, it has a stronger association with South Shields than the surrounding countryside.
- A hedge and woodland form a slightly stronger outer boundary to the south of the parcel.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent to South Shields, which is part of the large built-up area of South Tyneside. The parcel is contained within the urban area, which limits its contribution to checking sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban area, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** The parcel is contained within the urban area and its outer boundaries would limit the impact of release on adjacent Green Belt land, although there would be some urbanising influence on the Green Belt immediately beyond the hedgerow to the south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to a gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. Its containment within the settlement of South Shields limits the extent to which it contributes to maintaining separation.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the parcel would have limited impact on the settlement gap due to the extent to which the parcel is contained within the

Harm of release of land in SS1

urban area. The parcel's outer boundaries would limit weakening of adjacent Green Belt land, although there would be some urbanising influence on the Green Belt immediately beyond the hedgerow to the south.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The parcel is part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has weak distinction from the urban area, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand South Shields into open countryside, but land is largely contained within the urban area and its outer boundaries would limit any weakening of adjacent Green Belt land, although there would be some urbanising influence on the Green Belt immediately beyond the hedgerow to the south.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SOS040 (southern part) and SOS041** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

Harm of release of land in SS2



Harm of release of land in SS2

Description

- Parcel lies between South Shields, The Boldons and Cleadon.
- Land lies on the periphery of a narrow gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area, when Cleadon is taken into account as it lies between these towns.
- There are some residential properties within the parcel along Tile Shed Lane, but they are not of a sufficient scale to impact openness within the parcel. There are also some agricultural use buildings, but they are an appropriate land use in the Green Belt do not therefore impact openness.
- The parcel is comprised agricultural land and is therefore considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Tree cover to the north screens the parcel from the adjacent urban area to an extent, but this boundary is weaker to the northwest and northeast. The parcel is contained within a wider area by South Shields to the north, The Boldons to the south and Cleadon to the east, and it therefore has a stronger relationship with the urban area than the surrounding countryside.
- The parcel is well contained by tree cover along Boldon Lane to the west and Tile Shed Lane, as well as tree cover to the east.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- Function: Parcel lies adjacent to South Shields, which is part of South Tyneside. The parcel lies within a larger area that is contained within the urban areas of Boldon and South Shields, which limits the extent to which the parcel contributes to checking sprawl.
- Openness: Parcel is open.
- Distinction: Parcel has some degree of distinction from the urban area.
- Impact of release on remaining Green Belt: Release of the parcel would expand the southern extent of South Shields, increasing its association with the Boldons. However, the parcel is contained by relatively strong boundaries which would limit weakening of adjacent Green Belt land, which are already contained by other urban edges.

Purpose 2 – Prevent neighbouring towns merging into one another.

- Function: Parcel lies on the periphery of a narrow gap between Sunderland and the Boldons merged with neighbouring towns within the South Tyneside built-up area, when Cleadon is taken into account as it lies between these towns. It therefore contributes to preventing the merger of towns.
- Openness: Parcel is open.
- Distinction: Parcel has a degree of distinction from the urban area.
- Impact on remaining Green Belt: Release of the parcel would narrow the gap between South Shields and the Boldons, and marginally

Harm of release of land in SS2

narrow the gap between South Shields and Cleadon, which would weaken the overall perceived separation between Sunderland and the Boldons merged with neighbouring towns within the South Tyneside built-up area. However, the parcel is relatively well contained and there are narrower sections of the gap between these settlements to the south east, which limit the significance of the weakening of adjacent Green Belt land.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

•Function: Parcel is part of the countryside and so contributes to preventing encroachment on it. •Openness: Parcel is open •Distinction: Parcel has a degree of distinction from the urban area. •Impact on remaining Green Belt: Release of the parcel would encroach into open fields to the south of South Shields, although the parcel is relatively well contained by strong boundaries and the surrounding urban area. Its release would increase the isolation of land to the west from the wider of the Green Belt; however this neighboring Green Belt is already significantly isolated by the containing urban areas of The Boldons, Jarrow and South Shields and the roads and railway line that cut through the area.

Purpose 4 – Preserve the setting and special character of historic towns.

• The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

• All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

• **SBC097** Release of this site would result in reduced harm to Purpose 2 than the whole parcel as it would cause less narrowing of the settlement gap.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Low/No	Moderate	Low/No	Equal

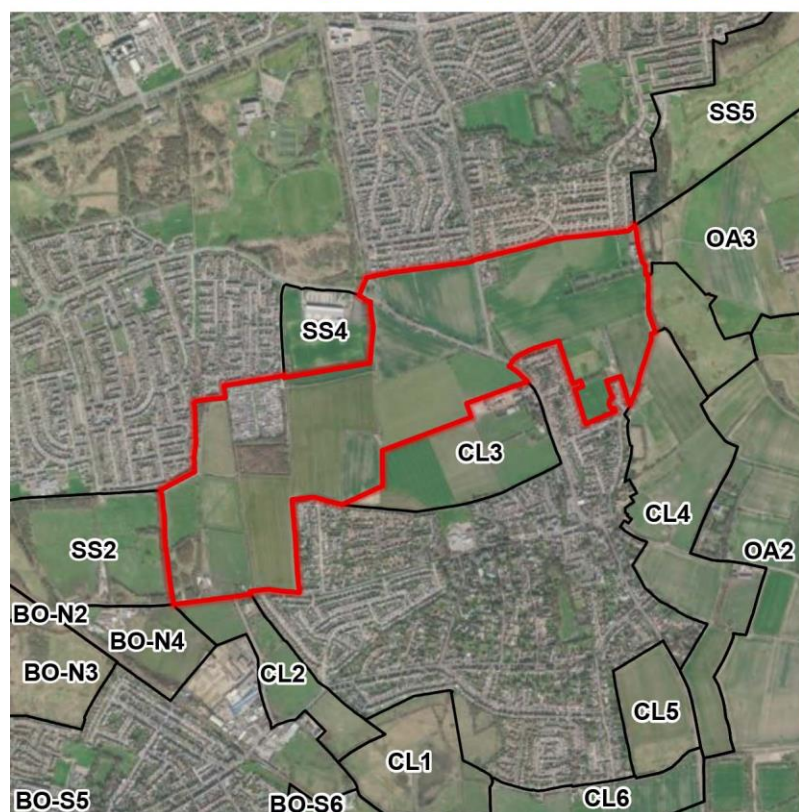
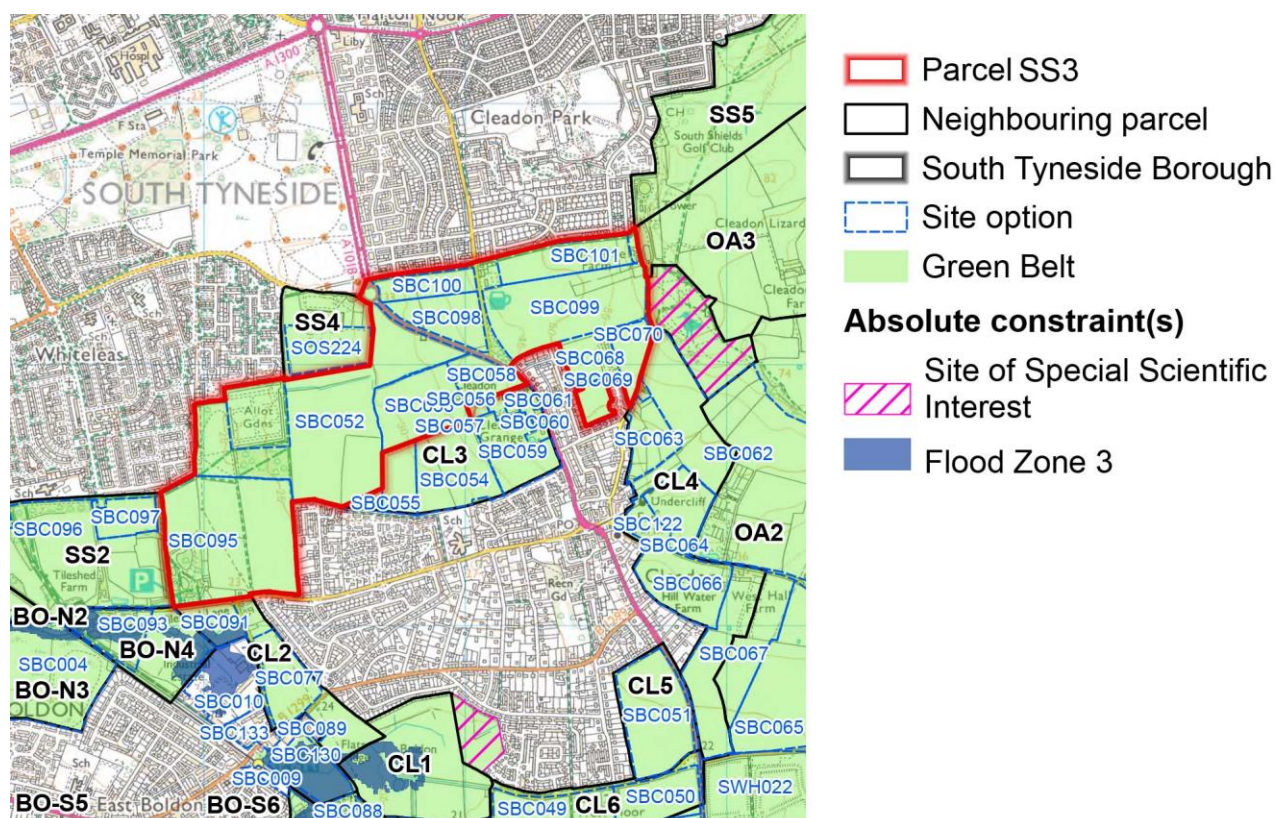
• **SBC096** Release of just the northwest field within the parcel would cause low harm to Green Belt purposes as this area has a weak urban edge and is strongly contained by tree cover, and it would cause limited narrowing of the settlement gap.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

• **SBC095 (western half)** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in SS3



Harm of release of land in SS3

Description

- Parcel lies between South Shields and The Boldons/Cleadon and would only be released in combination with SS4/CL3 to the north and south, respectively.
- Parcel lies within a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when Cleadon is taken into account which lies between them.
- There are some residential properties within the parcel, but they are too disparate to have a significant impact on openness. There are also some agricultural use buildings within the parcel, but as an appropriate land use in the Green Belt, they do not impact openness.
- The majority of the parcel is comprised of agricultural fields and therefore it is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The northwestern and southwestern parts of the parcel have stronger boundary distinction from the inset area, where tree cover and Tile Shed Lane provide some separation from the adjacent urban areas. However, significant portions of the parcel abut urban edges with little boundary strength, often being comprised of residential garden boundaries and the whole parcel is contained to an extent by urban areas.
- The parcel does share a frontage with the surrounding countryside at its eastern end, where a tree line ridge along Sunnyside Lane provides a relatively strong outer boundary. Mature tree cover forms a relatively strong outer boundary to the west.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel lies adjacent to South Shields which is part of the large built-up area. As such, the parcel contributes to checking sprawl of the large built-up area.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some distinction from the urban area to a degree that development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would constitute significant sprawl of the large built-up area, as it would merge Cleadon into South Shields.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between Sunderland and Boldon merged with Jarrow, South Shields and Sunderland, when Cleadon is taken into account which lies between them.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has some distinction from the urban area to a degree that

Harm of release of land in SS3

development would be considered to narrow the gap between neighbouring towns.

- **Impact of release on remaining Green Belt:** Release of the parcel would significantly narrow the overall gap to Sunderland as Cleadon would be merged into Jarrow/South Shields, leaving only land to the south of Cleadon to provide separation.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The parcel is part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** Parcel is open
- **Distinction:** Parcel has some distinction from the urban area, to a degree that development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel is relatively well contained by relatively strong boundaries to the west and east, and the surrounding urban area. Its release would increase the isolation of land to the west from the wider of the Green Belt; however this neighboring Green Belt is already significantly isolated by the containing urban areas of The Boldons, Jarrow and South Shields and the roads and railway line that cut through the area.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC069** Release of this site would result in low harm to the Green Belt purposes as it is comprised of sports pitches that are associated with the adjacent urban area and is almost entirely contained by the urban area.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

- **SBC095 (eastern part), SBC052, SBC053, SBC058, SBC098 and SBC099** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Moderate	Low/No	Equal

Harm of release of land in SS3

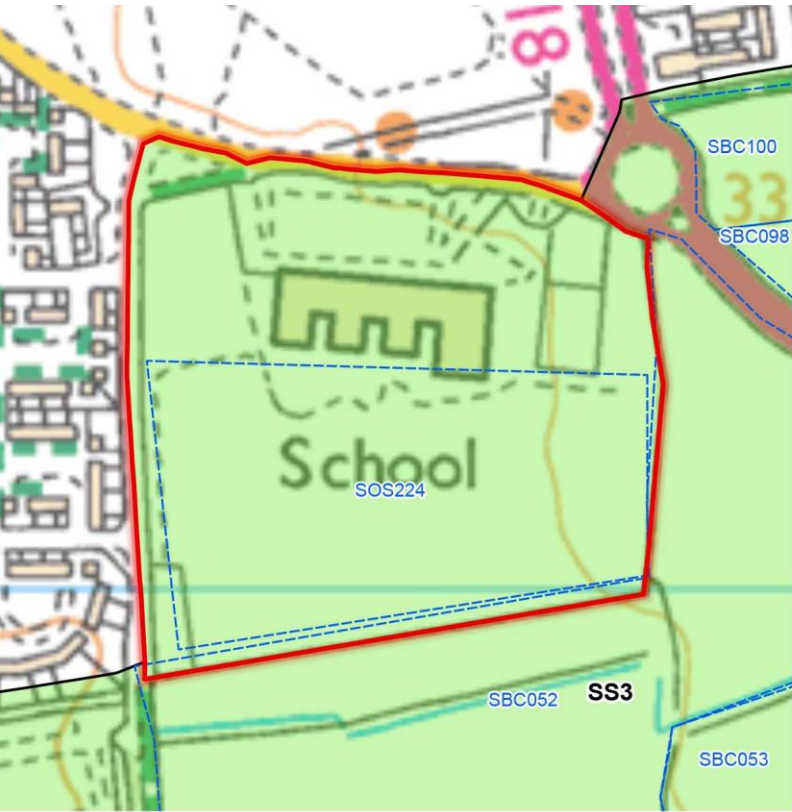
• **SBC100; SBC101; and SBC070** Release of these sites would result in reduced harm to Purpose 1 and Purpose 2, but still high harm given that their release would weaken the distinction of remaining land that lies in between South Shields and Cleadon beyond. Sites SBC100 and SBC101 have weak distinction from the urban edge of South Shields to the north and ribbon development formed of two residential properties and a pub along Sunderland Road have further weakened the regularity of this urban edge, partially containing the sites either side of the road. Site SBC070 has more association with the wider countryside than the sports pitches to the west.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	Moderate	Low/No	Equal

• **SBC068** Release of this site would result in reduced harm to Green Belt purposes when compared to the parcel as a whole given that it is comprised of sports pitches that are associated with the adjacent urban area. However, release would still widen the northern urban frontage of Cleadon in the narrow gap with South Shields to the north generating moderate harm to P1 and P2.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Low/No	Low/No	Equal

Harm of release of land in SS4



Harm of release of land in SS4

Description

- The parcel is located to the south of South Shields.
- Parcel is peripheral to a narrow gap between Sunderland and South Shields, when Cleadon is taken into account as it lies between these towns.
 - The parcel contains South Shields Community School, which reduces openness in the northern half of the parcel. The remaining areas of the parcel are comprised of sports pitches and are therefore considered open.
- The parcel's land uses consist of a school and its associated recreational field/pitches. This associates the parcel with the adjacent urban area and limits the degree to which the parcel is perceived as countryside.
- The parcel is not associated with a historic town.
- Holder House Lane provides little separation from urbanising residential development that lies to the west, and South Shields Community School also has a strong urbanising influence within the parcel.
- Mature tree cover along the outer boundaries of the parcel provides separation between the parcel and the surrounding countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to South Shields, which forms part of the large built-up area, and so contributes to checking its sprawl.
- **Openness:** Parcel is open in the southern half, but a school reduces openness in the northern half.
- **Distinction:** Parcel has weak distinction from the urban area, which reduces the extent to which development would be perceived as sprawl.
- **Impact of release on remaining Green Belt:** The school within the parcel is already visible within the Green Belt surrounding the parcel and the parcel's outer boundaries limit the extent to which release of remaining open land in the parcel would impact the distinction of adjacent Green Belt land.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to a narrow gap between Sunderland and South Shields, and therefore contributes to preventing their merger.
- **Openness:** Parcel is open in the southern half, but a school reduces openness in the northern half.
- **Distinction:** Parcel has weak distinction from the urban area, which limits the extent to which development would narrow the gap between towns.
- **Impact of release on remaining Green Belt:** The parcel is partially developed and does not so extend further into the gap to the south than adjacent development to the

Harm of release of land in SS4

west. Its release would widen the frontage of South Shields in relation to the gap, but the parcel's outer boundaries would limit weakening of adjacent Green Belt land, which is already urbanised by the school buildings.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The parcel's land uses limit the extent to which it is perceived as countryside.
- **Openness:** Parcel is open in the southern half, but a school reduces openness in the northern half.
- **Distinction:** Parcel has weak distinction from the urban edge, which limits the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The parcel's outer boundaries, which are lined with tree cover, would limit weakening of adjacent Green Belt land, which is already urbanised by the school buildings.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SOS224** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

Harm of release of land in SS5



Harm of release of land in SS5

Description

- The parcel is located south of South Shields and is formed of a golf course and associated car park and clubhouse, the southern end of the Marsden Old Quarry Nature Reserve to the west of Lizard Lane and some residential buildings directly to the south of it. Cleadon Water Tower and associated buildings sites in the far western end of the parcel. Scrubland and scattered tree cover dominates on the land in between these land uses.
- Parcel is peripheral to a moderate gap between Sunderland and South Shields. The urban edge of South Shields lies closer to Sunderland to the south east where it lies in close proximity to the intervening village of Cleadon.
- The clubhouse, water tower and associated buildings and residential properties are scattered and isolated and do little impact the openness of the wider Green Belt.
- The nature reserve, golf course and scrubland are all considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The majority of the parcel's urban edge follows an embankment covered in scrub and trees. The notable exception is the edge of the golf course adjacent to Hilcrest Road and the car park and clubhouse. Although there are urbanising influences in this portion of the parcel, the high vantage point ensures that open views of the wider countryside dominate. The partial containment by the urban area to the west is diminished by the land within the parcel sitting on higher ground.
- The southern edge of the parcel is predominately comprised of a relatively weak fence boundary with tree cover confined to the southeastern and southwestern edges.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to South Shields, which forms part of the large built-up area, and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to be sprawl. The majority of the parcel's urban edge follows an embankment covered in scrub and trees, and so development beyond it would be sprawl.
- **Impact of release on remaining Green Belt:** The southern edge of the parcel is predominately comprised of a relatively weak fence boundary with tree cover confined to the southeastern and southwestern edges, meaning the urban edge would likely have an urbanising influence on the open countryside beyond. However, the high vantage point beyond would ensure that open views of the wider countryside dominate.

Harm of release of land in SS5

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to a moderate gap between Sunderland and South Shields. The urban edge of South Shields lies closer to Sunderland to the south east where it lies in close proximity to the intervening village of Cleadon. Still release would have a narrowing effect by reducing open area between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns. The majority of the parcel's urban edge follows an embankment covered in scrub and trees, and so development beyond it would serve to narrow the gap between towns.
- **Impact of release on remaining Green Belt:** The southern edge of the parcel is predominately comprised of a relatively weak fence boundary with tree cover confined to the southeastern and southwestern edges, meaning the urban edge would likely have an urbanising influence on the open countryside beyond. However, the high vantage point beyond would ensure that open views of the wider countryside dominate.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to be encroachment of the countryside. The majority of the parcel's urban edge follows an embankment covered in scrub and trees, and so development beyond it would be encroachment of the countryside.
- **Impact of release on remaining Green Belt:** The southern edge of the parcel is predominately comprised of a relatively weak fence boundary with tree cover confined to the southeastern and southwestern edges, meaning the urban edge would likely have an urbanising influence on the open countryside beyond. However, the high vantage point beyond would ensure that open views of the wider countryside dominate.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH001 (southern third)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Harm of release of land in SS5

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Harm of release of land in SS6



- Parcel SS6
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
 - Special Area of Conservation
 - Site of Special Scientific Interest
 - Flood Zone 3



Harm of release of land in SS6

Description

- Parcel is peripheral to a moderate gap between Sunderland and South Shields. The urban edge of South Shields lies closer to Sunderland to the south east where it lies in close proximity to the intervening village of Cleadon.
- The parcel is formed of the Marsden Old Quarry Nature Reserve to the west of Lizard Lane and Lizard Lane Holiday Park to the east. Scrubland is located to the east of the holiday park along the edge of the coast and the Coast Road.
- The western half is open and the eastern half is developed, being comprised of the inappropriate holiday park.
- The nature reserve and scrubland are considered to be part of the countryside; however, the holiday park is not.
- The parcel is not associated with a historic town.
- The holiday park follows on directly from the urban area with no clear boundary in between. The nature reserve is separated from the urban area by an embankment covered in scrub and trees.
- The quarry face at the southern and western edge of the western half of the parcel is a strong alternative Green Belt boundary. A wooden fence separates the holiday park from the wider Green Belt beyond. Although this is a relatively weak boundary, the holiday park already has an urbanising influence on the northern end of the golf course beyond.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to South Shields and so contributes to checking its sprawl.
- **Openness:** Parcel is largely open, with the exception of the holiday park.
- **Distinction:** The holiday park and land immediately to the east and west of it has no distinction from the urban edge, significantly reducing the extent to which development would be considered sprawl; however, the nature reserve has distinction as it is separated from the urban edge by an embankment covered in scrub and trees, and so development beyond it would be sprawl, albeit contained to the east by the holiday park.
- **Impact of release on remaining Green Belt:** The quarry face at the southern and western edge of the western half of the parcel is a strong alternative Green Belt boundary, which would screen the urbanising influence of development within the nature reserve from the wider countryside. Although only a wooden fence separates the holiday park from the wider Green Belt beyond, the holiday park already has an urbanising influence on the wider Green Belts limiting the significance of this existing weak outer boundary. The Coast Road and the coastline beyond prohibits further development to the east of the holiday park.

Harm of release of land in SS6

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to a moderate gap between Sunderland and South Shields. The urban edge of South Shields lies closer to Sunderland to the south east where it lies in close proximity to the intervening village of Cleadon. Still release would have a narrowing effect by reducing open area between towns.
- **Openness:** Parcel is largely open, with the exception of the holiday park.
- **Distinction:** The holiday park and land immediately to the east and west of it has no distinction from the urban edge, significantly reducing the extent to which development would be considered sprawl; however, the nature reserve has distinction as it is separated from the urban edge by an embankment covered in scrub and trees, and so development beyond it would serve to narrow the gap between towns.
- **Impact of release on remaining Green Belt:** The quarry face at the southern and western edge of the western half of the parcel is a strong alternative Green Belt boundary, which would screen the urbanising influence of development within the nature reserve from the wider countryside. Although only a wooden fence separates the holiday park from the wider Green Belt beyond, the holiday park already has an urbanising influence on the wider Green Belts limiting the significance of this existing weak outer boundary. The Coast Road and the coastline beyond prohibits further development to the east of the holiday park.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Only parts of the parcel are considered part of the countryside, limiting its contribution to preventing encroachment on it.
- **Openness:** Parcel is largely open, with the exception of the holiday park.
- **Distinction:** The holiday park and land immediately to the east and west of it has no distinction from the urban edge, significantly reducing the extent to which development would be considered sprawl; however, the nature reserve has distinction as it is separated from the urban edge by an embankment covered in scrub and trees, and so development beyond it would be encroachment of the countryside, albeit contained to the east by the holiday park.
- **Impact of release on remaining Green Belt:** The quarry face at the southern and western edge of the western half of the parcel is a strong alternative Green Belt boundary, which would screen the urbanising influence of development within the nature reserve from the wider countryside. Although only a wooden fence separates the holiday park from the wider Green Belt beyond, the holiday park already has an urbanising influence on the wider Green Belts limiting the significance of this existing weak outer boundary. The Coast Road and the coastline beyond prohibits further development to the east of the holiday park.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

Harm of release of land in SS6

The parcel includes the following promoted sites:

- **SWH001 (northern two thirds)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Harm of release of land in SS7



- Parcel SS7
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
 - Special Area of Conservation
 - Site of Special Scientific Interest
 - Scheduled Monument
 - Flood Zone 3



Harm of release of land in SS7

Description

- Parcel lies to the south of South Shields would only be released in combination with the holiday park in between the parcel and the existing urban edge to the north.
- Parcel largely lies in a moderate gap between Sunderland and South Shields. The urban edge of South Shields lies closer to Sunderland to the south east where it lies in close proximity to the intervening village of Cleadon. Still release would have a narrowing effect by reducing open area between towns.
- The parcel is formed of a golf course and clubhouse. Scrubland is located to the east along the edge of the coast and the Coast Road.
- The parcel contains a riding school situated within agricultural buildings and the golf course club house. Only the latter is considered to be an inappropriate use in the Green Belt; however, its isolated location on high ground ensures that the surrounding open countryside dominates.
- The golf course and scrubland are considered to be part of the countryside.
- The parcel is not associated with a historic town.
- A wooden fence separates the holiday park to the north from the golf course within the parcel.
- A quarry is located at the southern edge of the parcel with the sharp change in topography representing a strong alternative Green Belt boundary. The coastline is located to the east. Lizard Lane is located to the west at the high point of the parcel, with the land sloping down towards the coastline in the east.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of South Shields

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is in close proximity to South Shields and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to be sprawl. A wooden fence separates the holiday park to the north from the golf course within the parcel, so the holiday park has an urbanising influence on the land in the northern half of the parcel; however, the topography of the land maintains open views of the coastline beyond.
- **Impact of release on remaining Green Belt:** The quarry at the southern edge of the parcel is a strong alternative Green Belt boundary. However, the land within the parcel sits higher, and development within the parcel would likely be visible to the south. Lizard Lane to the west sits on higher ground, although the limited tree cover would do little to screen views of development within the parcel on the western side of the road. The Coast Road and the coastline beyond prohibits further development to the east.

Harm of release of land in SS7

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel largely lies in a moderate gap between Sunderland and South Shields. The urban edge of South Shields lies closer to Sunderland to the south east where it lies in close proximity to the intervening village of Cleadon. Still release would have a narrowing effect by reducing open area between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to narrow the gap between neighboring towns. A wooden fence separates the holiday park to the north from the golf course within the parcel, so the holiday park has an urbanising influence on the land in the northern half of the parcel; however, the topography of the land maintains open views of the coastline beyond.
- **Impact of release on remaining Green Belt:** The quarry at the southern edge of the parcel is a strong alternative Green Belt boundary. However, the land within the parcel sits higher, and development within the parcel would likely be visible to the south. Lizard Lane to the west sits on higher ground, although the limited tree cover would do little to screen views of development within the parcel on the western side of the road. The Coast Road and the coastline beyond prohibits further development to the east.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Only parts of the site are considered part of the countryside, limiting its contribution to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment on the countryside. A wooden fence separates the holiday park to the north from the golf course within the parcel, so the holiday park has an urbanising influence on the land in the northern half of the parcel; however, the topography of the land maintains open views of the coastline beyond.
- **Impact of release on remaining Green Belt:** The quarry at the southern edge of the parcel is a strong alternative Green Belt boundary. However, the land within the parcel sits higher, and development within the parcel would likely be visible to the south. Lizard Lane to the west sits on higher ground, although the limited tree cover would do little to screen views of development within the parcel on the western side of the road. The Coast Road and the coastline beyond prohibits further development to the east.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

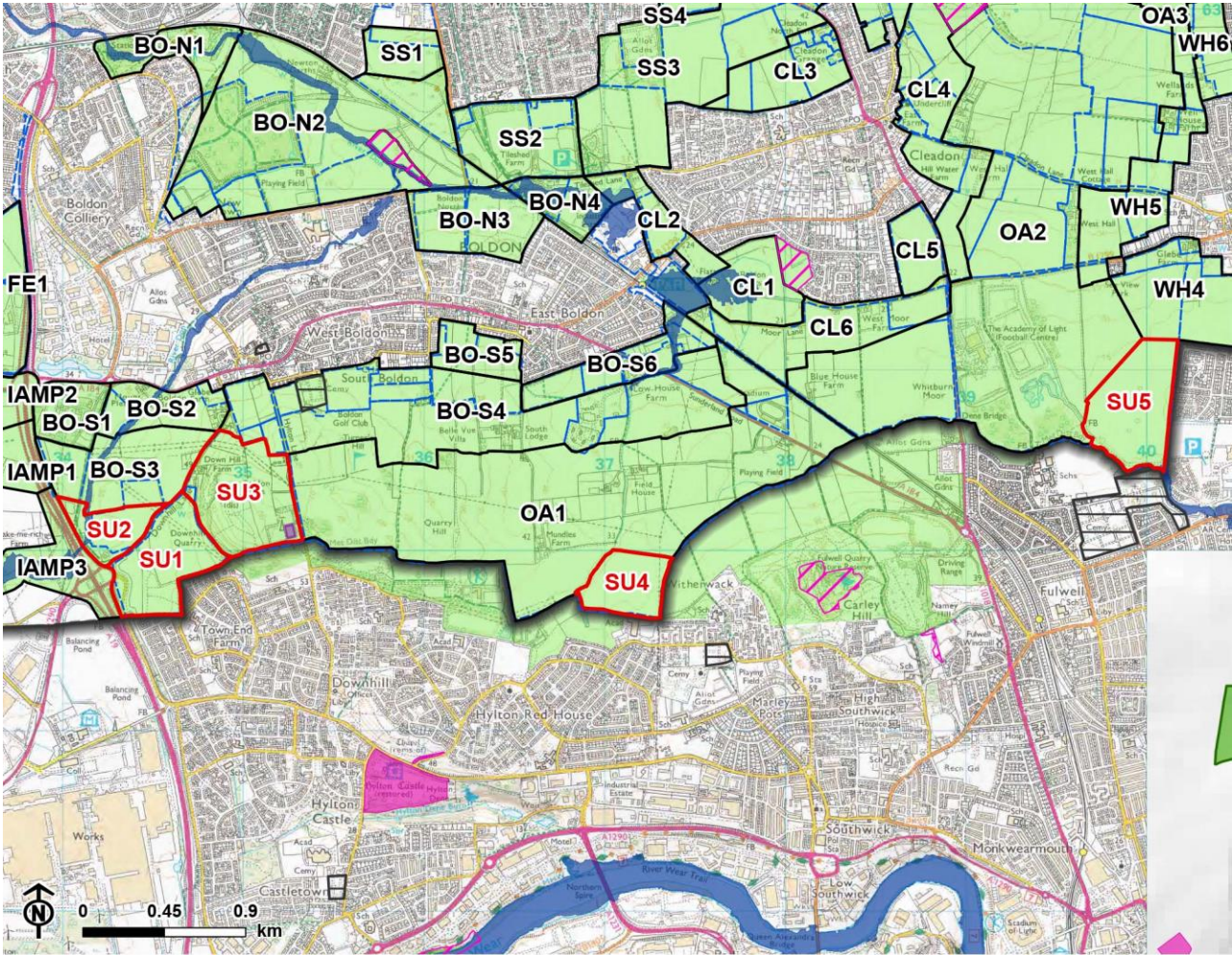
- **SWH014** The harm ratings for the parcel as a whole also apply to the above promoted

Harm of release of land in SS7

sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Sunderland

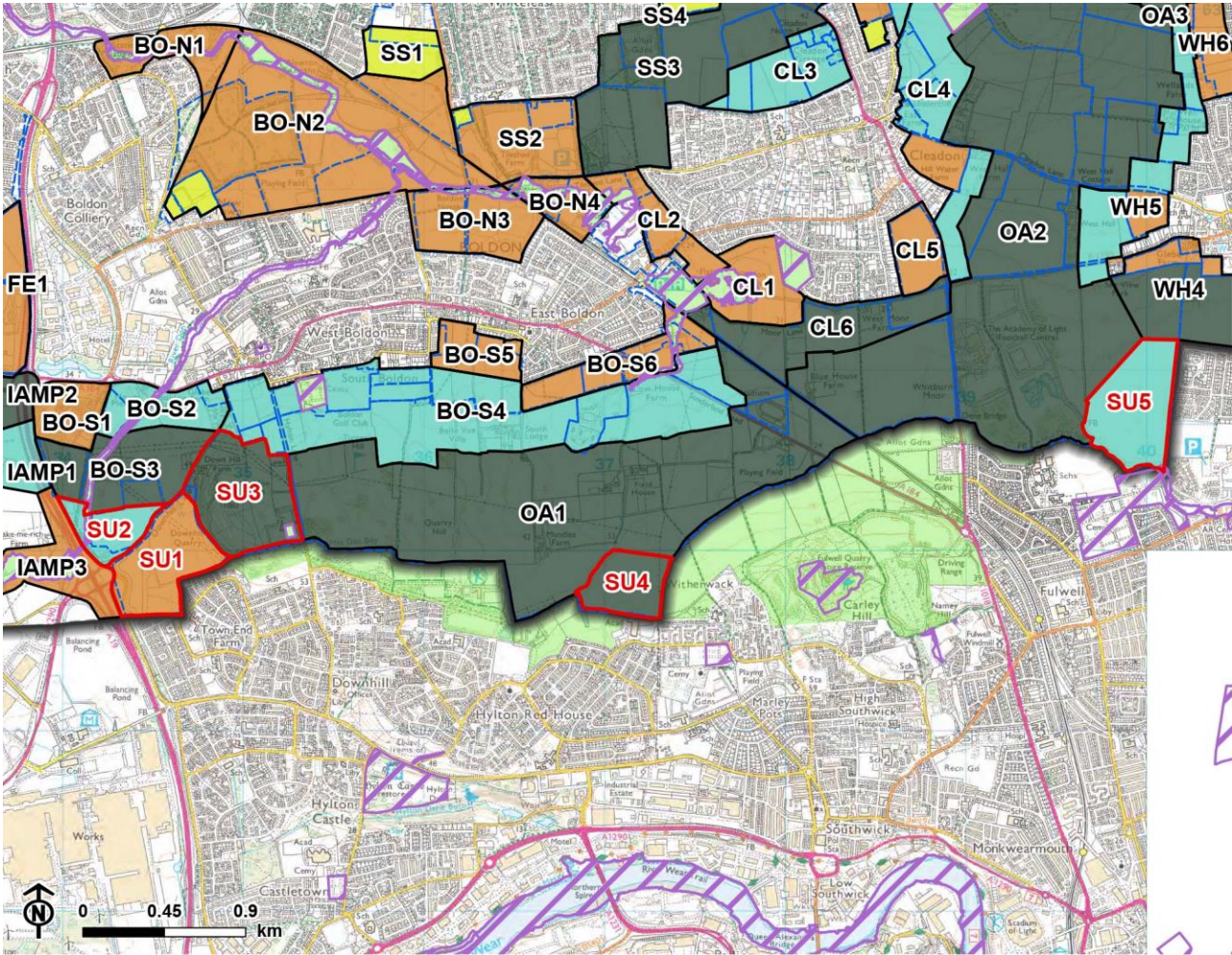


- Sunderland parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Cemetery
- Site of Special Scientific Interest
- Registered Parks and Gardens
- Scheduled Monument
- Flood Zone 3
- Reservoir



Sunderland

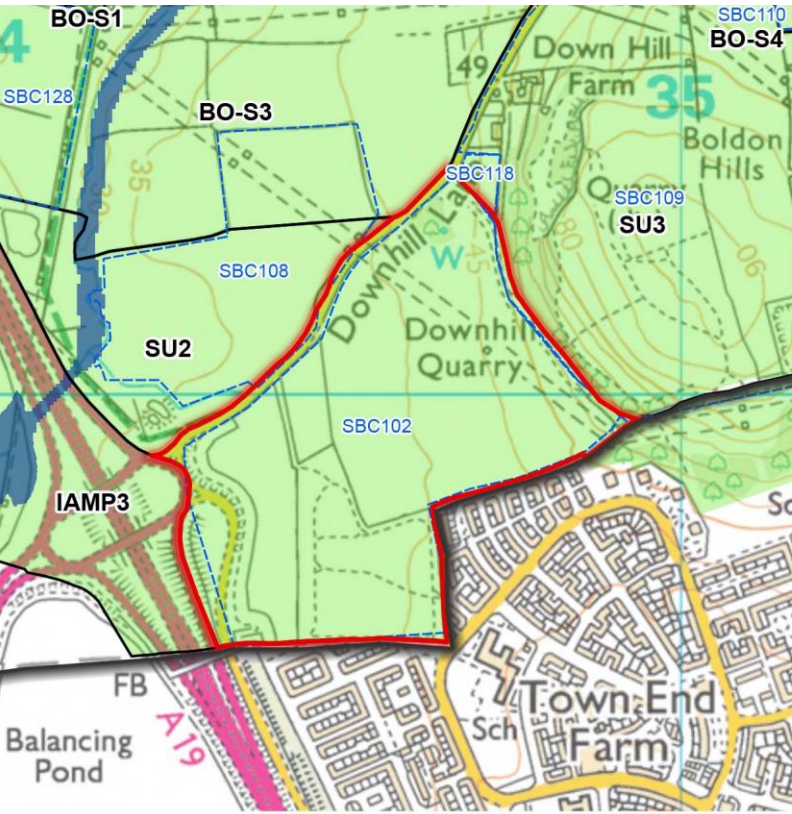


- Sunderland parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in SU1



- Parcel SU1
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
- Flood Zone 3



Harm of release of land in SU1

Description

- Parcel is adjacent to the northwest of Sunderland.
- Parcel lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.
- Downhill Lane runs through the west side of the parcel from north to south, then follows its northern edge. Apart from pedestrian crossing infrastructure in the south of the parcel there is no built development in the parcel, and therefore it is considered open.
- As agricultural land and scrubland associated with the road infrastructure the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Scattered tree cover provides some screening from adjacent development to the south, but there is no boundary between the parcel and adjacent residential development to the east and south east in Baxter Square and along Baxter Avenue. The south western end of the parcel is contained by Sunderland from the south and east. The parcel has open views of the wider countryside to the north and the International Advanced Manufacturing Plant (IAMP) and South Tyneside beyond.
- The steep, wooded ridge of Boldon Hill provides strong separation between the parcel and adjacent Green Belt to the east, whilst the A19 provides a strong boundary to the west. Downhill Lane represents a relatively strong boundary to the north when compared to the existing urban edge.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Sunderland

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- Function: Parcel is adjacent to Sunderland and so contributes to checking its sprawl.
- Openness: Parcel is open.
- Distinction: Parcel has a degree of distinction from the urban edge.
- Impact of release on remaining Green Belt: Release would expand the large built-up area of Sunderland to the north. The parcel is surrounded by strong boundary features that limit the impact of release on the wider Green Belt. However, development within the parcel would be clearly visible beyond Downhill Lane to the north and would therefore weaken the distinction of adjacent Green Belt to some degree.

Purpose 2 – Prevent neighbouring towns merging into one another.

- Function: Parcel is in a moderate gap between Sunderland and the Boldons merged with neighbouring towns within the South Tyneside built-up area.
- Openness: Parcel is open.
- Distinction: Parcel has a degree of distinction from the urban edge.
- Impact on remaining Green Belt: Release and development of the parcel would reduce the settlement gap between Sunderland and the Boldons merged with neighbouring towns within the South Tyneside built-up area. The parcel is surrounded by strong boundary features that limit the impact of release on the wider Green Belt. However, development within the parcel

Harm of release of land in SU1

would be clearly visible beyond Downhill Lane to the north and would therefore weaken the distinction of adjacent Green Belt to some degree.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

•Function: Parcel is part of the countryside and so contributes to preventing encroachment on it. •Openness: Parcel is open •Distinction: Parcel has a degree of distinction from the urban edge. •Impact on remaining Green Belt: Release of the parcel would encroach into open fields within the parcel. The parcel is surrounded by strong boundary features that limit the impact of release on the wider Green Belt. However, development within the parcel would be clearly visible beyond Downhill Lane to the north and would therefore weaken the distinction of adjacent Green Belt to some degree.

Purpose 4 – Preserve the setting and special character of historic towns.

• The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

• All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

• **SBC 102** The harm rating for the parcel as a whole also applies to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in SU2



Harm of release of land in SU2

Description

- Parcel is adjacent to the northwest of Sunderland and would be released in combination with SU1 to the southeast. It also lies in close proximity to the International Advanced Manufacturing Plant (IAMP) to the west on the otherside of the A19, which represents a satellite extension to Sunderland to the south.
- Parcel lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.
- There is no built development in the parcel and therefore it is considered open.
- As farmland and woodland adjacent to the River Don the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- The parcel is separated from Sunderland by Downhill Lane and the IAMP by the A19. The south Tyneside urban area lies farther away to the north on the other side of the River Don Valley. All three urban areas are visible from within the parcel but are at a sufficient distance not dominate.
- The steep, wooded ridge of Boldon Hill provides strong separation between the parcel and adjacent Green Belt to the east, whilst the A19 provides a strong boundary to the west. There is little boundary separation between the parcel and the surrounding countryside to the north.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Sunderland

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

•Function: The parcel lies in between the large built-up areas of South Tyneside to the north and Sunderland to the south. Sunderland lies closer to the south, to the extent that the parcel would likely only be released in combination with Parcel SU1, which lies adjacent to Sunderland. It therefore contributes to checking its sprawl. •Openness: Parcel is open. •Distinction: Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered sprawl. •Impact of release on remaining Green Belt: Release of the parcel would expand the large built-up area of Sunderland into open fields and beyond Downhill Lane. Release would also weaken the distinction of adjacent Green Belt to the north, and merge Sunderland with the IAMP on the other side of the A19, although the A19 would maintain some separation, and the planned gap south of the IAMP is equally narrow.

Purpose 2 – Prevent neighbouring towns merging into one another.

•Function: Parcel is in between a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. •Openness: Parcel is open. •Distinction: Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap

Harm of release of land in SU2

between neighboring towns. •Impact of release on remaining Green Belt: Release of the parcel would significantly reduce the settlement gap between Sunderland and the Boldons merged with neighbouring towns within the South Tyneside built-up area and would also weaken the distinction of adjacent Green Belt land to the north.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

•Function: Parcel is part of the countryside and so contributes to preventing encroachment on it. •Openness: Parcel is open. •Distinction: Parcel has relatively strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside. •Impact on remaining Green Belt: Release of the parcel would expand Sunderland into open countryside that lies to the north of Downhill Lane, which would weaken the distinction of adjacent fields that lie to the north where there is a lack of strong, alternative boundary features.

Purpose 4 – Preserve the setting and special character of historic towns.

• The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

• All Green Belt land makes an equal contribution to this purpose.

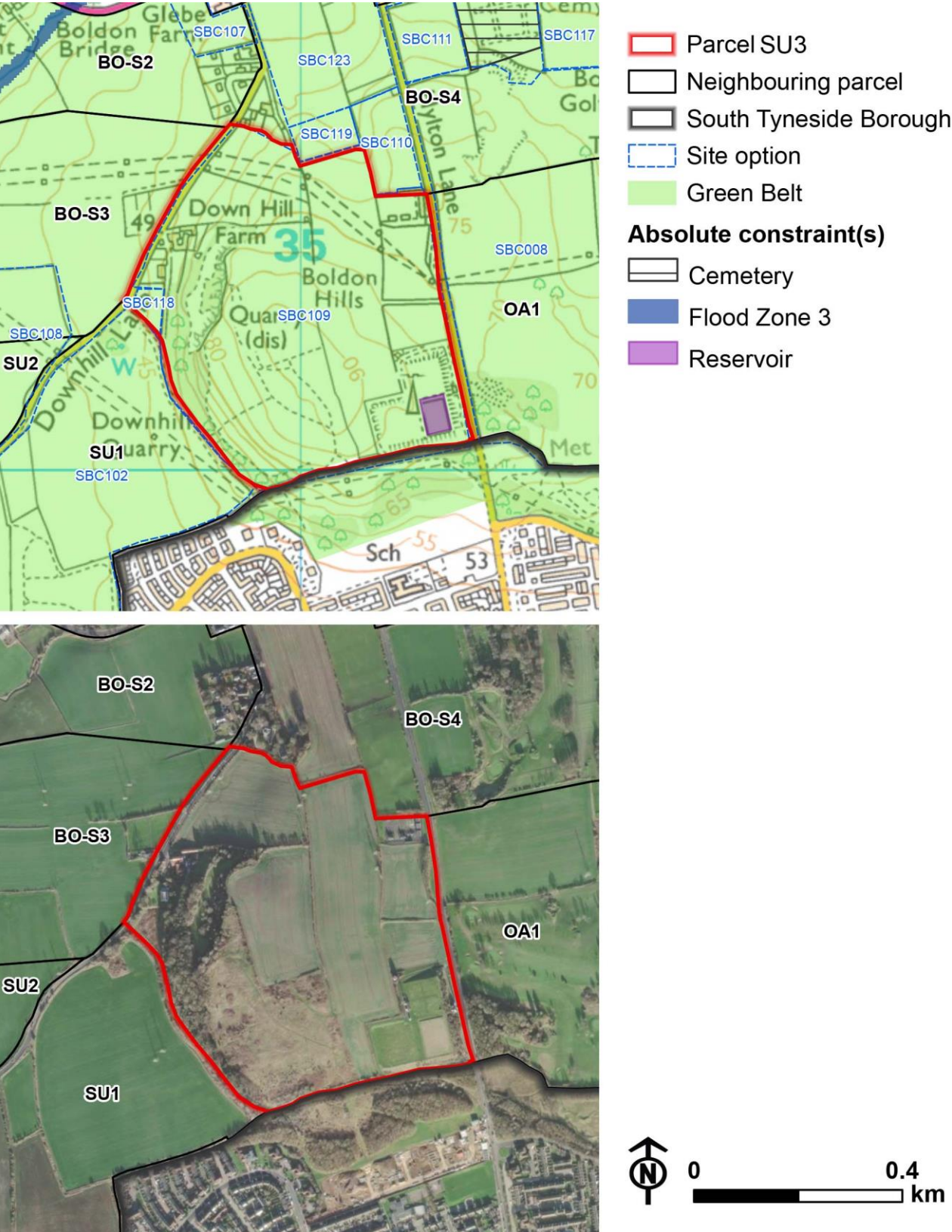
Site-level variations in harm

The parcel includes the following promoted sites:

• **SBC 108 (southern two thirds)** The harm rating for the parcel as a whole also applies to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Harm of release of land in SU3



Harm of release of land in SU3

Description

- Parcel lies close to Sunderland.
- Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- The parcel contains residential dwellings in the northwest, but this development does not have a significant impact on openness within the parcel. There is a reservoir in the southeast of the parcel, which is an absolute constraint.
- As farmland and woodland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Dense woodland to the south, in combination with adjacent Green Belt to the southwest provide a strong degree of separation between the parcel and the urban area of Sunderland. Consequently, there are limited urbanising influences and the wider countryside is dominant. Land at the inset edge slopes upwards steeply into the Boldon Hills, which creates very strong landform distinction from the adjacent urban area.
- A steep wooded ridge to the west and northwest maintains strong distinction with the surrounding countryside in these directions. Hylton Lane and tree cover provides strong separation from adjacent Green Belt to the east, although there is less tree cover to the northeast. There is little boundary separation between the parcel and adjacent land to the north

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Sunderland

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is close to Sunderland and so contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Sunderland beyond woodland blocks at the inset edge and into the Boldon Hills. Such an expansion would significantly increase the association of Sunderland and The Boldons to the north, constituting significant sprawl. Release would also weaken the distinction of adjacent land to the north, west and northeast.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighboring towns.

Harm of release of land in SU3

- **Impact of release on remaining Green Belt:** Release would significantly narrow the settlement gap between Sunderland and Boldon merged with Jarrow. The Boldon Hills act as a significant separating feature and release would breach this.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Sunderland beyond woodland blocks at the inset edge into the Boldon Hills, constituting significant encroachment on the countryside. Such a release would have a visual impact on the surrounding countryside given the elevation of the parcel.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC 109 and SBC 118** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Harm of release of land in SU4



- Parcel SU4
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
- Cemetery



Harm of release of land in SU4

Description

- Parcel is adjacent to Southwick suburbs of Sunderland. Release of the parcel would ideally be in combination with neighbouring Green Belt in between the parcel and the urban area to the south and east; however, this neighbouring Green Belt falls within Sunderland and therefore could only be released through a separate local plan-making process.
- Parcel lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.
- The parcel contains an electricity pylon in the southeast, but this does not impact Green Belt openness.
- As farmland the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- A track lined with mature tree cover separates Red House Academy directly to the south from the parcel and also from the Southwick over fields to the southwest. Adjacent fields and tree cover at the urban edge to the southeast limits views of the inset area in this direction. Although the tops of the taller school buildings are visible within the parcel, the wider countryside is dominant.
- There is little outer boundary between the parcel and the surrounding countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Sunderland

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to Sunderland, which is part of the large built-up area. The parcel therefore contributes to checking sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Sunderland beyond the clearly defined boundaries leaving a weaker Green Belt boundary remaining. This would result in weakening of the distinction of adjacent Green Belt land to the west and north and over the Borough boundary to the east and south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area, and therefore contributes to preventing their merger.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns.

Harm of release of land in SU4

- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand the size of Sunderland narrowing the open countryside between Sunderland and Boldon merged with Jarrow. Release would also weaken the distinction of adjacent Green Belt surrounding the parcel, including containing open Green Belt land over the Borough Boundary to the east and south in neighbouring Sunderland.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Sunderland into open countryside beyond clearly defined boundaries at the inset edge, which would weaken the distinction of adjacent fields where there is a lack of strong, alternative boundary features. The isolated release of the parcel in South Tyneside would contain the Green Belt land to the east and south in neighbouring Sunderland.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

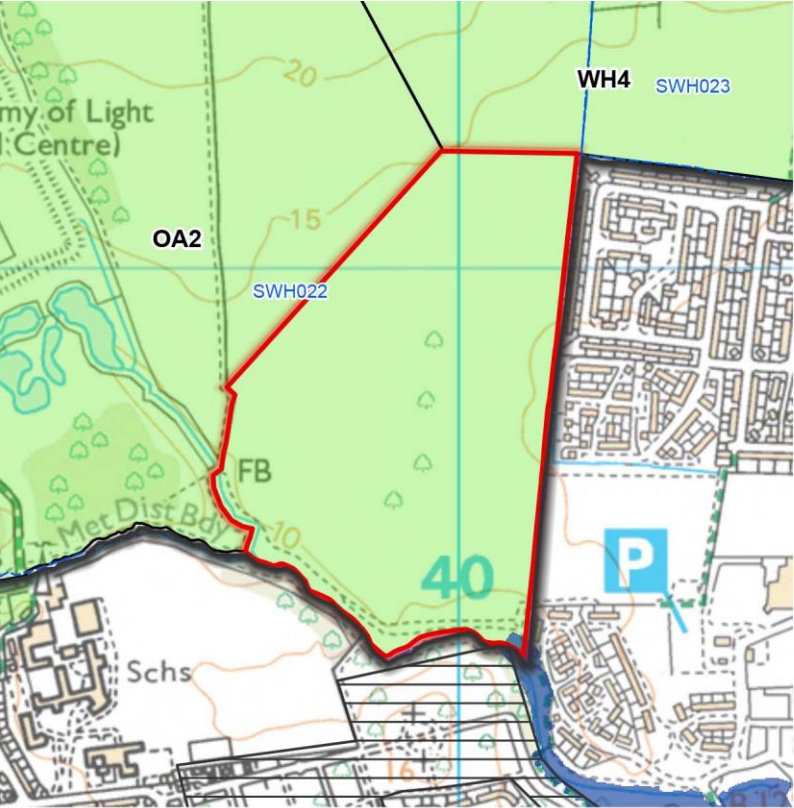
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC008 (southern corner)** The harm ratings for the parcel as a whole also apply to the part of the above promoted site that falls within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Harm of release of land in SU5



- Parcel SU5
- Neighbouring parcel
- South Tyneside Borough
- Site option
- Green Belt
- Absolute constraint(s)**
 - Cemetery
 - Flood Zone 3



Harm of release of land in SU5

Description

- Parcel lies between Sunderland and Whitburn.
- Parcel lies in a narrow gap between The Boldons, Sunderland and South Shields, when taken in the context of the intervening village of Cleadon and Whitburn
- There is no built development in parcel, so land is open in Green Belt terms.
- As agricultural land, the parcel is considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Cut Throat Dene and associated mature tree cover provides a strong separation feature with the urban area to the south. To the east, separation with the urban area is weaker where there are only garden boundaries. As a result, there is some urbanising influence, but the parcel has a stronger relationship with the surrounding countryside.
- A footpath in combination with sporadic tree cover to the west provides a degree of separation between the parcel and adjacent Green Belt. There is no boundary at the northern extent of the parcel, which falls within a single very large field.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Sunderland

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to Sunderland, which is part of the large built-up area, and so it contributes to checking its sprawl.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge to the south, which increases the extent to which development would be considered sprawl; however, there is weak distinction with the urban edge to the east. The weak urban edge to the east is very straight and regular and the open countryside dominated. Overall, the parcel is considered to have relatively strong distinction.
- **Impact of release on remaining Green Belt:** Release and development of the parcel would expand the size of Sunderland and widen its frontage in the narrow gap with the village of Whitburn. Although not narrowing the gap, this would increase their association and the degree to which Whitburn is considered part of the large built-up area. Release would also weaken the distinction of existing Green Belt, particularly to the north.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between The Boldons, Sunderland and South Shields, when taken in the context of the intervening villages of Cleadon and Whitburn. It therefore contributes to maintaining separation between towns.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge to the south, which increases the extent to which development would be considered to reduce the gap between neighbouring towns; however, there is weak distinction with the urban edge to

Harm of release of land in SU5

the east. The weak urban edge to the east is very straight and regular and the open countryside dominated. Overall, the parcel is considered to have relatively strong distinction.

- **Impact of release on remaining Green Belt:** Release and development of the parcel would widen the frontage of Sunderland in relation to the contained narrow gap with the village of Whitburn to the north, which would impact the integrity of the wider gap between neighbouring towns. Release would also weaken the distinction of surrounding Green Belt, particularly to the north.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** Parcel has strong distinction from the urban edge to the south, which increases the extent to which development would be considered encroachment on the countryside; however, there is weak distinction with the urban edge to the east. The weak urban edge to the east is very straight and regular and the open countryside dominated. Overall, the parcel is considered to have relatively strong distinction.
- **Impact of release on remaining Green Belt:** Release of the parcel would expand Sunderland into the open countryside which would weaken adjacent Green Belt to the north and east. Release would also increase containment on land to the north, although this area is already contained.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

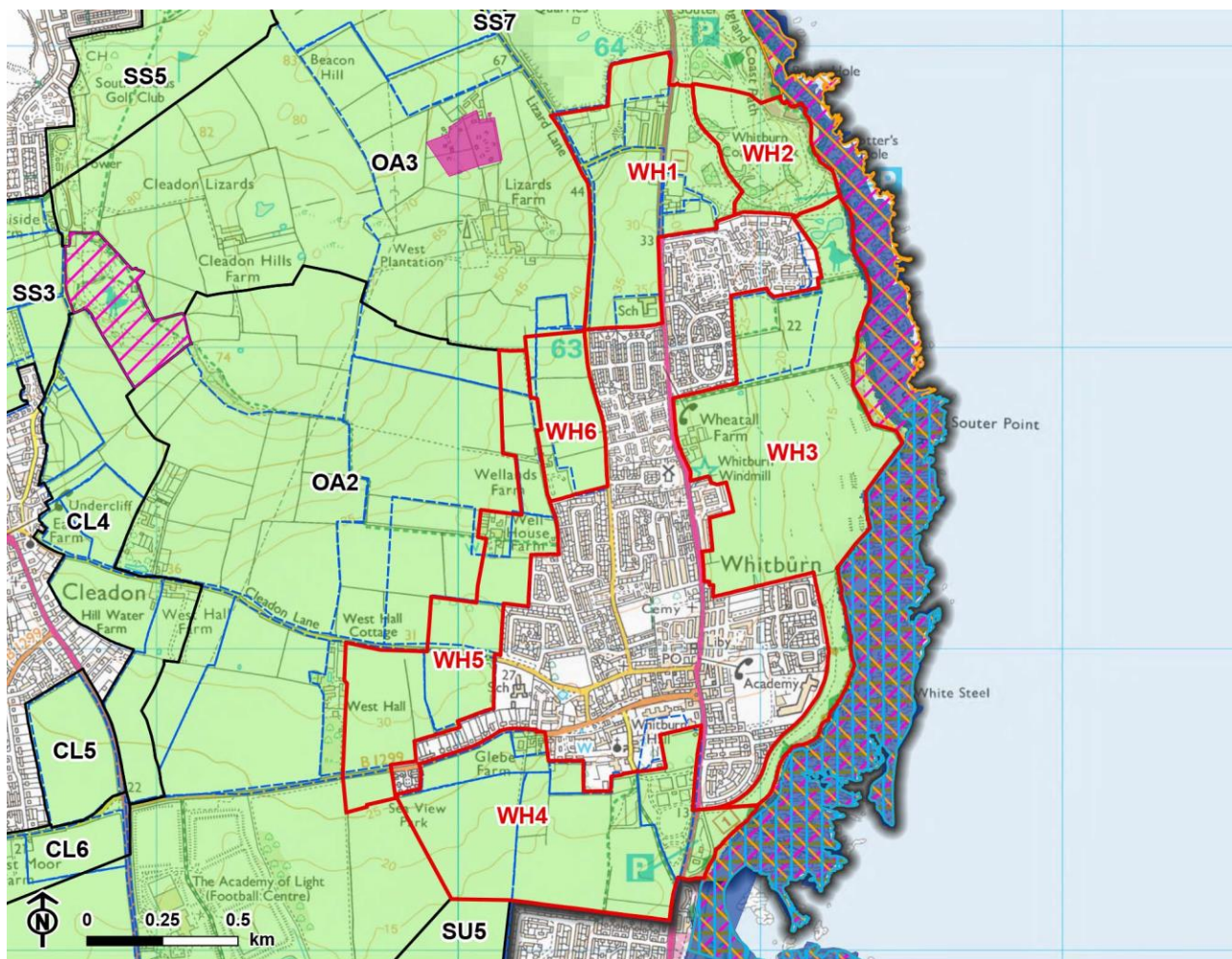
Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH022 (south western corner)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

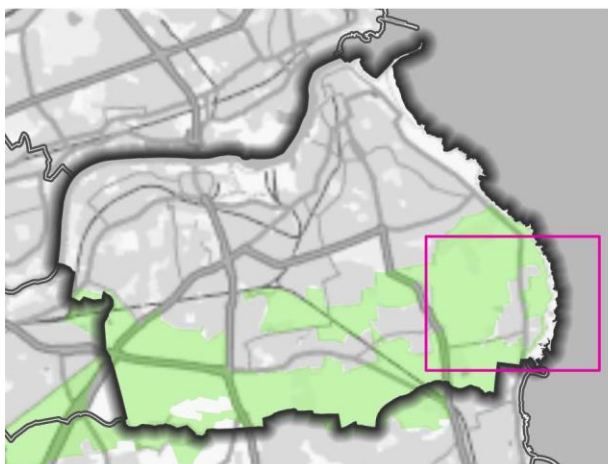
Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Whitburn

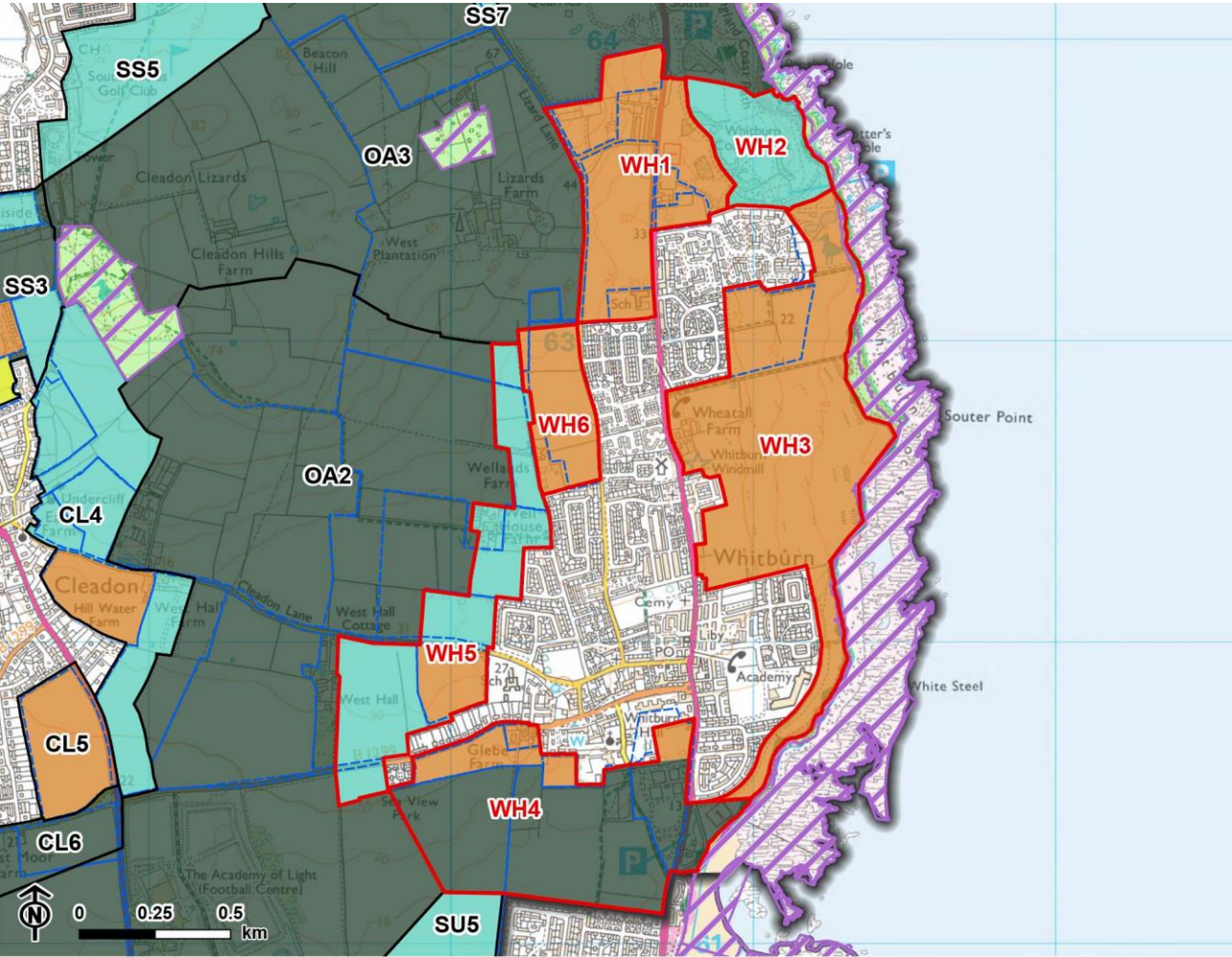


- Whitburn parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Special Protection Area
- Special Area of Conservation
- Ramsar site
- Site of Special Scientific Interest
- Scheduled Monument
- Flood Zone 3



Whitburn

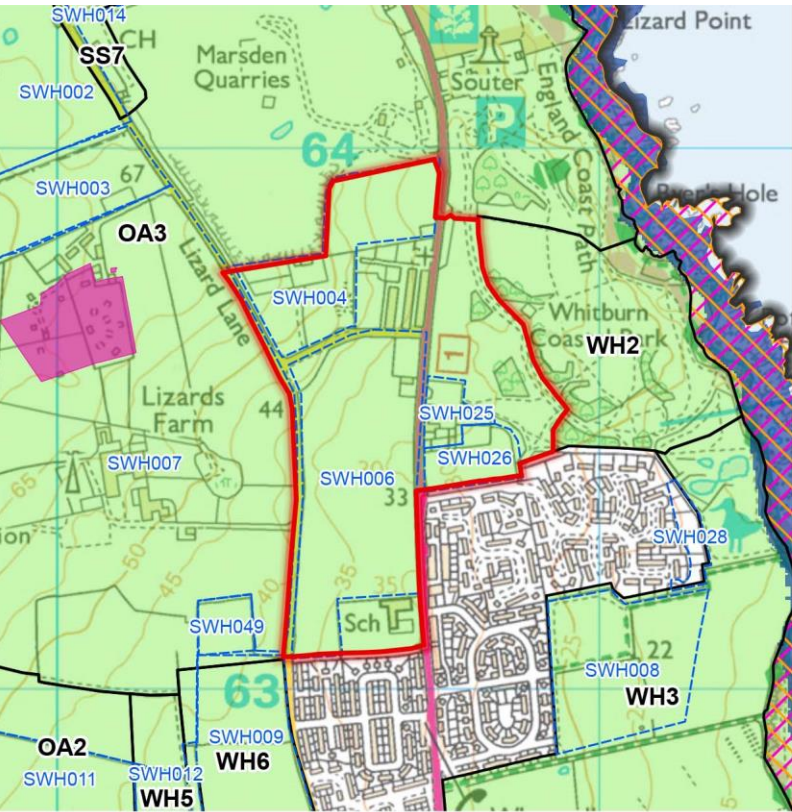


- Whitburn parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in WH1



- Parcel WH1
 - Neighbouring parcel
 - South Tyneside Borough
 - Site option
 - Green Belt
- Absolute constraint(s)**
- Special Area of Conservation
 - Site of Special Scientific Interest
 - Scheduled Monument
 - Flood Zone 3



Harm of release of land in WH1

Description

- Parcel lies in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- The parcel is formed of a large field west of Mill Lane, greenfield sports pitches associated with a primary school and play ground and smaller fields and scrubland in between Kitchener Road and the quarry to the north and scrubland to the east of Mill Lane.
- The parcel contains two clusters of inappropriate development that compromise the openness of the Green Belt within their immediate vicinity: Marsden Primary School adjacent to the inset urban edge of Whitburn in the southeastern corner of the parcel and a housing estate of densely packed terraced houses and small yards north and south of Kitchener Road. The former Whitburn Lodge and large car park are located opposite to the southern portion of the estate east of Mill Lane. The terraced houses and large car park have a notable urbanising influence in the northern half of the parcel farther away from the urban area of Whitburn. However, the rising land sloping upward and beyond to the northwest maintains a strong sense of openness and views of the wider countryside and coastline.
- The fields are considered to be part of the countryside; however, the playing fields associated with the primary school at the urban edge are considered to have more of a relationship with the urban area than the wider countryside.
- The parcel is not associated with a historic town.
- West of Mill Lane, Mill Lane separates the parcel from the inset urban area of Whitburn; however, the significance of this boundary is weakened by the containing influence of Whitburn to the south, including Marsden Primary School within the parcel, both of which are separated by weak fence boundaries. East of Mill Lane, Shearwater Road separates the Green Belt to the north from the inset urban area of Whitburn to the south; however, an absence of high boundary features at this edge allows the urban area to exert a notable urbanising influence on the Green Belt within the parcel.
- Lizard Lane on the higher ground at the parcels western edge represents a relatively strong alternative consistent Green Belt boundary. A quarry is located at the northern edge of the parcel with the sharp change in topography representing a strong alternative Green Belt boundary. A treelined track connecting two carparks lies to the east, screening most views of the coastline beyond.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Whitburn which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their

Harm of release of land in WH1

sprawl.

- **Openness:** Parcel is largely open, with some notable areas of dense inappropriate development.
- **Distinction:** The southern end of the parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to be sprawl. The distinction of the northern half of the parcel is weakened by the inappropriate development off Kitchener Road and Mill Lane.
- **Impact of release on remaining Green Belt:** The quarry at the northern edge of the parcel is a strong alternative Green Belt boundary. However, the land within the parcel sits higher, and development within the parcel would likely be visible to the north. Lizard Lane to the west sits on higher ground, although the limited tree cover would do little to screen views of development within the parcel on the western side of the road. The treelined track to the east screens most views of the coastline beyond and those that do exist are already influenced by the inappropriate development within the parcel, so further development within the parcel would have only limited urbanising influence in this direction.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** Parcel is largely open, with some notable areas of dense inappropriate development.
- **Distinction:** The southern end of the parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to narrow the gap between neighboring towns. The distinction of the northern half of the parcel is weakened by the inappropriate development off Kitchener Road and Mill Lane.
- **Impact of release on remaining Green Belt:** The quarry at the northern edge of the parcel is a strong alternative Green Belt boundary. However, the land within the parcel sits higher, and development within the parcel would likely be visible to the north. Lizard Lane to the west sits on higher ground, although the limited tree cover would do little to screen views of development within the parcel on the western side of the road. The treelined track to the east screens most views of the coastline beyond and those that do exist are already influenced by the inappropriate development within the parcel, so further development within the parcel would have only limited urbanising influence in this direction.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is largely open countryside, but some notable areas of dense inappropriate development, weaken its contribution to preventing encroachment on it.
- **Openness:** Parcel is largely open, with some notable areas of dense inappropriate development.
- **Distinction:** The southern end of the parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to be encroachment of the countryside. The distinction of the northern half of the parcel is weakened by the inappropriate development off Kitchener Road and Mill Lane.
- **Impact of release on remaining Green Belt:** The quarry at the northern edge of the parcel is a strong alternative Green Belt boundary. However, the land within the parcel sits higher, and development within the parcel would likely be visible to the north. Lizard Lane

Harm of release of land in WH1

to the west sits on higher ground, although the limited tree cover would do little to screen views of development within the parcel on the western side of the road. The treelined track to the east screens most views of the coastline beyond and those that do exist are already influenced by the inappropriate development within the parcel, so further development within the parcel would have only limited urbanising influence in this direction.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH004; SWH006; SWH025 and SWH026** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in WH2



- Parcel WH2
 - Neighbouring parcel
 - South Tyneside Borough
 - Site option
 - Green Belt
- Absolute constraint(s)**
- Special Area of Conservation
 - Site of Special Scientific Interest
 - Flood Zone 3



Harm of release of land in WH2

Description

- Parcel lies in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- The parcel is formed of scrubland and woodland in between the coastline and Mill Lane. A small carpark sits in the southeastern corner.
- The parcel contains no built development and is open.
- The scrubland and woodland are considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Pockets of woodland separate the parcel from the inset urban area of Whitburn. The majority of the urban area is largely screened from view. However, the dense inappropriate development on higher ground to the west does have some urbanising influence on the land within the parcel through breaks in the pockets of woodland to the west.
- Mill Lane is located on the higher ground at the parcels western edge; however, the regularity and strength of this boundary has been weakened by the inappropriate development along it and urbanising influences visible within the parcel. The dirt track at the parcels northern edge is a weak doing nothing to protect the Green Belt land beyond it.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Whitburn which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has strong distinction from the inset urban edge, which increases the extent to which development would be considered to be sprawl.
- **Impact of release on remaining Green Belt:** Mill Lane to the west has already been weakened by the inappropriate development along it. The dirt track at the parcels northern edge is a weak boundary doing nothing to protect the Green Belt land beyond it. The coast lies directly to the east.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has strong distinction from the inset urban edge, which increases the extent to which development would be considered to narrow the gap

Harm of release of land in WH2

between neighboring towns. However, the dense inappropriate development on higher ground to the west does have some urbanising influence on the land within the parcel through breaks in the pockets of woodland to the west.

- **Impact of release on remaining Green Belt:** Mill Lane to the west has already been weakened by the inappropriate development along it. The dirt track at the parcels northern edge is a weak boundary doing nothing to protect the Green Belt land beyond it. The coast lies directly to the east.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is open countryside, but the dense inappropriate development on higher ground to the west does have some urbanising influence on the land within the parcel through breaks in the pockets of woodland to the west.

- **Openness:** Parcel is open.

- **Distinction:** The parcel has strong distinction from the inset urban edge, which increases the extent to which development would be considered to be encroachment of the countryside. However, the dense inappropriate development on higher ground to the west does have some urbanising influence on the land within the parcel through breaks in the pockets of woodland to the west.

- **Impact of release on remaining Green Belt:** Mill Lane to the west has already been weakened by the inappropriate development along it. The dirt track at the parcels northern edge is a weak boundary doing nothing to protect the Green Belt land beyond it. The coast lies directly to the east.

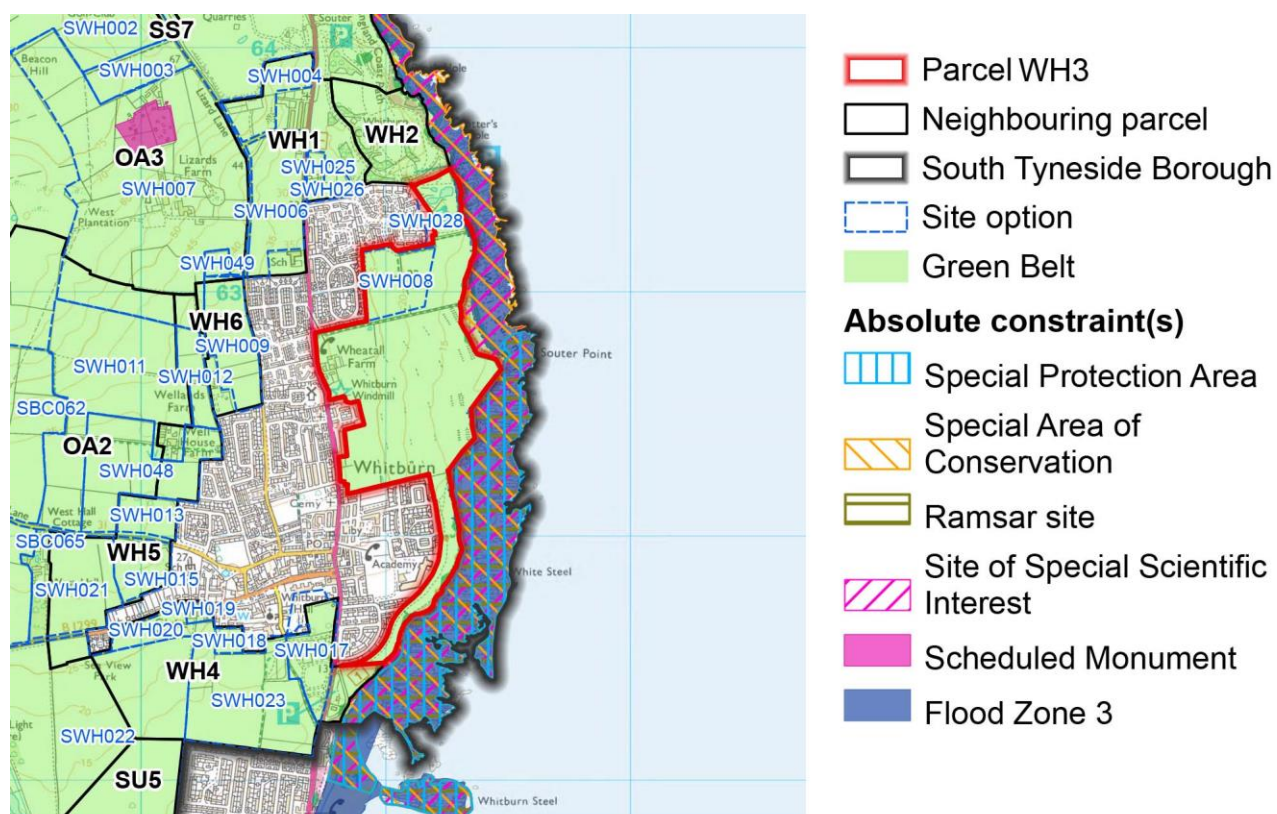
Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Harm of release of land in WH3



Harm of release of land in WH3

Description

- Parcel is peripheral to a moderate gap between Sunderland and South Shields. As the parcel is almost entirely surrounded by the village of Whitburn, its release would have a limited narrowing effect on the wider gap.
- The parcel is formed of fields, sports pitches and scrubland in between Whitburn and the coastline.
- The parcel contains a farm and a small hut associated with playing fields, both of which are appropriate uses in the Green Belt. Therefore, the parcel is open.
- The scrubland, pitches and fields are part of the countryside.
- The parcel is not associated with a historic town.
- With the exception of the Whitburn Point Nature Reserve at the northern end of the parcel with its wooded edges, the long urban edge of the parcel is weak, being comprised of low garden fences.
- The coastline to the east represents the vast majority of the outer edge of the parcel. The northern edge of the parcel north of the Whitburn Point Nature Reserve is bounded by trees and the southern edge is too narrow for the lack of a boundary to be influential in this direction.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is almost surrounded by the village of Whitburn which does not form part of the large built-up area to the north and south and therefore does little to contribute to checking the sprawl of the large built-up areas of South Shields and Sunderland to the north and south.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has weak distinction from the inset urban edge, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** The coastline to the east represents the vast majority of the outer edge of the parcel. The northern edge of the parcel north of the Whitburn Point Nature Reserve is bounded by trees and the southern edge is too narrow for the lack of a boundary to be influential in this direction.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to a moderate gap between Sunderland and South Shields. As the parcel is almost entirely surrounded by the village of Whitburn, its release would have a limited narrowing effect on the wider gap.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has weak distinction from the inset urban edge, which reduces the extent to which development would be considered to narrow the gap between

Harm of release of land in WH3

neighboring towns.

- **Impact of release on remaining Green Belt:** The coastline to the east represents the vast majority of the outer edge of the parcel. The northern edge of the parcel north of the Whitburn Point Nature Reserve is bounded by trees and the southern edge is too narrow for the lack of a boundary to be influential in this direction.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is open countryside, but the long urban edge of Whitburn to the north, west and south has a significant urbanising influence on the land within the parcel due to its containing influence and weak boundaries.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has weak distinction from the inset urban edge, which reduces the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** The coastline to the east represents the vast majority of the outer edge of the parcel. The northern edge of the parcel north of the Whitburn Point Nature Reserve is bounded by trees and the southern edge is too narrow for the lack of a boundary to be influential in this direction.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

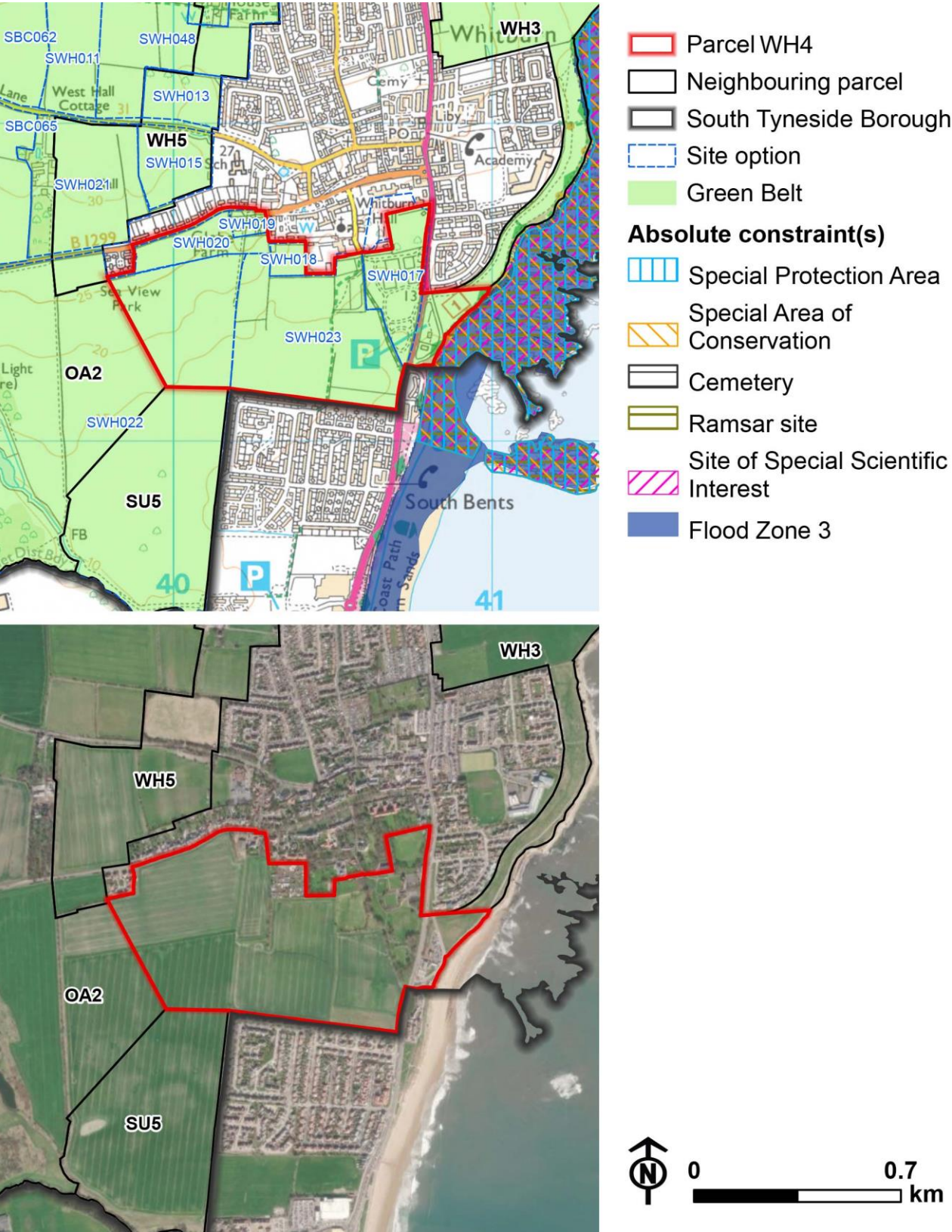
- **SWH008** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

- **SWH028** The release of this site would represent a narrow eastward extension of the existing urban area onto Green Belt already influenced by the urban development along Shearwater Road, up to the wooded edge of the Whitburn Point Nature Reserve. Its release would not have a significant containing influence of the remaining Green Belt to the north, south or east.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Low/No	Low/No	Equal

Harm of release of land in WH4



Harm of release of land in WH4

Description

- Parcel lies in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- The parcel is formed of fields, Cornthwaite Park, allotments, small pockets of woodland and scrubland in between the Whitburn Bents Road and the coastline.
- The parcel contains a barn at its northern boundary and a small collection of park buildings, both of which are considered appropriate uses that do not affect the openness of the Green Belt. The restaurant and associated buildings off Sea Lane at the eastern end of the parcel are inappropriate uses and do affect the openness of what is the narrowest part of the gap between the inset urban area of Whitburn to the north and the large built-up area of Sunderland to the south.
- The scrubland, park and fields are part of the countryside.
- The parcel is not associated with a historic town.
- The urban edge of Whitburn is screened in the central portion of the parcel by mature trees in residential gardens and Cornthwaite Park; however, the urban edge to the north east of Sea Lane and north west south of Moor Lane are weaker with clear views of the urban area. The southern boundary of the parcel bordering Sunderland is equally weak being comprised of low-lying garden fences with clear views of the residential estate beyond.
- The parcels eastern edge follows the coastline. The parcel's western edge follows no clear boundary features cutting across a large open field free from readily recognisable features.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	High	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Parcel is adjacent to the large built-up area of Sunderland and so contributes to checking its sprawl.
- **Openness:** Parcel is largely open.
- **Distinction:** The parcel has weak distinction from the inset urban edge, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release would remove what remains of the gap between Sunderland and Whitburn, making Whitburn part of the large built-up area. The parcels eastern edge follows the coastline. The parcel's western edge follows no clear boundary features cutting across a large open field free from readily recognisable features.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a moderate gap between Sunderland and South Shields when

Harm of release of land in WH4

taken in the context of the intervening villages of Cleadon and Whitburn.

- **Openness:** Parcel is largely open.
- **Distinction:** The parcel has weak distinction from the inset urban edge, which reduces the extent to which development would be considered to narrow the gap between neighboring towns.
- **Impact of release on remaining Green Belt:** Release would remove what remains of the gap between Sunderland and Whitburn, making Whitburn part of wider town of Sunderland and bringing the urban area of Sunderland much closer to South Shields to the north. However, there would still be notable separation between the towns. The parcels eastern edge follows the coastline. The parcel's western edge follows no clear boundary features cutting across a large open field free from readily recognisable features.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is largely open countryside, but the inappropriate development on Sea Lane and the urbanising influences of the urban areas to the north and south have a significant urbanising influence on the land within the parcel due to their containing influence and weak boundaries.
- **Openness:** Parcel is largely open.
- **Distinction:** The parcel has weak distinction from the inset urban edge, which reduces the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** The parcels eastern edge follows the coastline. The parcel's western edge follows no clear boundary features cutting across a large open field free from readily recognisable features. Therefore, release of the parcel would weaken the distinction of Green Belt land to the west.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH017 (northern end); SWH018; SWH019 and SWH020** The release of these sites would confine release to the more contained and urbanised areas at the southern edge of Whitburn, without notably narrowing the gaps between Whitburn and Sunderland and Whitburn and Cleadon. The northern end of Cornthwaite Park contains some woodland; however, the urban edge here contains taller buildings that counteracts their screening influence.

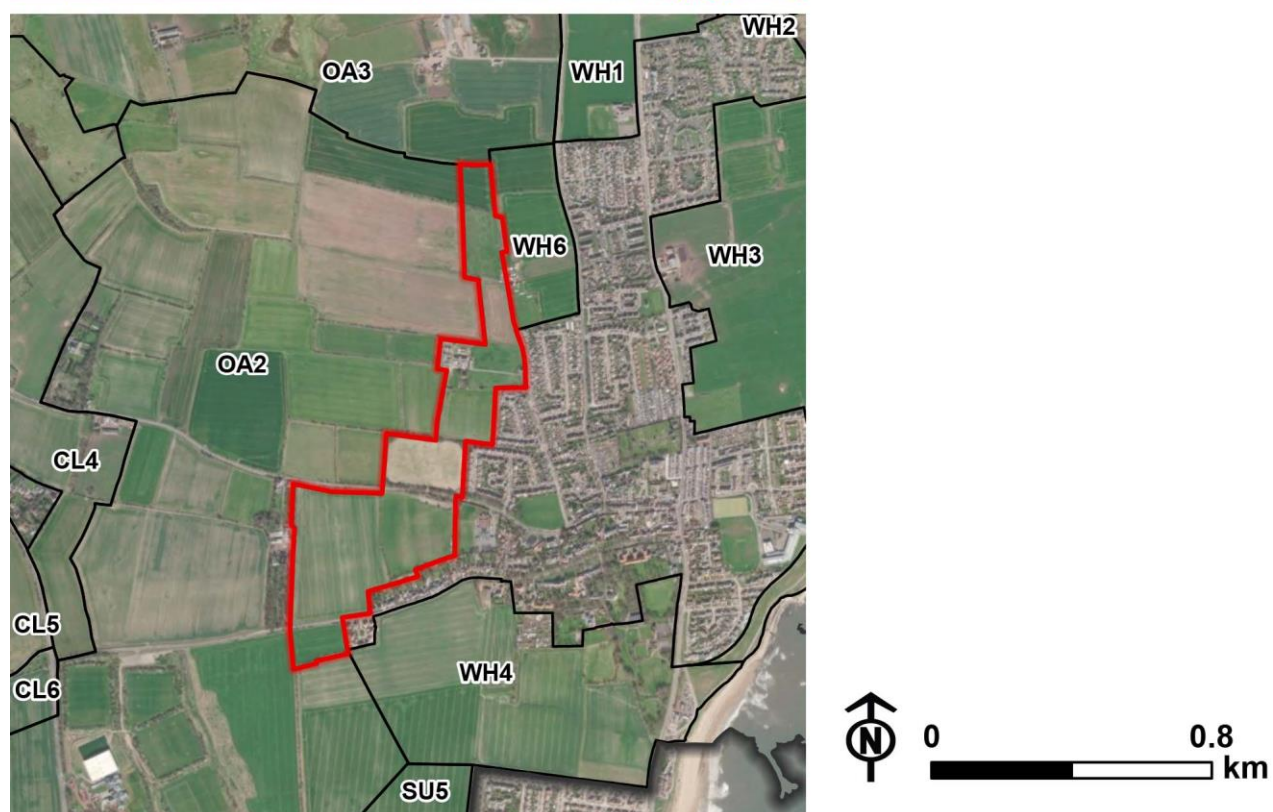
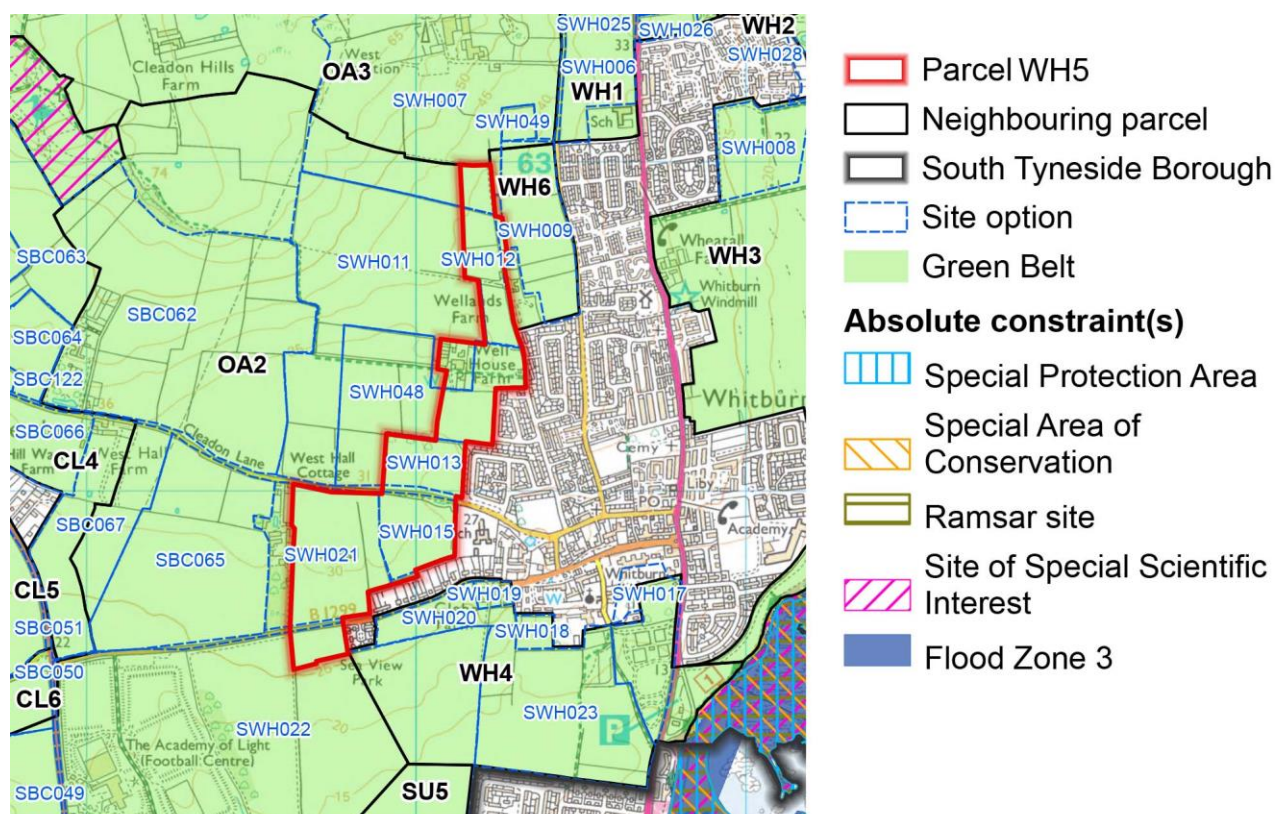
Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Low/No	Low/No	Equal

Harm of release of land in WH4

• **SWH017 (southern end); SWH023 and SWH022 (northeastern corner)** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	High	Moderate	Low/No	Equal

Harm of release of land in WH5



Harm of release of land in WH5

Description

- The parcel would only be released in combination with the land in between the parcel and the urban area of Whitburn west of Lizard Lane.
- Parcel lies in a narrow gap between The Boldons, Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- The parcel is formed of several fields to the west of the inset urban area of Whitburn, including the greenfield sports pitches associated with Whitburn Village Primary School which is located adjacent to the southeastern corner of the parcel.
- There is a clubhouse associated with the sports pitches in the east of the southeast parcel, but this development does not have a significant impact on openness. The farm buildings located within the parcel are an appropriate use and therefore are not considered to affect the openness of the Green Belt.
- The fields are part of the countryside; however, the playing pitches associated with primary school at the urban edge of Whitburn are considered to have more of an association with the urban area than the wider countryside.
- The parcel is not associated with a historic town.
- The parcel is separated from the urban area by weak fence boundaries, but the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.
- A band of woodland separates the fields in between Moor Lane and Cleadon Lane from the wider countryside to the west, although the wider countryside is clearly visible to the north and south of the roads. The remaining outer boundaries are formed of low-lying hedges or there are no clear readily recognisable boundaries within the vicinity of the urban area.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Whitburn which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is largely open.
- **Distinction:** The parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered sprawl. However, the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.
- **Impact of release on remaining Green Belt:** With the exception of the outer edge of the fields in between Moor Lane and Cleadon Lane, the outer boundaries of the parcel are formed of low-lying hedges or there are no clear readily recognisable boundaries

Harm of release of land in WH5

within the vicinity of the urban area. Therefore, release within the parcel would weaken the distinction of adjacent Green Belt land to the north, west and south.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel lies in a narrow gap between The Boldons, Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** Parcel is largely open.
- **Distinction:** The parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to narrow the gap between neighboring towns. However, the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.
- **Impact of release on remaining Green Belt:** With the exception of the outer edge of the fields in between Moor Lane and Cleadon Lane, the outer boundaries of the parcel are formed of low-lying hedges or there are no clear readily recognisable boundaries within the vicinity of the urban area. Therefore, release within the parcel would weaken the distinction of adjacent Green Belt land to the north, west and south.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is largely open countryside, strengthening its contribution to preventing encroachment on it. The notable exception is the land around Whitburn Village Primary School which weakens it.
- **Openness:** Parcel is largely open.
- **Distinction:** The parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to be encroachment of the countryside. However, the form of the urban edge and open fields allow the wider countryside to dominate, limiting the urbanising influence of the urban area.
- **Impact of release on remaining Green Belt:** With the exception of the outer edge of the fields in between Moor Lane and Cleadon Lane, the outer boundaries of the parcel are formed of low-lying hedges or there are no clear readily recognisable boundaries within the vicinity of the urban area. Therefore, release within the parcel would weaken the distinction of adjacent Green Belt land to the north, west and south.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH007 (south eastern corner); SWH011 (south eastern corner); SWH012; SWH021 (excluding the wooded area); SWH048 (eastern end); SWH013; and SWH22**
- The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Harm of release of land in WH5

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
High	High	High	Low/No	Equal

• **SWH015** The playing fields in site SWH015 have more of an association with the urban edge to the east than the wider countryside. The release of the site would not extend development beyond the western extent of the existing development along Moor Lane to the south, limiting its narrowing of the gap between Whitburn and Cleadon. The treelined Cleadon Lane to the north of SWH015 represents a relatively strong alternative Green Belt boundary, limiting impact on adjacent Green Belt land to the north (SWH013). Mature tree cover along the northern boundary of SWH013 performs a similar function, but to a lesser degree given the absence of a road. Release of SWH015 would contain the land to the north.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Harm of release of land in WH6



Harm of release of land in WH6

Description

- Parcel is peripheral to a narrow gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area, being at least as far from either as the direct gap between them and intervening villages. However, release would have a narrowing effect by reducing open area between towns.
- The parcel contains fields and farm buildings.
- The parcel is open. The farm buildings within the parcel are an appropriate use and therefore do not affect the openness of the Green Belt.
- The fields are considered to be part of the countryside.
- The parcel is not associated with a historic town.
- Lizard Lane to the east separates the parcel from the inset urban area of Whitburn; however, the significance of this boundary is weakened by the containing influence of Whitburn to the south where only a partial hedge and weak garden fences separate the parcel from the urban area.
- A farm track continuing from Wellands Lane follows the majority of the western edge of the parcel before turning into a low-lying field boundary. There is no notable boundary at the northern edge of the parcel.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The parcel is adjacent to the village of Whitburn which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to be sprawl.
- **Impact of release on remaining Green Belt:** A farm track continuing from Wellands Lane follows the majority of the western edge of the parcel before turning into a low-lying field boundary. There is no notable boundary at the northern edge of the parcel. Release would therefore have an impact on the distinction of Green Belt land immediately to the north and west.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Parcel is peripheral to gap between Sunderland The Boldons merged with neighbouring towns within the South Tyneside built-up area, being at least as far from either as the direct gap between them and intervening villages. However, release would have a narrowing effect by reducing open area between towns.
- **Openness:** Parcel is open.

Harm of release of land in WH6

- **Distinction:** The parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** A farm track continuing from Wellands Lane follows the majority of the western edge of the parcel before turning into a low-lying field boundary. There is no notable boundary at the northern edge of the parcel. Release would therefore have an impact on the distinction of Green Belt land immediately to the north and west.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Parcel is open countryside, strengthening its contribution to preventing encroachment on it.
- **Openness:** Parcel is open.
- **Distinction:** The parcel has weak distinction from the urban edge, which reduces the extent to which development would be considered encroachment of the countryside.
- **Impact of release on remaining Green Belt:** A farm track continuing from Wellands Lane follows the majority of the western edge of the parcel before turning into a low-lying field boundary. There is no notable boundary at the northern edge of the parcel. Release would therefore have an impact on the distinction of Green Belt land immediately to the north and west.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

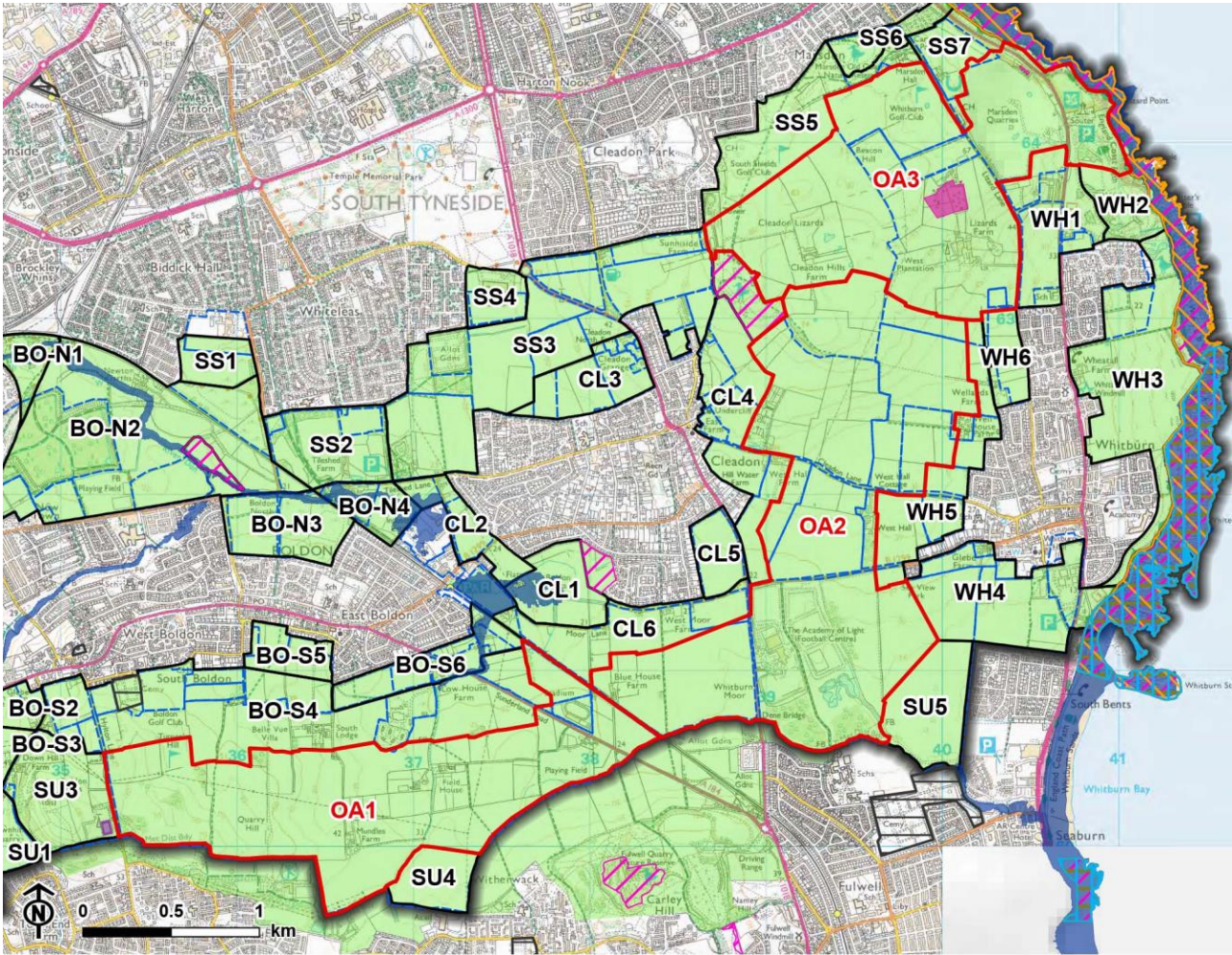
Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH009** The harm ratings for the parcel as a whole also apply to the above promoted sites that fall within or partially within this parcel.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Outer Area

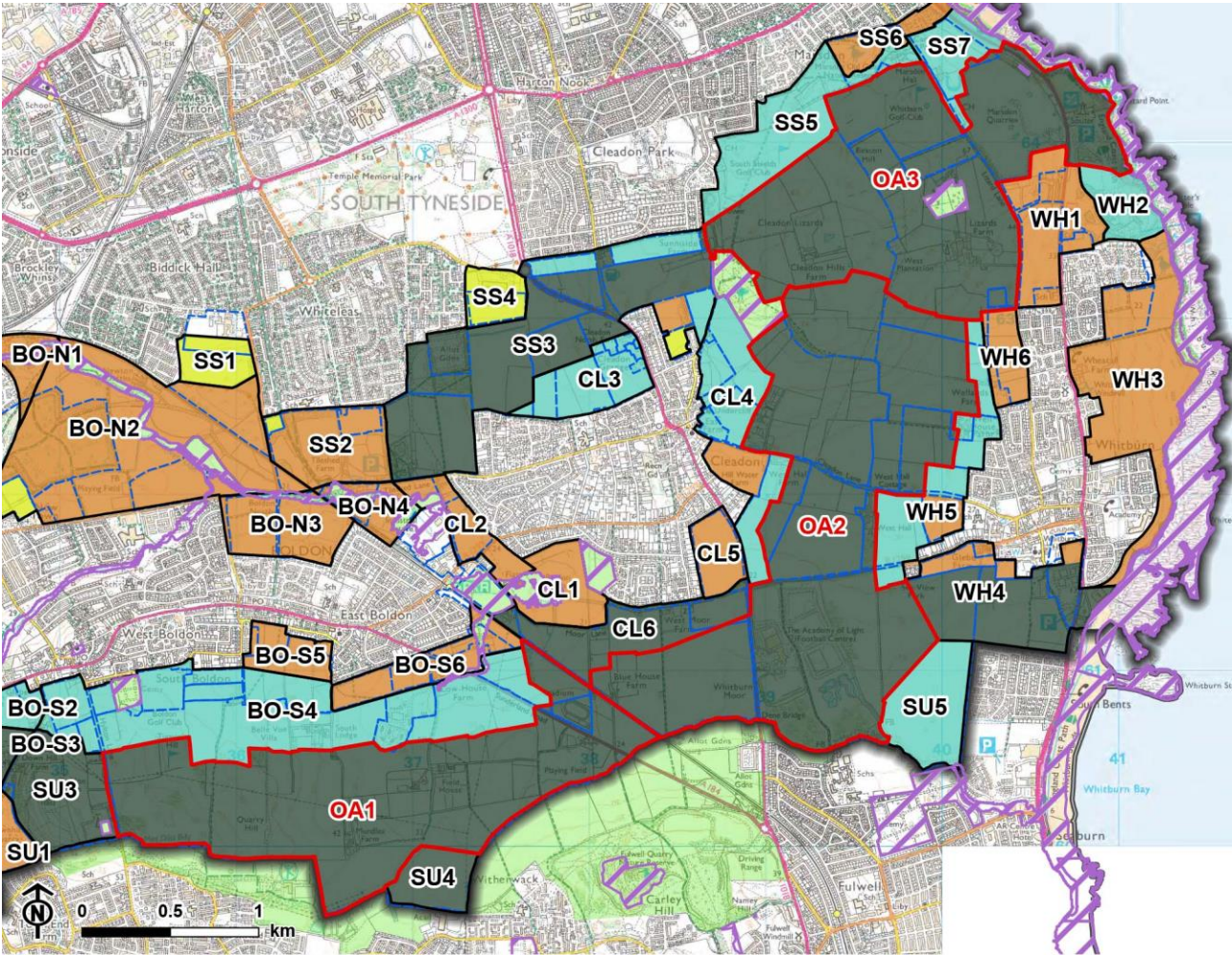


- Outer Area parcel
- Site option
- South Tyneside Borough

- Green Belt
- Absolute constraint(s)**
- Local Nature Reserve
- Special Protection Area
- Special Area of Conservation
- Cemetery
- Ramsar site
- Site of Special Scientific Interest
- Scheduled Monument
- Flood Zone 3
- Reservoir



Outer Area

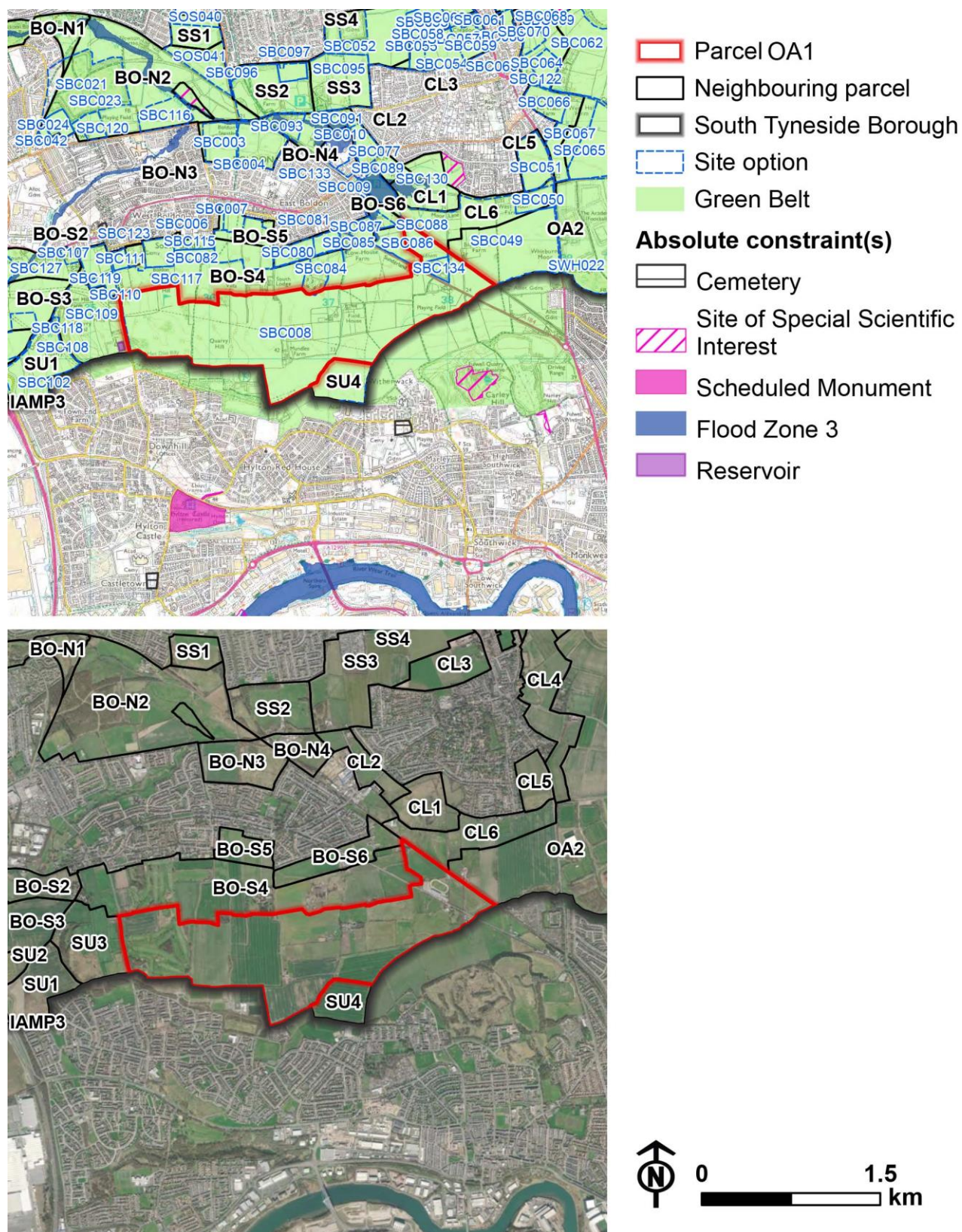


- Outer Area parcel
- Neighbouring parcel
- Site option
- South Tyneside Borough

- Green Belt
 - Absolute Constraints
- Parcel Harm Rating**
- Very High
 - High
 - Moderate
 - Low/No



Harm of release of land in OA1



Harm of release of land in OA1

Description

- The outer area lies between Sunderland and The Boldons, with land in the west sloping up towards the Boldon Hills.
- Land lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.
- The outer area contains East Boldon Riding Centre and some agricultural buildings, but as appropriate land uses in the Green Belt, they do not impact openness. The outer area also contains Sunderland Greyhound Stadium and some residential properties, but this development is too isolated and open (but for the grandstand) to have a significant impact on openness.
- Land is comprised of large agricultural fields and a golf course in the west, and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- Woodland belts at the inset edge of Sunderland to the south in combination with adjacent Green Belt provide a strong degree of separation from the inset area. Consequently, Elevated land in the west creates strong landform distinction from Sunderland. Adjacent fields provide a strong degree of separation from Boldon to the north.
- There is a lack of clearly defined boundary features between Sunderland and The Boldons. Elevated land is the main separating feature in a landscape characterised by large, open fields.

Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land covers the majority of the land lying between Sunderland and The Boldons, and therefore contributes to checking sprawl of the large built-up area to the north and south.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Any expansion of Boldon or Sunderland into this area would constitute significant sprawl of the large built-up area and would increase association with the neighbouring urban area. This would have significant implications for the wider Green Belt, where land to the west and east would become relatively contained within the large built-up area.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.

Harm of release of land in OA1

- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Any expansion of Boldon or Sunderland into this area would significantly narrow the gap between Sunderland and Boldon merged with Jarrow by removing a large area of countryside between Green Belt towns and encroaching onto prominent, elevated ground.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Any expansion of Sunderland into this area would breach woodland belts at the inset edge. Any expansion of Boldon would encroach onto higher ground associated with the Boldon Hills. This would constitute significant encroachment into the countryside and would have implications for the wider Green Belt, notably increasing containment on the wider Green Belt to the west and east.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

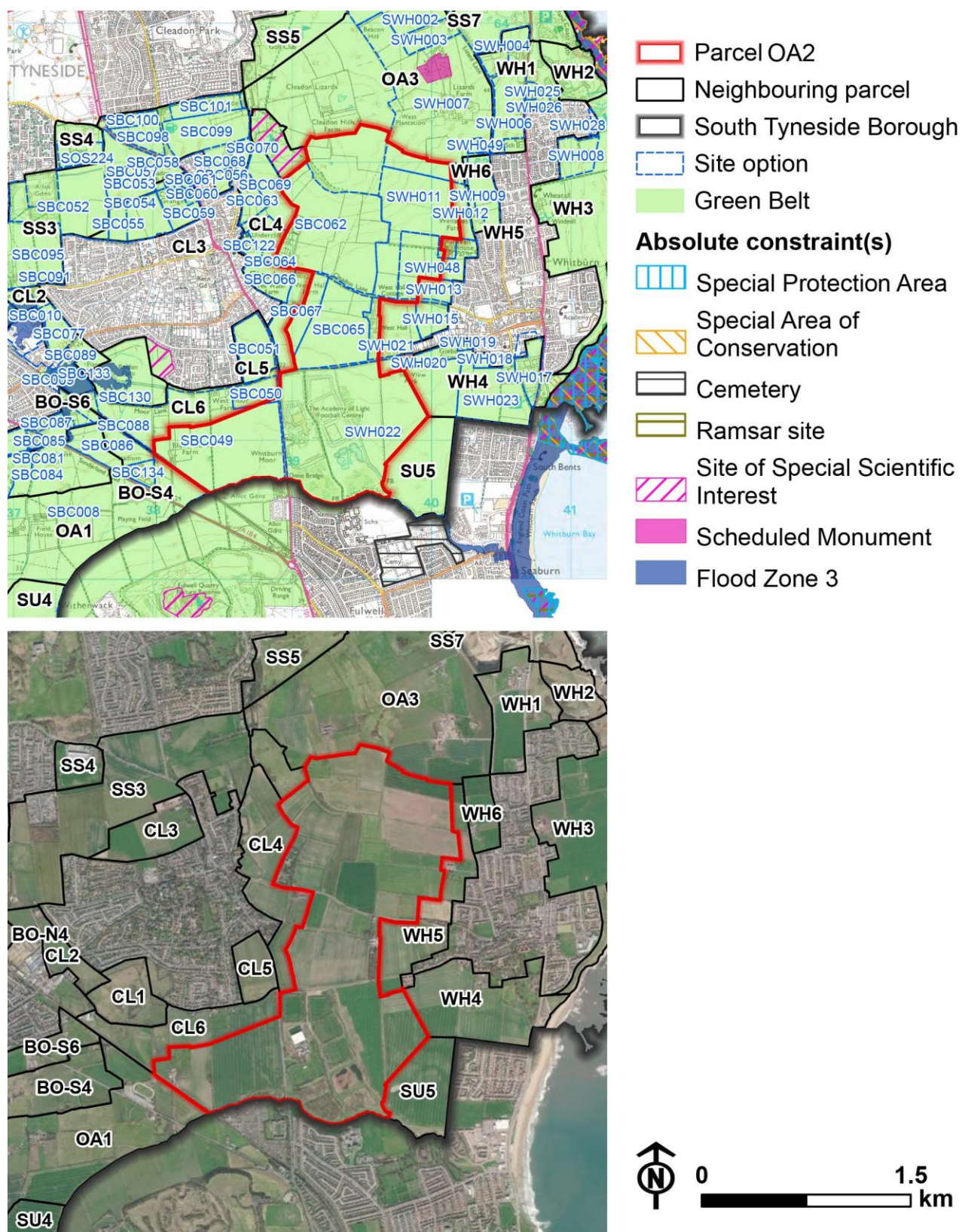
Site-level variations in harm

The parcel includes the following promoted sites:

- **SBC086 (eastern half); SBC134 and SBC008** The harm ratings for the area as a whole also apply to the above promoted sites that fall within or partially within this area.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Harm of release of land in OA2



Harm of release of land in OA2

Description

- The outer area lies between Whitburn and Cleadon and Sunderland and Cleadon, with the Cleadon hills lying in the northeast.
- Land lies in a narrow gap between Boldon merged with Jarrow and Sunderland when taken in the context of the intervening villages of Cleadon and Whitburn.
- The outer area contains a football academy and scattered isolated residential properties, but this development is too disparate to have a significant impact on openness. There are also some agricultural buildings, but as an appropriate land use in the Green Belt, they do not impact openness.
- Land is predominately comprised of agricultural fields lying either side of Cleadon Lane and Moor Lane, and is therefore considered to be part of the countryside. The sports pitches associated with the football academy are not close enough to the urban area of Sunderland to have significant relationship with the urban area.
- Land is not associated with a historic town.
- Land in the north has the strongest distinction from the surrounding urban areas, given the landform distinction that the Cleadon Hills provide. Cut Throat Dene and associated woodland maintain separation from Sunderland to the south. Where there are fewer clearly defined boundaries at the urban edge of Cleadon and Whitburn, agricultural fields maintain separation.
- The landscape within this area is sufficiently open that Cleadon, Sunderland and Whitburn are clearly visible from one another.

Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land covers the majority of the area in between Sunderland, Cleadon and Whitburn, and therefore contributes to checking sprawl of the large built-up area of Sunderland into these satellite settlements. It also inhibits the merging of Cleadon and Whitburn which would significantly increase their frontages with the large built-up areas of Sunderland to the south and South Tyneside to the north, increasing association with the large built-up area.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** An expansion out from either Sunderland, Cleadon or Whitburn into this area would significantly increase the association between these distinct settlements, potentially merging them. This would have significant implications for the wider Green Belt, where land to the north, east or west could become contained within the large built-up area, depending on the scale of release.

Harm of release of land in OA2

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a narrow gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland, when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** An expansion of either Whitburn, Cleadon or Sunderland into this area would significantly narrow the overall settlement gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland by removing large areas of countryside between these urban areas and potentially encroaching onto prominent, elevated ground in the Cleadon Hills.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Any expansion of either Sunderland, Cleadon or Whitburn into this area would constitute significant encroachment into the countryside and would have implications for the wider Green Belt. Release in the north of the outer area would encroach onto elevated ground of the Cleadon Hills and would increase containment on the wider Green Belt.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

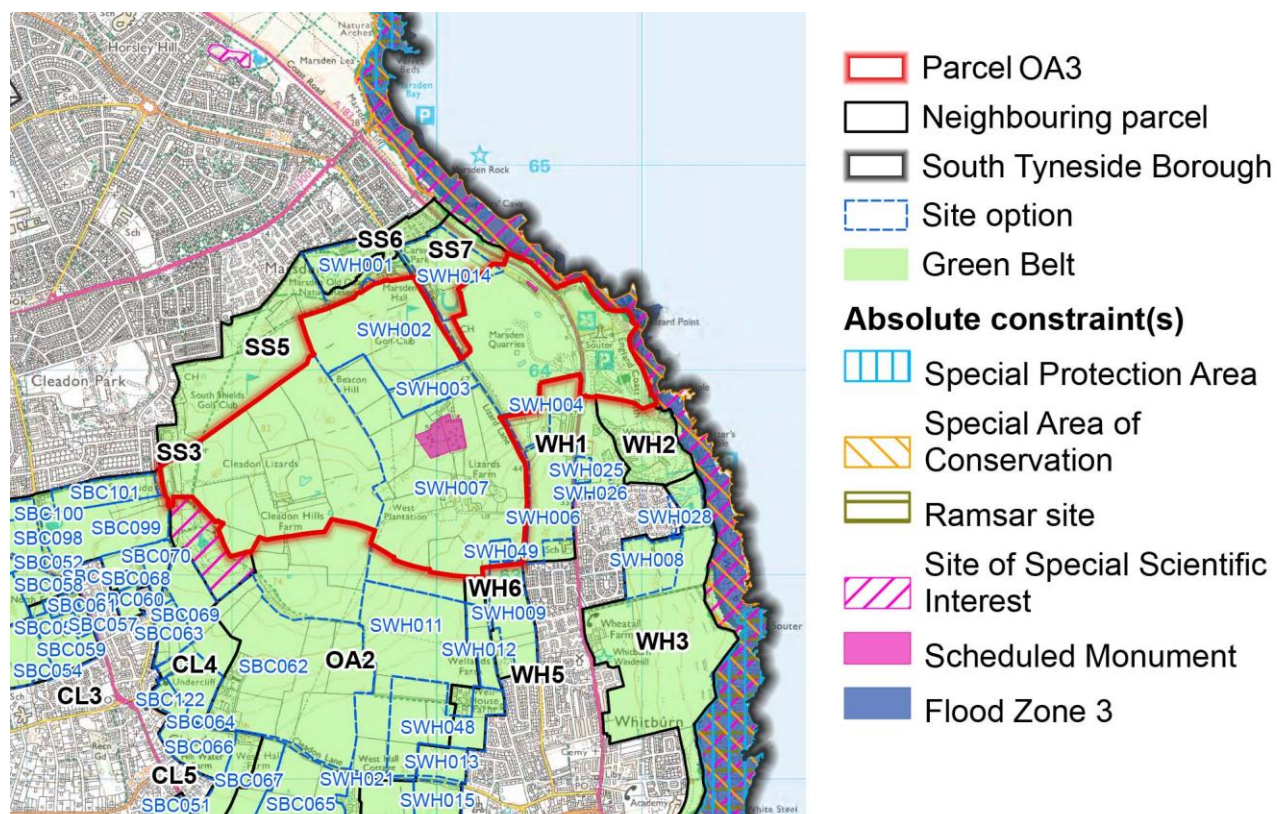
Site-level variations in harm

The parcel includes the following promoted sites:

- **SWH007 (southern end); SWH048 (western half); SBC049 (excluding northern end); SBC050 (eastern end); SBC062 (eastern two thirds); SBC065; SWH011; SWH021 (western edge); SBC067 (eastern edge) and SWH022 (western two thirds)**
- The harm ratings for the area as a whole also apply to the above promoted sites that fall within or partially within this area.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Harm of release of land in OA3



Harm of release of land in OA3

Description

- Land lying on the high ground of the Cleadon Hills in between South Shields, Whitburn and Cleadon.
- Land lies in a moderate gap between South Shields and Sunderland when taken in the context of the intervening villages of Cleadon and Whitburn.
- The outer area contains isolated residential properties and a lighthouse in the east, but this development is too disparate to have a significant impact on openness. There are also some agricultural buildings, but as an appropriate land use in the Green Belt, they do not impact openness.
- Land is comprised of agricultural fields, a golf course and a quarry, and is therefore considered to be part of the countryside.
- Land is not associated with a historic town.
- Woodland belts and adjacent Green Belt provide strong screening and separation from South Shields to the north. Land rises up into the Cleadon Hills in parts, creating strong landform distinction from the urban area. Adjacent fields and woodland bands separate the parcel from Cleadon and Whitburn to the southwest and south respectively.

Harm to the Green Belt purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** Land covers the majority of the area in between South Shields, Cleadon and Whitburn, and therefore contributes to checking sprawl of the large built-up area of South Shields into these satellite settlements. It also inhibits the merging of Cleadon and Whitburn which would significantly increase their frontage with the large built-up area of South Tyneside to the north, increasing association with the large built-up area.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** The southward expansion of South Shields into this area of high ground would constitute significant sprawl of the large built-up area and would increase association with Whitburn and Cleadon to the south. The northward expansion of Whitburn or the north eastward expansion of Cleadon around the Cleadon Hill SSSI into the area would also significantly increase these settlements association with the large built-up area of South Tyneside to the north. This would have significant implications for the wider Green Belt to the south, which sits on lower ground and would become more contained.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** Land lies in a moderate gap between South Shields and Sunderland when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** Land is open.

Harm of release of land in OA3

- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** An expansion of South Shields, Cleadon or Whitburn into this area would significantly narrow the overall settlement gap between Sunderland and South Shields by removing a large area of countryside between these urban areas.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** Land is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** Land is open.
- **Distinction:** Land has very strong distinction from the urban edge, which increases the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The expansion of South Shields, Cleadon or Whitburn into this area would constitute significant encroachment into the countryside and would have implications for the wider Green Belt. Release of elevated areas within the outer area would have a particularly significant containing influence on the wider Green Belt to the south and west.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Site-level variations in harm

The parcel includes the following promoted sites:

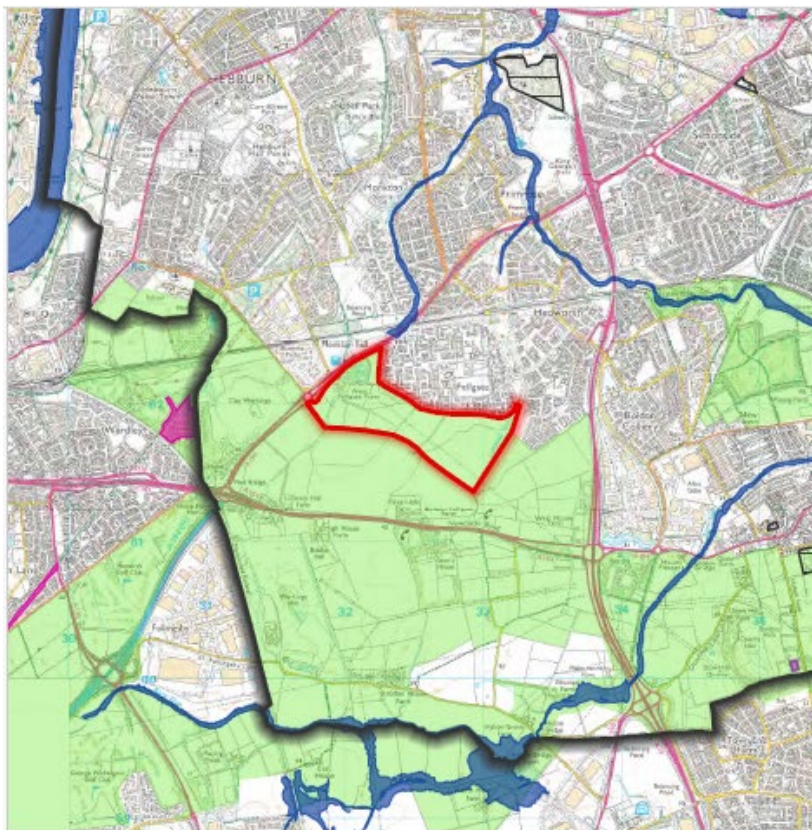
- **SBC003; SWH007; SWH049 and SBC002** The harm ratings for the area as a whole also apply to the above promoted sites that fall within or partially within this area.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Very High	Very High	Very High	Low/No	Equal

Appendix C

Green Belt Site Allocation Assessment Proforma

SP8 – South of Fellgate



-  Site SP8
-  South Tyneside Borough
-  Green Belt
- Absolute constraint(s)**
-  Cemetery
-  Scheduled Monument
-  Flood Zone 3
-  Reservoir



SP8 – South of Fellgate

Description

- The site is adjacent to Fellgate in South Tyneside.
- The site is peripheral to two gaps between Hebburn/Fellgate and Gateshead, which is a moderate gap, and Hebburn/Fellgate and Washington/Sunderland, which is also in a moderate gap given the large developments in between them at Folingsby Park and the planned International Advanced Manufacturing Plan (IAMP).
- The site contains a pub, but it is too small in scale to have a significant impact on Green Belt openness. The farm buildings within the site are an appropriate use in the Green Belt and therefore do not affect openness.
- As agricultural arable fields, the site is considered to be part of the countryside.
- The site is not associated with a historic town.
- The A194 to the northwest represents a strong boundary between the site and the urban area but the longest boundary to the north (Durham Drive) is weaker, being more irregular and comprised of Durham Drive lined with low lying hedgerows and sparse tree cover that offer little visual separation.
- The Fellgate Estates north of the site are clearly visible and have an urbanising influence but there is a strong relationship with the wider countryside.
- The site is contained by the large built-up area of South Tyneside to the northwest and north. The southwestern, southern and eastern outer boundaries of the site are relatively weak, being comprised of minor water courses, field boundaries and farm tracks, which offer little in the way of visual screening.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Fellgate.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The site is adjacent to South Tyneside and so contributes to checking its sprawl.
- **Openness:** The site is open.
- **Distinction:** The site has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The sprawling influence of release within the site is limited by the southwest extent of the large built-up area to the west of the B1306 and the southern extent to the east of the A19, which contain the site. Development in the site would have an impact on the distinction of adjacent Green Belt land to the south west, south and east where there are relatively weak low-lying boundaries with the wider Green Belt, but the wider open countryside would still be dominant. Land adjacent to the new Green Belt boundary would become more contained by new urbanising influences to the northwest.

SP8 – South of Fellgate

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The site is peripheral to two moderate gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington/Sunderland.
- **Openness:** The site is open.
- **Distinction:** The site has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release would not reduce the narrowest gaps between Hebburn/Fellgate and Gateshead and Hebburn/Fellgate and Washington/Sunderland, but it would have a narrowing effect by removing a significant area of open land between them. Development in the site would have an impact on the distinction of adjacent Green Belt land to the south west, south and east where there are relatively weak low-lying boundaries with the wider Green Belt, but the open countryside would still be dominant. Land adjacent to the new Green Belt boundary would become more contained by new urbanising influences to the northwest.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The site is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** The site is open.
- **Distinction:** The site has relatively strong distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The site is contained by the large built-up area of South Tyneside to the north west and north. Development in the site would have an impact on the distinction of adjacent Green Belt land to the south west, south and east where there are relatively weak low-lying boundaries with the wider Green Belt, but the wider open countryside would still be dominant. Land adjacent to the new Green Belt boundary would become more contained by new urbanising influences to the northwest.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Potential mitigation measures

- Hedgerows to the south of the site provide little buffer from the surrounding countryside and there is no boundary in part of the southeast of the site. Potential mitigation measures of development within the site could include planting of vegetation and tree planting along the outer boundary of the site to reduce the visual impact of development on adjacent Green Belt land that lies to the, south west, south and east.
- Any mitigation measures should be in accordance with the landscape strategy for Character Area 31 of the South Tyneside Landscape Character Assessment, which sets out that the reinstatement and restoration of hedges and planting of new woodland areas should be supported, whilst retaining the open aspect of the existing landscape.

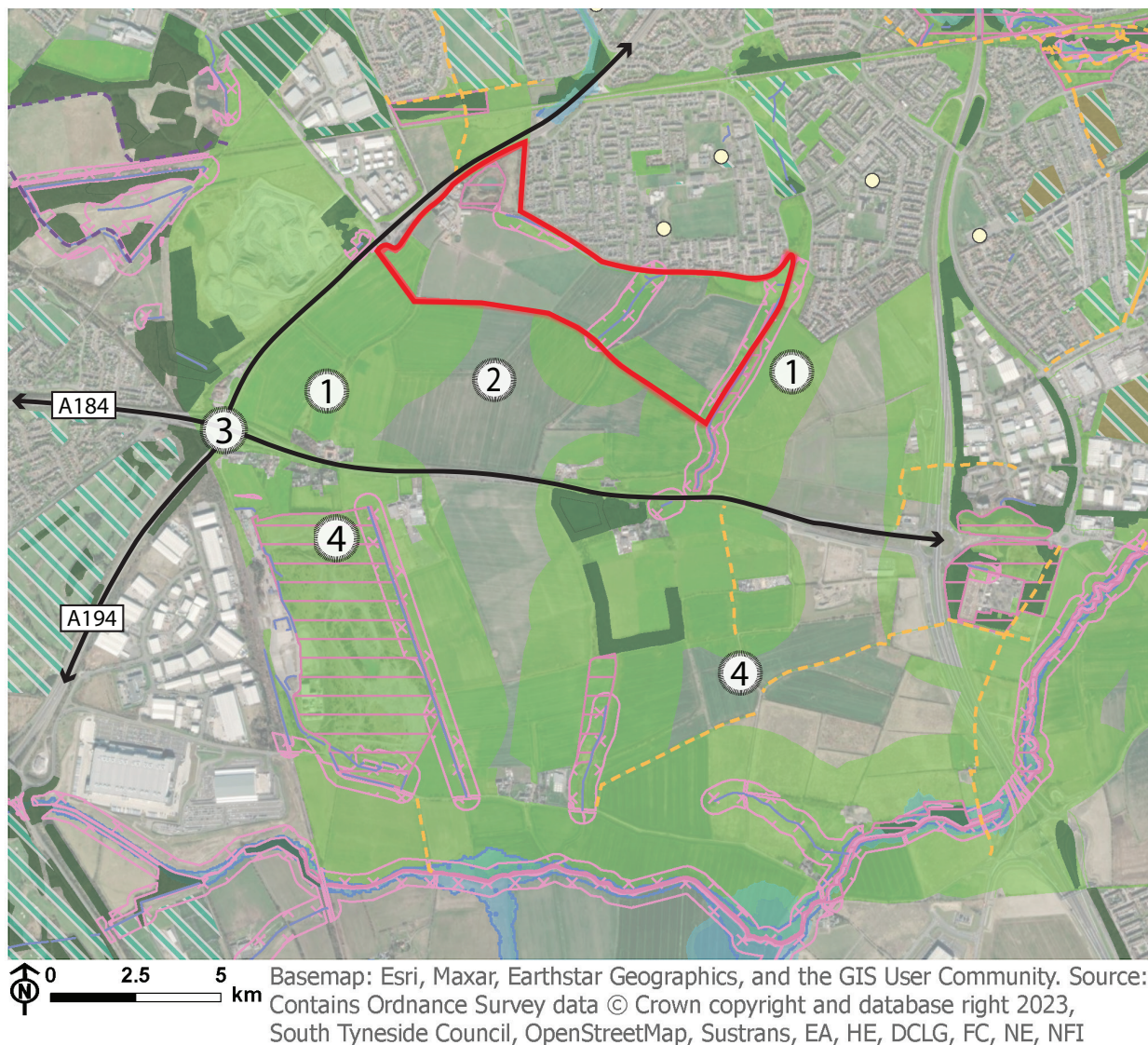
SP8 – South of Fellgate

- To create a more permeable edge between the urban area and countryside, it is suggested that the density of development in the proposed site should be no greater than existing development in the immediately adjacent urban area.

Potential enhancement measures

- **River corridor/burn enhancements.** Multifunctional enhancements to the Monkton Burn + Calf Close Burn corridors to the east and west of the site. In the case of Calfclose Burn, this should serve as a seamless extension of the green corridor to the north, allowing it to reach further south into the Green Belt. This should include a focus on sensitively designed recreational routes, linking the residential area to the northeast where relatively high levels of socioeconomic deprivation are apparent - however these should be designed not to interfere with important lowland fen habitats, which should be enhanced. Enhancements should consider riparian woodland planting and should draw on the recommendations of GBI Strategy Strategic Project 5.2 (Wetland creation).
- **Biodiversity enhancements to agricultural land** immediately to the south to establish and join up wildlife corridors. Would require working with landowners/managers expand the berry-bearing native hedgerow network, incorporate buffer strips of wildflower for pollinators and expand/connect existing woodland blocks. In this area of South Tyneside's Green Belt, intensive farming has resulted in habitat fragmentation, with a need to connect isolated areas of deciduous woodland and expand areas of calcareous grassland. For improved connectivity for both people and nature, this should explore the possibility of a 'green bridge' across the A184.
- **Linear GBI features (including wildflower verges) along road corridors** through Green Belt, notably the A194 (Leam Lane) and the A184 (Newcastle Road). Expanding woodland cover as buffers along these roads will help to screen air and noise from surrounding areas as well as providing linear habitat corridors. Any new woodland corridors should focus on connecting with existing woodland blocks, such as where Calfclose Burn meets the A184. This intervention should also consider a '**green bridge**' over the A184 to assist with habitat connectivity.
- **Establish new PROW to the south of the site (and across the A184)** to fill a gap in the network. These should focus on linking the site to the green corridors to the southwest and the local wildlife sites south of the A184.
- NB there are significant overlaps between the GBI enhancement proposed for sites SP14 and SP8 and enhancements in both cases should be dealt with in a holistic and joined-up way, with a focus on key shared corridors.

Proposed GBI Enhancements to the Site SP8



1) Burn (blue corridor) enhancements: multifunctional enhancements to the Monkton Burn + Calf Close Burn (a linear Local Wildlife Site) corridors to the east and west of the site.

2) Biodiversity enhancements to agricultural land immediately to the south to establish and join up wildlife corridors. For improved connectivity for both people and nature, this should explore the possibility of a 'green bridge' across the A184.

3) Linear GBI features (including wildflower verges) along road corridors through Green Belt, notably the A194 (Leam Lane) and the A184 (Newcastle Road). Consider also a 'green bridge' over the A184.

4) Establish new PROW to the south of the site (and across the A184) to fill a gap in the network.

- SP8
- Green and blue infrastructure corridor
- Watercourse
- Flood zone 2
- Flood zone 3
- Local wildlife site
- - - Public Right of Way
- Primary school
- - - National Cycle Network
- Green space
- Allotment/community growing space
- Conservation area
- National Forest Inventory
- Riparian woodland potential
- Floodplain woodland potential



Sustainable urban drainage and wildflower planting
Source: LUC



Green corridor connections
Source: LUC

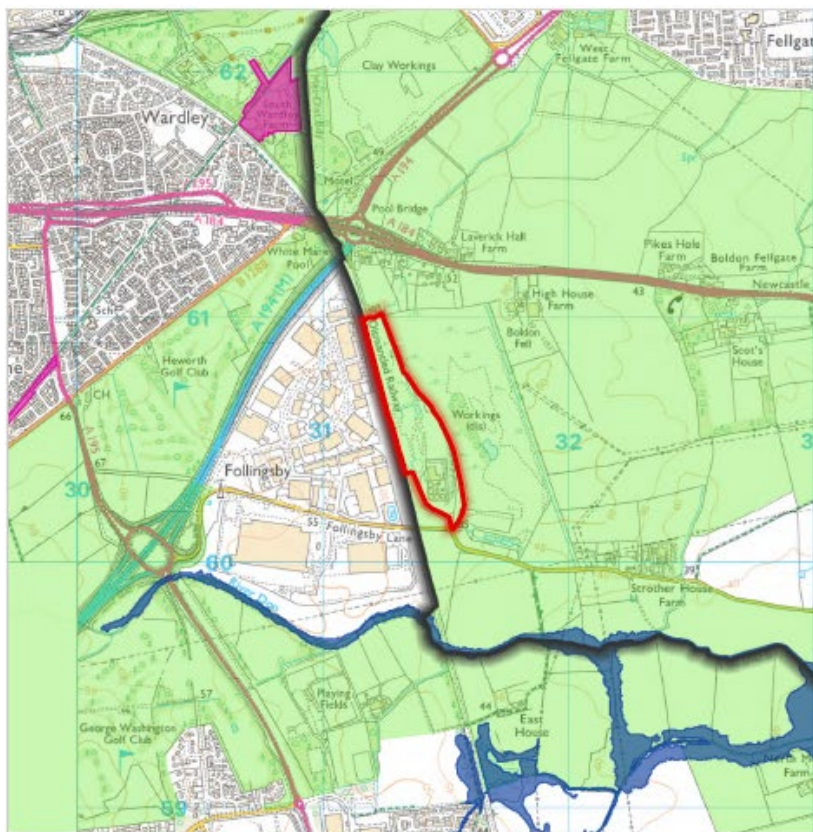


Nature rich hedgerows
Source: LUC



Green bridge
Source: LUC

SP14 – Wardley Colliery



- Site SP14
- South Tyneside Borough
- Green Belt
- Absolute constraint(s)**
- Scheduled Monument
- Flood Zone 3



SP14 – Wardley Colliery

Description

- The site lies adjacent to the east of Follingsby Park.
- The site lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the International Advanced Manufacturing Park (IAMP) area falling in between.
- The site is largely comprised of a disused mineral workings site. There is an anaerobic digestion plan in the south, but this inappropriate development does not have a significant impact on openness.
- The disused mineral workings are in the process of being remediated and are therefore considered to be part of the countryside; however, the anaerobic digestion plant and associated infrastructure are not.
- The site is not associated with a historic town.
- An old, dismantled railway combined with sporadic lines of trees and hedges provide a strong degree of separation between the site and the inset area of Follingsby Park industrial estate to the west. However, the tall buildings within Follingsby Park are visible through gaps in the trees and exert some urbanising influence on the Green Belt within the site.
- The tree lined Follingsby Lane to the south represents a relatively strong alternative Green Belt boundary and the land to the north is already partially developed. The land slopes steeply immediately to the east of the site, screening the wider countryside from view. The northern edge of the site represents the weakest boundary, being formed of hedge line and broken scrubland and existing development already exerts an urbanising influence in this location.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Follingsby Park.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The site lies adjacent to Follingsby Park industrial estate and is therefore not directly adjacent to Gateshead, Fellgate/Hebburn or Washington, which form part of the Tyne and Wear conurbation. However, it does lie relatively close to the large built-up area and therefore contributes to preventing its sprawl.
- **Openness:** The site is largely open.
- **Distinction:** The site has relatively strong distinction from the urban edge, which increases the extent to which development would be considered sprawl. There are some disparate urbanising influences within the site, and the urbanising influence of the industrial estate to the west is visible across the majority of the site.

SP14 – Wardley Colliery

- **Impact of release on remaining Green Belt:** Release and development of the site would marginally reduce the gap between Washington and Follingsby Park, increasing their association and the degree to which the latter is connected to the large built-up area, but release would be confined to the sheltered low-lying ground. The high ground to the east limits impact of release on the wider Green Belt in this direction. Urbanising development at the northern and southern ends of the site already have an urbanising influence in these directions.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The site lies in a moderate gap between Fellgate/Hebburn and Washington/Sunderland with Follingsby Park (close to Gateshead) and a satellite extension to the IAMP area falling in between. It therefore contributes to maintain separation between towns.
- **Openness:** The site is largely open.
- **Distinction:** The site has relatively strong distinction from the urban edge, which increases the extent to which development would be considered sprawl. There are some disparate urbanising influences within the site, and the urbanising influence of the industrial estate to the west is visible across the majority of the site.
- **Impact of release on remaining Green Belt:** Release and development of the site would increase the size of Follingsby Park industrial estate but would not significantly narrow the settlement gap between Fellgate/Hebburn and Washington. Release would be confined to the sheltered low-lying ground. The high ground to the east would limit the impact of release on the wider Green Belt in this direction. Urbanising development at the northern and southern ends of the site already have an urbanising influence in these directions.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The site is generally considered to be part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** The site is largely open.
- **Distinction:** The site has relatively strong distinction from the urban edge, which increases the extent to which development would be considered sprawl. There are some disparate urbanising influences within the site, and the urbanising influence of the industrial estate to the west is visible across the majority of the site.
- **Impact of release on remaining Green Belt:** Release and development of the site would expand Follingsby Park industrial estate beyond a clearly defined boundary. However, release would be confined to the sheltered low-lying ground. The high ground to the east limits impact of release on the wider Green Belt in this direction. Urbanising development at the northern and southern ends of the site already have an urbanising influence in these directions

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

SP14 – Wardley Colliery

Potential mitigation measures

- Higher ground to the east provides a distinct landscape screen to any development that may be delivered within the site. This boundary feature could be enhanced with further vegetation and tree planting.
- Any mitigation measures should be in accordance with the landscape strategy for Character Area 31 of the South Tyneside Landscape Character Assessment, which sets out that the reinstatement and restoration of hedges and planting of new woodland areas should be supported, whilst retaining the open aspect of the wider landscape. This might be beneficial to the north and south of the site.
- It is suggested that the density of development in the proposed site should be no greater than existing development in Follingsby Park industrial estate to the east.

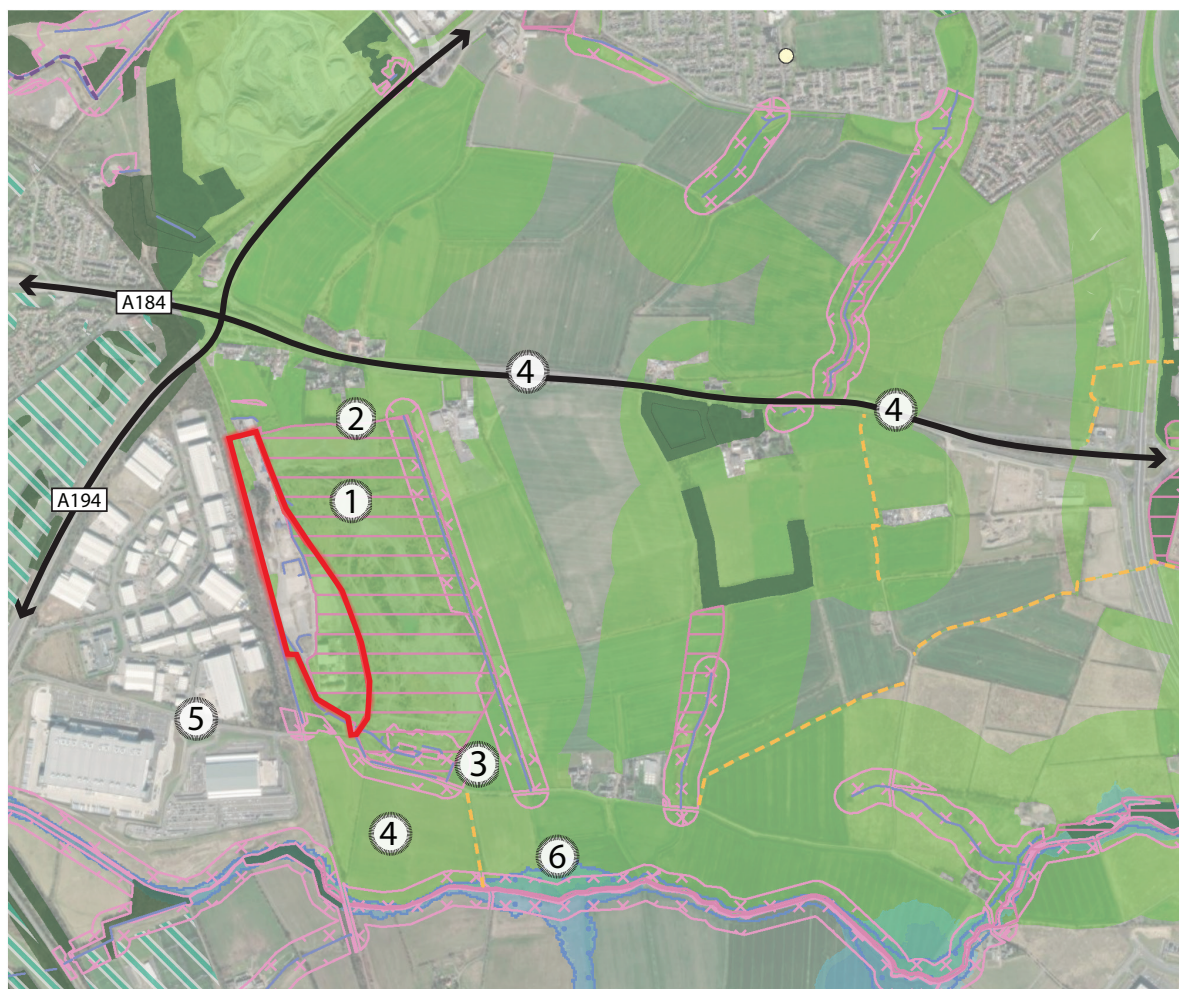
Potential enhancement measures

- **Enhancements to adjacent Local Wildlife Site (LWS)** and buffering of habitats (the GBI Strategy notes that several of the LWS in South Tyneside are in private ownership and suffering a lack of management, meaning many are in declining condition). Enhancements would need to be based on detailed advice from an ecology team, but there are identified opportunities for expanding woodland planting along the southern and eastern edges of the LWS.
- **Multifunctional enhancements to the Monkton Burn river corridor** to the north of the site, aligned with enhancements where this skirts the edge of the site itself. The Burn appears to be culverted in places and opportunities should be explored to daylight the river, and enhance the corridor holistically with expanded wetland habitats, in line with the recommendations of GBI Strategy Strategic Project 5.2 (Wetland creation).
- **Extending and connecting the PROW network**, including reconnecting a severed north-south link (potentially aligned with the Monkton Burn corridor) and connecting up walking opportunities with the isolated PROW to the south along Waterloo Road. This would provide a strategic connection reaching right down to the River Don corridor to the south, from residential areas around Fellgate.
- **Biodiversity enhancements to agricultural land** to the east of the adjacent LWS, to establish and join up wildlife corridors. Would require working with landowners/managers expand the berry-bearing native hedgerow network, incorporate buffer strips of wildflower for pollinators and expand/connect existing woodland blocks. In this area of South Tyneside's Green Belt, intensive farming has resulted in habitat fragmentation, with a need to connect isolated areas of deciduous woodland and expand areas of calcareous grassland. For improved connectivity for both people and nature, this should explore the possibility of a 'green bridge' across the A184.
- As part of wider move to more nature-rich agricultural management, **expansion of linear GBI (woodland/wildflower/native hedgerows etc) buffers along Follingsby Lane.**

SP14 – Wardley Colliery

- River corridor restoration, including riparian planting, along the **River Don corridor to the south of the site** - incorporating nature-based solutions to flooding.
- NB there are significant overlaps between the GBI enhancement proposed for sites SP14 and SP8 and enhancements in both cases should be dealt with in a holistic and joined-up way, with a focus on key shared corridors.

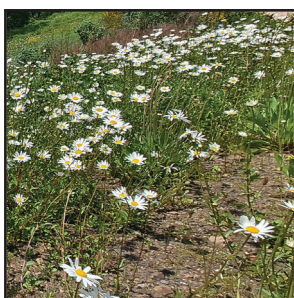
Proposed GBI Enhancements to the Site SP14



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- 1) Enhancements to adjacent Local Wildlife Site (LWS) and buffering of habitats.
- 2) Multifunctional enhancements to the Monkton Burn river corridor to the north of the site, aligned with enhancements where this skirts the edge of the site itself (in line with the recommendations of GBI Strategy Strategic Project 5.2: Wetland creation).
- 3) Extending and connecting the PROW network, including reconnecting a severed north-south link (potentially aligned with the Monkton Burn corridor).
- 4) Biodiversity enhancements to agricultural land immediately to the south to establish and join up wildlife corridors. For improved connectivity for both people and nature, this should explore the possibility of a 'green bridge' across the A184.
- 5) As part of wider move to more nature-rich agricultural management, expansion of linear GBI (woodland/wildflower/native hedgerows etc) buffers along Follingsby Lane.
- 6) River corridor restoration, including riparian planting, along the River Don corridor to the south of the site.

- SP14
- Green and blue infrastructure corridor
- Watercourse
- Flood zone 2
- Flood zone 3
- Local wildlife site
- Public Right of Way
- Primary school
- National Cycle Network
- Green space
- National Forest Inventory
- Riparian woodland potential
- Floodplain woodland potential



Wildflower planting
Source: LUC



Green corridor connections
Source: LUC

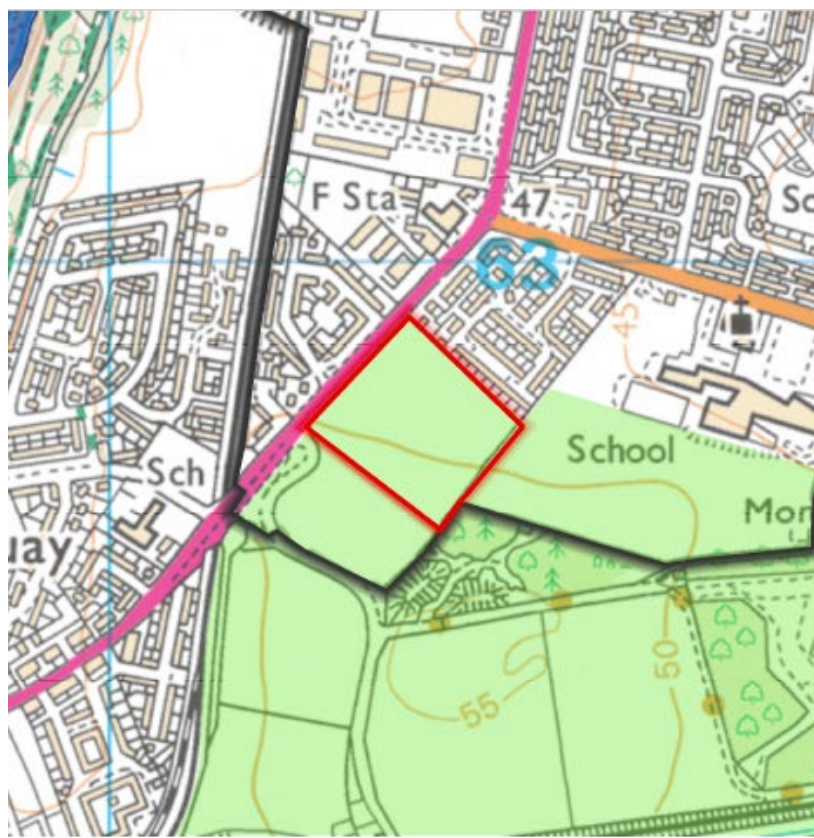






Nature walk along river
Source: LUC



Green bridge
Source: LUC

GA1 – Hebburn College Campus



-  Site GA1
-  South Tyneside Borough
-  Green Belt
- Absolute constraint(s)**
-  Flood Zone 3



GA1 – Hebburn College Campus

Description

- The site is adjacent to the south of Hebburn.
- The site is peripheral to a narrow gap between Gateshead and Hebburn/Fellgate.
- The site is formed of scrubland. The site contains no built development and is open.
- As scrubland, the site is considered to be part of the countryside.
- The site is not associated with a historic town.
- Victoria Road West (A185) lies between the site and the urban area to the west, but there is no significant boundary feature between the site and inset development to the northeast. The role of the A185 in providing separation from the inset area is diminished by the residential estate that lies to the northeast of the site.
- There is currently no boundary at the site's southern edge. Wardley Lane and the thick woodland belt to the south are stronger alternative Green Belt boundaries.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Hebburn.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Moderate	Low/No	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The site is adjacent to South Tyneside and so contributes to checking its sprawl.
- **Openness:** The site is open.
- **Distinction:** The site has weak distinction from the urban edge, which significantly reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** The thick woodland belt to the southeast is a stronger alternative boundary than the existing urban boundaries, largely screening the site from view to the southeast. However, there is no existing boundary to the southwest of the site.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The site lies on the periphery of a narrow gap between Hebburn/Fellgate and Gateshead, and so contributes to preventing their merger.
- **Openness:** The site is open.
- **Distinction:** The site has weak distinction from the urban edge, which significantly reduces the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release of the site would narrow the gap but woodland to the southeast provides a strong alternative boundary. There is no existing boundary between the site and land that lies to the southwest.

GA1 – Hebburn College Campus

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The site is considered to be part of the countryside and therefore contributes to preventing encroachment on it.
- **Openness:** The site is open.
- **Distinction:** The site has weak distinction from the urban edge, which significantly reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The thick woodland belt to the southeast is a strong alternative boundary that would screen the site from land in this direction, but there is no existing boundary to the southwest.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Potential mitigation measures

- The site is well contained by tree cover to the southeast, but there is no existing boundary feature on the southwest boundary of the site. As such, the visual impacts of development of the site on adjacent Green Belt could be mitigated by planting vegetation and tree planting to the southwest.
- Any mitigation measures should be in accordance with the landscape strategy for Character Area 4 of the South Tyneside Landscape Character Assessment, which sets out that the value of trees in the area should be recognised.
- To create a more permeable edge between the urban area and countryside, it is suggested that the density of development within the site should be no greater than existing development in the immediately adjacent urban area to the northwest and northeast.

Potential enhancement measures.

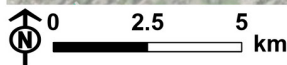
- **Expand woodland planting** to form corridors - including expanding buffer along railway line and in areas identified for riparian woodland potential (in collaboration with neighbouring Gateshead Council)
- Enhance GBI features in **grounds of St Joseph's Roman Catholic Comprehensive School**, where possible, including community growing and woodland planting to connect with surrounding natural features.
- Habitat enhancements at **Pelaw Quarry Pond LNR** (in line with detailed advice from ecology team and in consultation with Pelaw Quarry Pond Conservation Group). May include seating, interpretation and provision of information for using the site sensitively e.g. management of dog walking.
- **Enhancements to National Cycle Route (Link Route)**, including tree cover along

GA1 – Hebburn College Campus

route, high quality wayfinding/nature interpretation resources, wildflower verges and incidental natural play features. Strong links to the nearby LNR, helping to raise awareness of natural features and the species they support.

- **Enhancements to access to Pelaw Quarry Pond LNR and associated green corridor.** To include upgraded PROW network / access from residential areas to the northeast (around Finchale Road), where data suggests relatively high levels of socio-economic deprivation.
- **Wildflower, woodland and SuDs enhancements across the land to the south west of site.** Buffer strips of native/wildflower planting for pollinator corridors, and SuDS (rain gardens) to capture and filter runoff from roads. This should be carried out under detailed guidance of an ecologist and should focus on restoring grassland habitats, upgrading sensitive pathways through the site, connecting or expanding woodland blocks where appropriate.

Proposed GBI Enhancements to the Site GA1



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- 1) Expand woodland planting to form corridors.
- 2) Enhance GBI features in grounds of St Joseph's Roman Catholic Comprehensive School.
- 3) Habitat enhancements to wetland areas at Pelaw Quarry Pond LNR (across boundary in Gateshead), as part of key wildlife corridor.
- 4) GBI enhancements to National Cycle Route (Link Route).
- 5) Enhancements to access to Pelaw Quarry Pond LNR and associated green corridor from residential areas to the north east.
- 6) Wildflower, woodland and SuDs enhancements across land to the south west.

- GA1
- Green and blue infrastructure corridor
- Watercourse
- Flood zone 2
- Flood zone 3
- Local wildlife site
- Public Right of Way
- Primary school
- Secondary school
- National Cycle Network
- Green space
- Allotment/community growing space
- Conservation area
- National Forest Inventory
- Riparian woodland potential



Green active travel routes
Source: LUC



Tree lined railway
Source: LUC

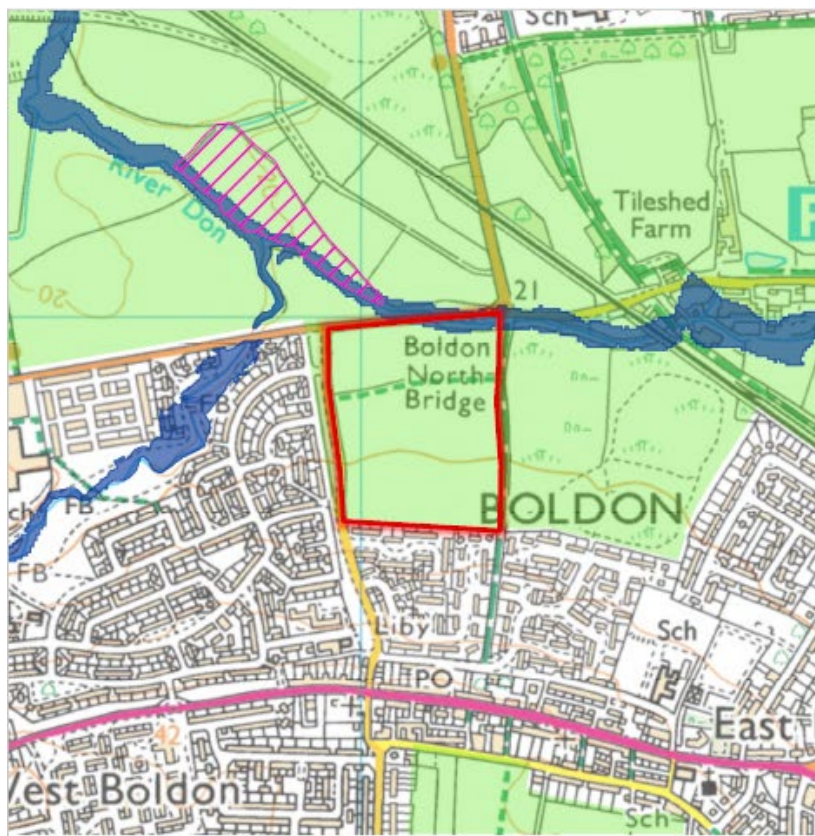


Wetland habitat enhancements
Source: LUC



Outdoor classrooms
Source: LUC

GA2 – Land at West Hall Farm



-  Site GA2
-  South Tyneside Borough
-  Green Belt
- Absolute constraint(s)**
-  Site of Special Scientific Interest
-  Flood Zone 3



GA2 – Land at West Hall Farm

Description

- The site lies to the north of the Boldons.
- The site is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland.
- There is no built development in the site and therefore it is considered open.
- The site is comprised of agricultural land and is therefore considered to be part of the countryside.
- The site is not associated with a historic town.
- The southern boundary of the site is relatively well treed, but there is little screening from residential development that lies to the west of the site on Boker Lane. The site is contained on two sides by development and it therefore shares a strong relationship with the urban area of The Boldons than the countryside to the north.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of The Boldons.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Low/No	Low/No	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The site lies adjacent and is largely contained by The Boldons, which form part of the large built-up area of South Tyneside, limiting the degree to which the site contributes to checking sprawl.
- **Openness:** The site is open.
- **Distinction:** The site has weak distinction from the urban area, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release of the site would have limited impact on sprawl due to the degree to which it is contained.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The site is peripheral to the gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland. As the site is contained to an extent by the urban area, its release would have limited narrowing effect on the wider gap.
- **Openness:** The site is open.
- **Distinction:** The site has weak distinction from the urban area, which reduces the extent to which development would be considered to narrow the gap between towns.
- **Impact of release on remaining Green Belt:** Release of the site would have a limited impact on the settlement gap between The Boldons merged with neighbouring towns within the South Tyneside built-up area and Sunderland to the south as the site is

GA2 – Land at West Hall Farm

partially contained and does not extend further than the existing urban edge to the west.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The site is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** The site is open.
- **Distinction:** The site has weak distinction from the urban area, which reduces the extent to which development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** Release of the site would expand The Boldons into open countryside. Tree Cover along New Road to the north would limit urbanising influence on adjacent Green Belt to the north, whilst tree cover along a farm track would reduce urbanising influence on land to the east. However, the land slopes down to the River Don to the north, maintaining some open views of the wider countryside to the north. Therefore, there would be some increased containment exerted upon the wider countryside to the north.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Potential mitigation measures

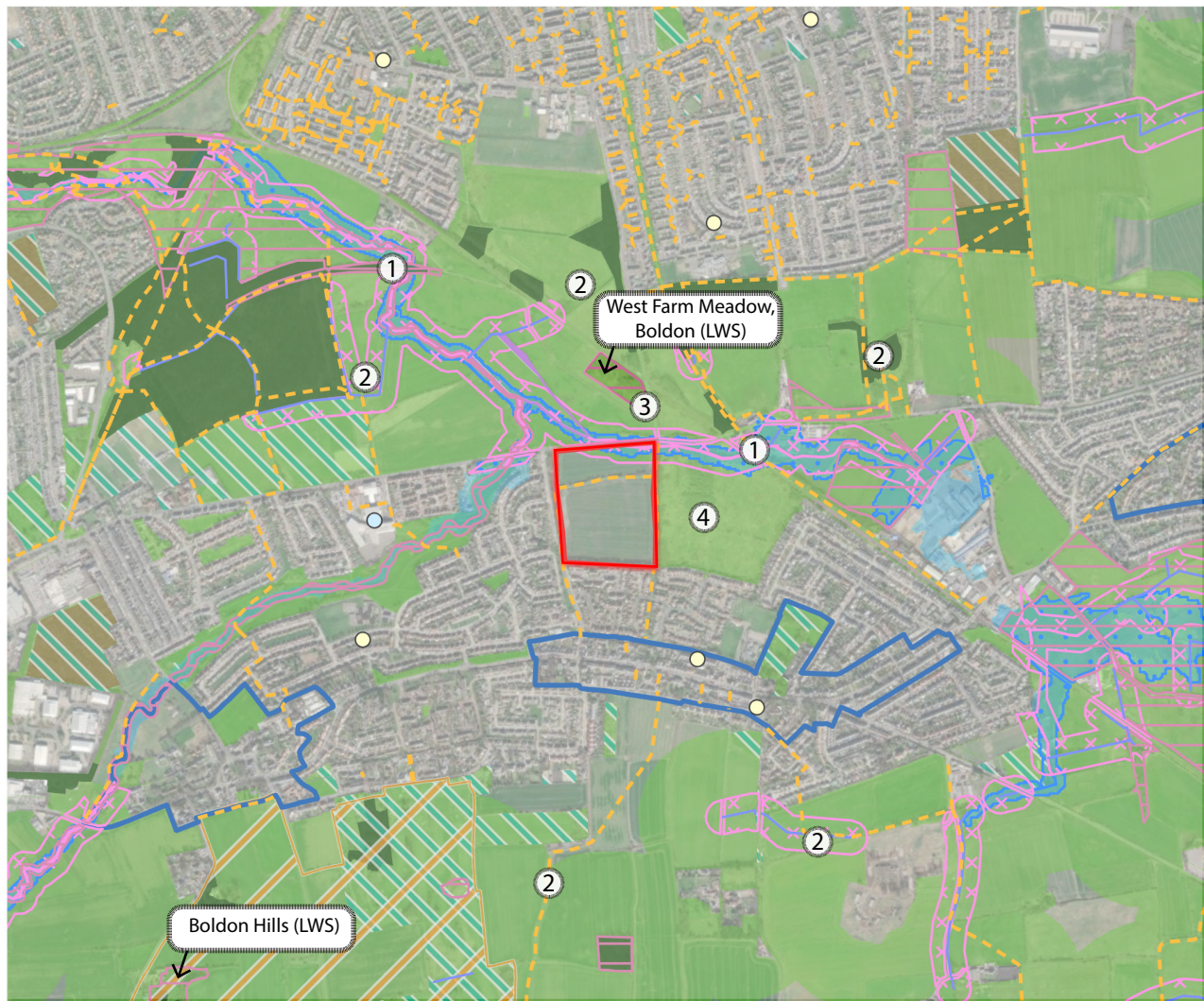
- The site is already relatively well contained by well treed roads to the north and east. Potential mitigation measures could include introducing further vegetation and tree planting to the northwest where the boundary strength is weaker, which would reduce urbanising influence from development on the Green Belt land beyond.
- Any mitigation measures should be in accordance with the landscape strategy for Character Area 34 of the South Tyneside Landscape Character Assessment, which sets out that the reinstatement and reinforcement of hedges and hedge trees should be supported.
- To create a more permeable edge between the urban area and countryside, it is suggested that the density of development in the proposed site should be no greater than existing development in the immediately adjacent urban area to the west and south.

Potential enhancement measures

- **Increase riparian planting along the River Don as part of wider river corridor restoration** - in line with requirements of GBI Strategy Strategic Project 3.1 (River Don Linear Park). Further interventions can include upgraded riverside walking route, enhanced riparian habitats, seating, wayfinding and nature/historic interpretation resources. To be prioritised in mapped areas of "riparian and floodplain woodland potential".

GA2 – Land at West Hall Farm

- **Enhance and join up the PROW network**, including links to the River Don corridor, into the Green Belt from residential areas and linking up with the bridleway to the east leading to East Boldon.
- **Enhancements to West Farm Meadow** LWS- currently in 'unfavourable-declining' condition due to fertiliser enrichment (enhancements to be made in line with advice from ecology team). Enhancements may also include features to manage impact of recreational disturbance and raise awareness of sensitive habitats.
- **Biodiversity enhancements to land** to east of the site to establish and join up wildlife corridors and link with riparian planting along the River Don Corridor. Would require working with landowners/managers to expand the berry-bearing native hedgerow network, incorporate buffer strips of wildflower for pollinators and "edge habitats" for mammals/birds/insects and expand/connect existing woodland blocks. In this area of South Tyneside's Green Belt, intensive farming has resulted in habitat fragmentation, with a need to connect isolated areas of deciduous woodland and expand areas of calcareous grassland.



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1) Increase riparian planting along the River Don as part of wider river corridor restoration - in line with requirements of GBI Strategy Strategic Project 3.1 (River Don Linear Park)

2) Enhance and join up the surrounding PROW network.

3) Enhancements to West Farm Meadow LWS.

4) Biodiversity enhancements to land to east of site to establish and join up wildlife corridors.

- GA2
- Green and blue infrastructure corridor
- Watercourse
- Flood zone 2
- Flood zone 3
- Designated habitat sites (SAC, SPA, SSSI)
- Local wildlife site
- Public Right of Way
- o Primary school
- o Secondary school
- Green space
- Allotment/community growing space
- Area of high landscape value
- Conservation area
- National Forest Inventory
- Riparian woodland potential
- Floodplain woodland potential



Woodland corridors with signage
Source: LUC



River walk
Source: LUC

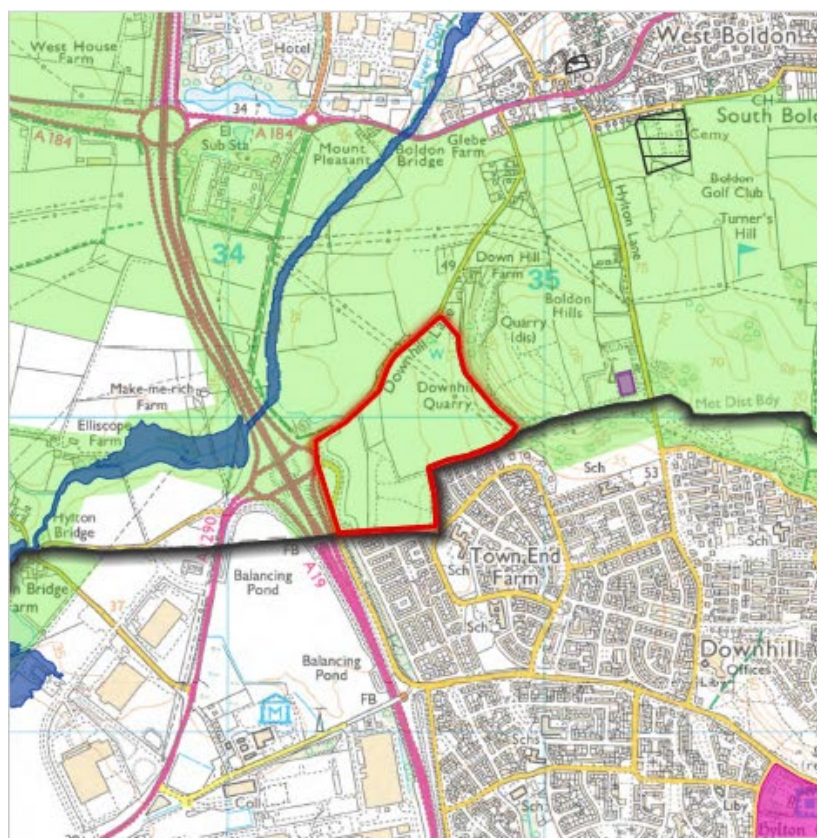


Natural spaces for biodiversity
Source: LUC



Regenerative agriculture
Source: LUC

GA3 – Land at Town End Farm



- Site GA3
- South Tyneside Borough
- Green Belt
- Absolute constraint(s)**
- Cemetery
- Scheduled Monument
- Flood Zone 3
- Reservoir



GA3 – Land at Town End Farm

Description

- The site is adjacent to the northwest of Sunderland.
- The site lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.
- There is no existing built development within the site.
- As agricultural land the site is considered to be part of the countryside.
- Land in the site is not associated with a historic town.
- Scattered tree cover provides some screening between the site and adjacent development to the south, but there is no boundary between the site and adjacent residential development to the east and southeast in Baxter Square and along Baxter Avenue. Land in the southwest of the site is contained by Sunderland from the south and east. The site shares views with the wider countryside to the north and the International Advanced Manufacturing Plant (IAMP) and South Tyneside beyond.
- The steep, wooded ridge of Boldon Hill provides strong separation between the site and adjacent Green Belt to the east, whilst slip roads associated with the A19 provide a relatively strong boundary to the west. Downhill Lane represents a relatively strong boundary to the north when compared to the existing urban edge.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Sunderland.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The site is adjacent to Sunderland and so contributes to checking its sprawl.
- **Openness:** The site is open.
- **Distinction:** The site has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** The site is surrounded by strong boundary features that limit the impact of release on the wider Green Belt. However, development within the site would be clearly visible beyond Downhill Lane to the north and would therefore weaken the distinction of adjacent Green Belt to some degree.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The site lies in a moderate gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area.
- **Openness:** The site is open.
- **Distinction:** The site has a degree of distinction from the urban edge.

GA3 – Land at Town End Farm

- **Impact of release on remaining Green Belt:** Release and development of the site would reduce the settlement gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. The site is surrounded by strong boundary features that limit the impact of release on the wider Green Belt. However, development within the site would be clearly visible beyond Downhill Lane to the north and would therefore weaken the distinction of adjacent Green Belt to some degree.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The site is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** The site is open.
- **Distinction:** The site has a degree of distinction from the urban edge.
- **Impact of release on remaining Green Belt:** Release of the site would encroach into open fields within the site. The site is surrounded by strong boundary features that limit the impact of release on the wider Green Belt. However, development within the site would be clearly visible beyond Downhill Lane to the north and would therefore weaken the distinction of adjacent Green Belt to some degree.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Potential mitigation measures

- Existing boundaries around the site are mostly well defined, but land within the site does share views with adjacent Green Belt land to the north where boundary strength is weaker along Downhill Lane. Potential mitigation measures could include the retention and enhancement of vegetation and tree planting along Downhill Lane, to reduce the visual impact of development on adjacent Green Belt land that lies to the north.
- These measures would help to minimise any potential visual impact and would strengthen the Green Belt boundary. Any mitigation measures should be in accordance with the landscape strategy for Character Area 31 of the South Tyneside Landscape Character Assessment, which sets out that the reinstatement and restoration of hedges and planting of new woodland areas should be supported, whilst retaining the open aspect of the existing landscape.
- To create a more permeable edge between the urban area and countryside, it is suggested that the density of development in the proposed site should be no greater than existing development in the immediately adjacent urban area to the south.

Potential enhancement measures

- **Riparian planting as part of wider river corridor restoration along the River**

GA3 – Land at Town End Farm

Don to the north/west (see recommendations in GBI Strategy Strategic Project 5.2: Wetland Creation). To include enhancements to the wider floodplain to provide both flood risk enhancements and higher quality wetland habitats.

- Enhancements to the **area of high landscape value (AHLV) around "Boldon Downhill"** immediately to the east. Including management of footpaths, access, high quality seating at key viewpoints, wayfinding/interpretation and management of any recreational disturbance to sensitive habitats. To consider also 'play trails' for children or natural incidental play features along the woodland routes.
- **Enhanced access to / awareness of Downhill Old Quarry Local Wildlife Site and neighbourhoods bordering Sunderland** to the south (identified as an area of relatively high socio-economic deprivation). Attention to be paid to access points, interpretation, resting points and natural interpretation features.
- **Biodiversity enhancements to agricultural land** immediately to the north (south and east of River Don floodplain) to establish and join up wildlife corridors. Would require working with landowners/managers expand the berry-bearing native hedgerow network, incorporate buffer strips of wildflower for pollinators and expand/connect existing woodland blocks. In this area of South Tyneside's Green Belt, intensive farming has resulted in habitat fragmentation, with a need to connect isolated areas of deciduous woodland and expand areas of calcareous grassland.

Proposed GBI Enhancements to the Site GA3



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1) Riparian planting as part of wider river corridor restoration along the River Don to the north/west (see recommendations in GBI Strategy Strategic Project 5.2: Wetland Creation).

2) Enhancements to area of high landscape value around the "Boldon Downhill" area immediately to the east.

3) Enhanced access to / awareness of Downhill Old Quarry local wildlife site landscape from neighbourhoods bordering Sunderland.

4) Biodiversity enhancements to agricultural land immediately to the north (south and east of River Don floodplain) to establish and join up wildlife corridors.

- GA3
- Green and blue infrastructure corridor
- Watercourse
- Flood zone 2
- Flood zone 3
- Designated habitat sites (SAC, SPA, SSSI)
- Local wildlife site
- Public Right of Way
- Primary school
- Secondary school
- National Cycle Network
- Green space
- Allotment/community growing space
- Area of high landscape value
- Conservation area
- National Forest Inventory
- Riparian woodland potential
- Floodplain woodland potential



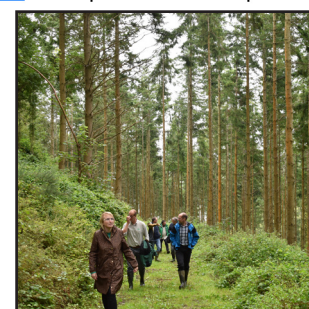
Connected PROW
Source: LUC



Clear signs for wayfinding
Source: LUC

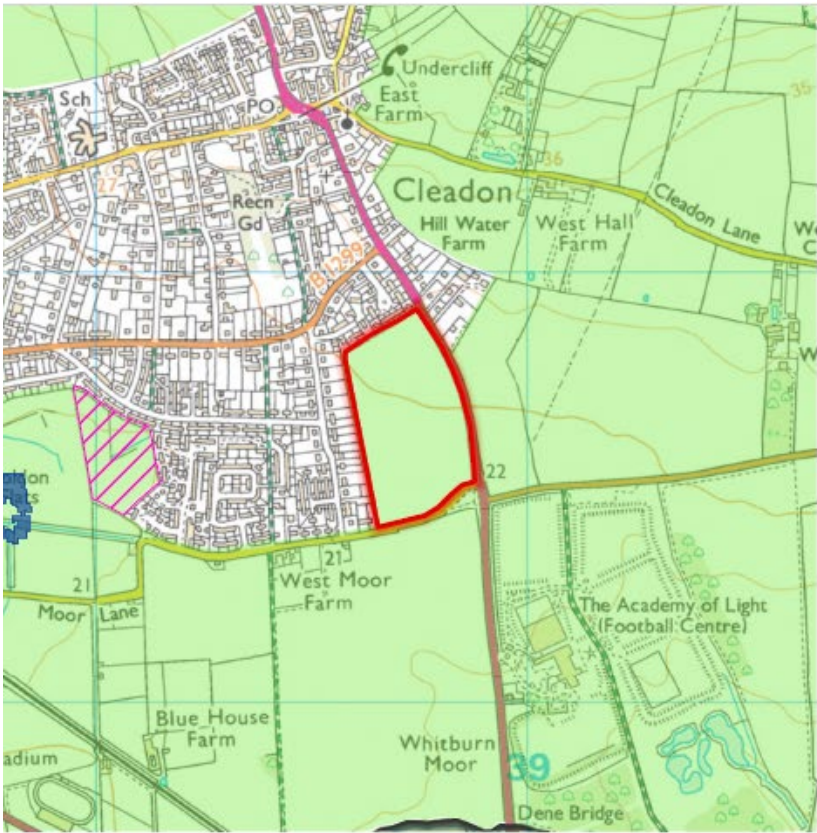


Wetland habitat spaces
Source: LUC



Woodland corridors
Source: LUC

GA4 – Land at North Farm



- Site GA4
- South Tyneside Borough
- Green Belt
- Absolute constraint(s)**
 - Site of Special Scientific Interest
 - Flood Zone 3



GA4 – Land at North Farm

Description

- The site is adjacent to the southeast of Cleadon.
- The site is peripheral to the gap between Sunderland and The Boldons merged with neighbouring towns within the South Tyneside built-up area. It is at least as far from either town as the direct gap between them and intervening villages.
- The site contains no built development and so is open.
- The site contains a large agricultural field and is therefore considered to be part of the countryside.
- The site is contained to the north and west by the inset urban area of Cleadon. Treelined hedgerows bordering residential gardens provides a degree of separation between the site and the inset area to the north and west. The urban edge has an urbanising influence between the trees.
- Moor Lane to the south and Sunderland Road to the west represent strong, regular alternative Green Belt boundaries, although sparse tree-cover along their edges maintain open views of the wider countryside.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Cleadon.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The site is adjacent to the village of Cleadon, which does not form part of the large built-up area to the north and south; however, its location in between the large built-up areas of South Tyneside and Sunderland means it does contribute to checking their sprawl.
- **Openness:** The site is open.
- **Distinction:** The site has distinction from the urban edge to the extent that development would be considered sprawl.
- **Impact of release on remaining Green Belt:** The site is contained by the inset area from the north and west. Moor Lane to the south and Sunderland Road to the west represent relatively strong, regular alternative Green Belt boundaries. Although sparse tree-cover along their edges maintain open views of the wider countryside, the countryside beyond would remain distinct and maintain a strong association with the wider countryside.

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The site is peripheral to the gap between Sunderland and South Shields.
- **Openness:** The site is open.
- **Distinction:** The site has distinction from the urban edge to the extent that

GA4 – Land at North Farm

development would be considered to reduce the gap between neighbouring towns.

- **Impact of release on remaining Green Belt:** Release of the site would have a narrowing effect by reducing the open area between the towns. However, the containment of the site to the north and south limits its significance. Moor lane to the south and Sunderland Road to the west represent relatively strong, regular alternative Green Belt boundaries with the countryside in the gap beyond clearly distinct from the urban edge and having a strong association with the wider countryside.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The site is part of the countryside and so contributes to preventing encroachment on it.
- **Openness:** The site is open.
- **Distinction:** The site has distinction from the urban edge to the extent that development would be considered encroachment on the countryside.
- **Impact of release on remaining Green Belt:** The site is contained by the inset area from the north and west. Moor Lane to the south and Sunderland Road to the east represent relatively strong, regular alternative Green Belt boundaries. Although sparse tree-cover along their edges maintain open views of the wider countryside, the countryside beyond would remain distinct and maintain a strong association with the wider countryside.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Potential mitigation measures

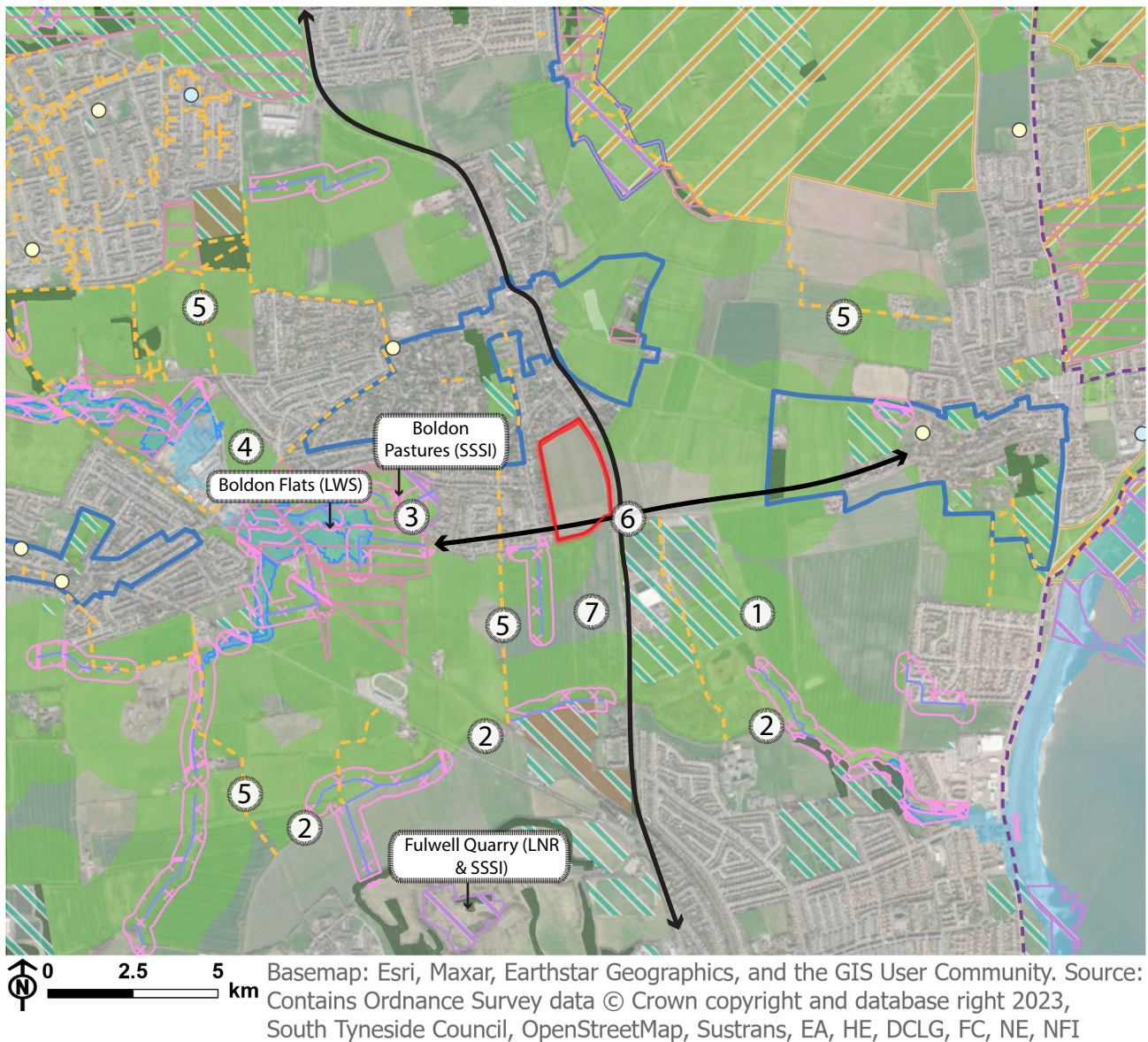
- The site is relatively well contained to the south and east where it adjoins the surrounding Green Belt, by Moor Lane and the A108 respectively, as well as sparse tree cover along these boundaries. Potential mitigation measures could include the retention and enhancement of vegetation and tree planting to the east and south, which would reduce the visual impact of development on adjacent Green Belt.
- Any mitigation measures should be in accordance with the landscape strategy for Character Area 33 of the South Tyneside Landscape Character Assessment, which sets out that opportunities should be taken to enhance settlement boundaries to form an improved Green Belt edge and support the reinstatement and reinforcement of hedges and hedge trees.
- To create a more permeable edge between the urban area and countryside, it is suggested that the density of development in the proposed site should be no greater than existing development in the immediately adjacent urban area to the north and west.

Potential enhancement measures

GA4 – Land at North Farm

- **Enhancements to biodiversity value of grounds of Sunderland Football Academy** within Green Belt to south. This should take account of identified areas of surface water flood risk (see full GBI Strategy mapping). This will require engagement with/support for land managers, should draw on best practice across nationwide sports grounds, and may involve provision of nesting boxes, pollinator corridors, wildflower meadow areas, species protection areas, orchard trees, roped-off zones for any ground-nesting birds, drought-tolerant grasslands or etc.
- **Enhancements to Cut Throat Dene river corridor and floodplain** to the south on the authority boundary, including riparian tree cover in identified priority areas (drawing on recommendations of GBI Strategic Project 5.2: Wetland Creation).
- **Enhancements/restoration at Boldon Pastures SSSI** (currently in 'unfavourable - no change' condition due to under grazing). This should draw on detailed advice from ecologists and may also include supporting the core site through the expansion of riparian and floodplain woodland in surrounding areas where priority has been identified (see full mapping as part of South Tyneside GBI Strategy).
- **Enhancements to Boldon Flats Local Wildlife Site**, linking into the priorities of the River Don Corridor strategic areas to the west (in support of recommendations in GBI Strategy Strategic Project 3.1: River Don Linear Park). Enhancements should support thoughtful access that does not put excessive pressure on the most sensitive wetland habitats - may include boardwalks, upgraded paths, quiet seating areas, bird hides, nature interpretation resources etc.
- **Enhancements to surrounding PROW network** to enable easy access into wider countryside from urban areas. This could include enabling easy access for pedestrians across Moor Lane (via a crossing) and into open countryside to the south. Enhancements might include wayfinding/signage/upgrades to footpaths/creation of nature-rich corridors. Interpretation regarding the importance of species-rich hedgerows and other features would also be valuable.
- **Enhance linear GBI along major roads through the Green Belt, notably the A1018.** Enhancements could include enhanced native tree cover (with a focus on shading of walking/cycling routes, buffer strips of native/wildflower planting for pollinator corridors, and linear SuDS (rain gardens) to capture and filter runoff from road. SuDS should be particularly focused in areas of identified surface water flood risk (see GBI Strategy mapping), including alongside the Sunderland Football Academy facilities.
- **Biodiversity enhancements to agricultural land** immediately to the south to establish and join up wildlife corridors. Would require working with landowners/managers expand the berry-bearing native hedgerow network, incorporate buffer strips of wildflower for pollinators and expand/connect existing woodland blocks. In this area of South Tyneside's Green Belt, intensive farming has resulted in habitat fragmentation, with a need to connect isolated areas of deciduous woodland and expand areas of calcareous grassland.
- All measures to be taken forward in association with East Boldon Neighbourhood Forum, to fully understand local needs.

Proposed GBI Enhancements to the Site GA4



- 1) Enhancements to biodiversity value of grounds Sunderland Football Academy within Green Belt to south.
- 2) Enhancements to floodplain and Cut Throat Dene river corridor (drawing on recommendations of GBI Strategic Project 5.2: Wetland Creation).
- 3) Enhancements to Boldon Pastures SSSI - including supporting site through expansion of riparian and floodplain woodland in surrounding areas where priority has been identified.
- 4) Enhancements to Boldon Flats Local Wildlife Site, linking into the priorities of the River Don Corridor strategic areas to the west (in support of recommendations in GBI Strategy Strategic Project 3.1: River Don Linear Park).
- 5) Enhancements to surrounding PROW network to enable easy access into wider countryside from urban areas.
- 6) Enhance linear GBI along major roads through the Green Belt, notably the A1018.
- 7) Biodiversity enhancements to agricultural land immediately to the south to establish and join up wildlife corridors.

- GA4
- Green and blue infrastructure corridor
- Watercourse
- Flood zone 2
- Flood zone 3
- Designated habitat sites (SAC, SPA, SSSI)
- Local wildlife site
- Public Right of Way
- Primary school
- Secondary school
- National Cycle Network
- Green space
- Allotment/community growing space
- Area of high landscape value
- Conservation area
- National Forest Inventory
- Riparian woodland potential
- Floodplain woodland potential



Wetland habitat
Source: LUC



Nature reserve
Source: LUC

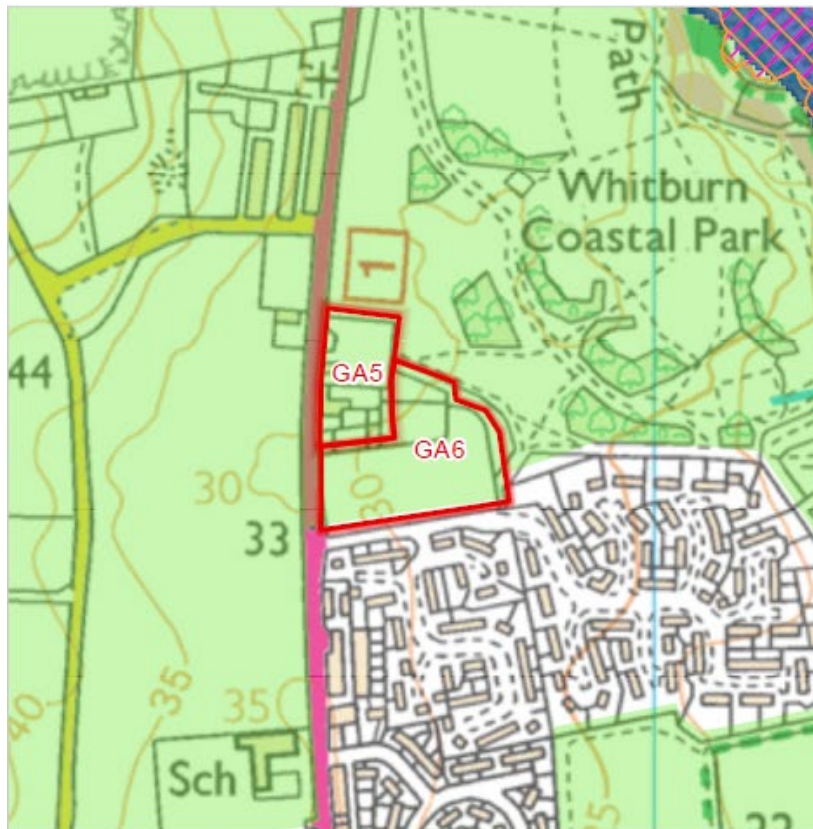


Nature rich hedgerows
Source: LUC



Roadside wild flower verges
Source: LUC

GA5 - Land at Whitburn Lodge and GA6 - Land to north of Shearwater



-  Site GA5 and GA6
-  South Tyneside Borough
-  Green Belt
- Absolute constraint(s)**
 -  Special Area of Conservation
 -  Site of Special Scientific Interest
 -  Flood Zone 3



GA5 - Land at Whitburn Lodge and GA6 - Land to north of Shearwater

Description

- The sites are located to the north of Whitburn.
- The sites lie in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- Site GA6 is formed of agricultural land, whilst site GA5 contains the site of former Whitburn Lodge and car park.
- As such, land in GA6 is open, whilst openness in GA5 is reduced to an extent due to the presence of inappropriate development.
- As agricultural land site GA6 is considered to be part of the countryside. Development within GA5 has an urbanising influence, but the site lies beyond GA6 and is partially separated by an area of tree cover. As a result, it is more strongly associated with the surrounding countryside than the settlement.
- The site is not associated with a historic town.
- Shearwater Road lies between the sites and the urban area of Whitburn to the south. The boundary provides no visual separation from the settlement and as a result there is a relatively strong urbanising influence within the sites.
- A tree belt provides a relatively consistent outer boundary to the northeast. Mill lane lies to the west, but it does not provide particularly strong visual separation from Green Belt land that lies beyond.

Harm to the Green Belt purposes

Harm from the release of land as an expansion of Whitburn.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Low/No	Equal

Purpose 1 – Check the unrestricted sprawl of large built-up areas.

- **Function:** The sites are adjacent to the village of Whitburn, which does not form part of the large built-up area to the north and south; however, their location between the large built-up areas of South Shields and Sunderland mean it does contribute to checking their sprawl.
- **Openness:** The sites are largely open, but GA5 does contain some inappropriate development.
- **Distinction:** The sites have relatively weak distinction from the urban edge, which reduces the extent to which development would be considered sprawl.
- **Impact of release on remaining Green Belt:** Release and development of the sites would have an urbanising influence on adjacent Green Belt that lies to the west, given that Mill Lane provides a weak visual boundary.

GA5 - Land at Whitburn Lodge and GA6 - Land to north of Shearwater

Purpose 2 – Prevent neighbouring towns merging into one another.

- **Function:** The sites lie in a moderate gap between Sunderland and South Shields when taken in the context of the intervening villages of Cleadon and Whitburn.
- **Openness:** The sites are largely open, but GA5 does contain some inappropriate development.
- **Distinction:** The sites have relatively weak distinction from the urban edge, which reduces the extent to which development would be considered to narrow the gap between neighbouring towns.
- **Impact of release on remaining Green Belt:** Release and development of the sites would narrowing the overall settlement gap, but there would be increased urbanising influence on adjacent Green Belt to the west, where Mill Lane provides a weak visual boundary.

Purpose 3 – Assist in safeguarding the countryside from encroachment.

- **Function:** The sites are largely associated with the countryside, but site GA5 does contain some inappropriate development, which weakens its contribution to preventing encroachment on the countryside
- **Openness:** The sites are largely open, but GA5 does contain some inappropriate development.
- **Distinction:** The sites have relatively weak distinction from the urban edge, which reduces the extent to which development would be considered to be encroachment of the countryside.
- **Impact of release on remaining Green Belt:** Whilst a tree belt provides a relatively strong alternative boundary to the east, Mill Lane is a weak visual boundary to the west and, as a result, release of the sites would have an urbanising influence on land that lies beyond.

Purpose 4 – Preserve the setting and special character of historic towns.

- The Green Belt does not contribute to the distinctive historic character or setting of historic towns.

Purpose 5 – Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- All Green Belt land makes an equal contribution to this purpose.

Potential mitigation measures

- Potential mitigation measures could include enhancement of hedgerows and tree planting along Mill Lane to the west, given that it currently provides a weak visual boundary, and planting on the northern boundary of site GA5. These measures would reduce the visual impact of development of the sites on adjacent Green Belt land.
- Any mitigation measures should be in accordance with the landscape strategy for Character Area 29 of the Landscape Character Assessment for South Tyneside. It is set out that landscape to the north of Whitburn plays some role in the separation of Whitburn and South Shields along the A183. It is also set out that large-scale development close to the coast should be resisted if it may affect coastal views and

GA5 - Land at Whitburn Lodge and GA6 - Land to north of Shearwater

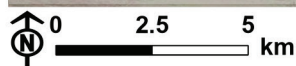
the settlement edge should be softened without adversely affecting residential views.

- To create a more permeable edge between the urban area and countryside, it is suggested that the development density should be no greater than the existing development in the immediately adjacent urban area to the south.

Potential enhancement measures

- **Enhancements to National Cycle Network 1** (in line with recommendations of GBI Strategy Strategic Project 1.3: NCN1 Green Corridor). This should focus on creating a more multifunctional green cycling corridor, with high biodiversity value as part of design and creating high quality links to local neighbourhoods. Design can draw on Sustrans guidance (see GBI Strategy).
- **Contributions to the Cleadon Heritage Trail** (Strategic Project 5.3 in the GBI Strategy). This aims to create an accessible, engaging circular route through open countryside to the east of this site, with easy access for local communities. It would link together the existing Marsden Circular Walk and local nature sites and would combine recreational improvements with biodiversity enhancements.
- **Habitat enhancements to coastal grasslands and woodlands** to the north/east of site (and area of high landscape value), to support local species. This should be carried out under detailed guidance of an ecologist and should focus on restoring wetland habitats, upgrading sensitive pathways through the site, connecting or expanding woodland blocks where appropriate, providing interpretation assets etc.
- **Explore potential for natural play area/s** within open land to the north/east. Design should be engaging, biodiverse and should reflect the local character within this area of high landscape value.
- Along the coastal Green Belt edge, **make contributions to the aims of the GBI Strategy Strategic Projects 1.2 (Stronger Shores) and Strategic Project 1.1 (South Tyneside Seascapes)**. The former focusses on nature-based solutions to boosting coastal resilience to erosion and the latter focusses on enhancing the heritage of seascapes in Tyne and Tees, strengthening the relationship between communities and the natural world.

Proposed GBI Enhancements to the Site GA5/6



Basemap: Esri, Maxar, Earthstar Geographics, and the GIS User Community. Source: Contains Ordnance Survey data © Crown copyright and database right 2023, South Tyneside Council, OpenStreetMap, Sustrans, EA, HE, DCLG, FC, NE, NFI

1) Enhancements to National Cycle Network 1 (in line with recommendations of GBI Strategy Strategic Project 1.3: NCN1 Green Corridor)

2) Contributions to the Cleadon Heritage Trail (Strategic Project 5.3 in the GBI Strategy).

3) Habitat enhancements to coastal grasslands and woodlands to the north/east of site (and area of high landscape value), to support local species.

4) Explore potential for natural play area/s within open grassland to the north/east.

5) Along the coastal Green Belt edge, make contributions to the aims of the GBI Strategy Strategic Projects 1.2 (Stronger Shores) and Strategic Project 1.1 (South Tyneside Seascapes).

- GA5 and GA6
- Green and blue infrastructure corridor
- Flood zone 2
- Flood zone 3
- Designated habitat sites (SAC, SPA, SSSI)
- Local wildlife site
- Public Right of Way
- Primary school
- National Cycle Network
- Green space
- Area of high landscape value
- National Forest Inventory



Cycle routes with integrated GBI features
Source: LUC



Natural play spaces
Source: LUC



Clear sign-posted trails
Source: LUC



Nature rich grassland habitats
Source: LUC

References

- 1 Indicative changes to the NPPF were published for consultation on December 22nd, 2022. This includes clarification that ‘Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period.’ This change clarifies that authorities are not expected to review the Green Belt, but authorities still can review and alter Green Belt boundaries if they wish, if they can demonstrate that exceptional circumstances exist.
- 2 Section 110 of the Localism Act (2011)
- 3 Ministry of Housing, Communities and Local Government published a revised version of the National Planning Policy on the 20th of July 2021. Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
- 4 Proposed changes to the NPPF were published for consultation on December 22nd, 2022. This includes clarification that ‘Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period.’ This change clarifies that authorities are not expected to review the Green Belt, but authorities still can review and alter Green Belt boundaries if they wish, if they can demonstrate that exceptional circumstances exist.
- 5 Two important Planning Appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect. However, in February 2020 the Supreme Court overturned the Court of Appeal Ruling on the case of Sam Smith v North Yorkshire County Council and Darrington Quarries Ltd (2018), and in doing so asserted that openness does not imply freedom from all forms of potential development and that visual impact is not an obligatory consideration when assessing Green Belt openness.

References

- 6 South Tyneside Stage 1 Green Belt Review Exceptional Circumstances (2022). Available at: <https://www.southtyneside.gov.uk/article/11439/Evidence-papers>
- 7 South Tyneside Stage Green Belt Review Site Assessments (2022). Available at: <https://www.southtyneside.gov.uk/article/11439/Evidence-papers>
- 8 Newcastle and Gateshead Strategic Land Review and Green Belt Assessment (2011). Available at: <https://www.gateshead.gov.uk/media/1956/EL-21-NewcastleGateshead-Strategic-Land-Review-SLR-Part-1/pdf/EL21.-NewcastleGateshead-Strategic-Land-Review-SLR-Part-1.pdf>
- 9 Sunderland Green Belt Assessment Stages 1-3 (2017) Available at: <https://www.sunderland.gov.uk/article/14405/Housing-need-including-green-belt-assessment>
- 10 The following additional constraints would usually also be included as absolute constraints; however, they do not fall within the study area: Open access land (CROW Act); Ancient Woodland; and National nature reserves.
- 11 This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404.
- 12 National Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>
- 13 Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.
- 14 Tyne and Wear Historic Town Surveys (2004-2005). Available at: https://archaeologydataservice.ac.uk/archives/view/tyneandwear_eus_2012/index.cfm
- 15 Tyne and Wear Historic Landscape Characterisation Study (2014). Available at:

References

- <https://www.ncl.ac.uk/media/wwwnclacuk/mccordcentre/files/report-2014-1.pdf>
- 16** The Gateshead conservation area appraisals are not available on the council's website.
- 17** South Tyneside Conservation Area Appraisals available at:
<https://www.southtyneside.gov.uk/article/3894/Character-appraisals-and-management-plans>
- 18** Sunderland Conservation Area Appraisals available at:
<https://www.sunderland.gov.uk/article/12958/Conservation-areas>
- 19** Planning Advisory Service (2015) Planning on the Doorstep: The Big Issues – Green Belt:
<https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>
- 20** File reference: PINS/W5780/429/10
- 21** Planning Advisory Service (2015) Planning on the Doorstep: The Big Issues – Green Belt:
<https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

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