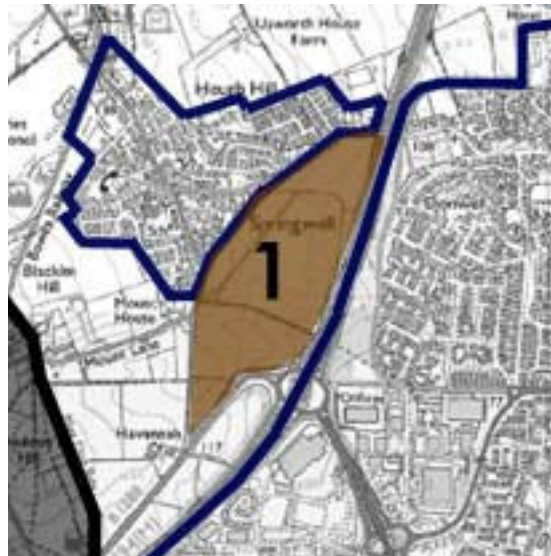


Appendix 1

Site Assessment Proformas



SITE ASSESSMENT PROFORMA
Site Reference: 01



Site Description:

Area of undulating agricultural land currently in active use for grazing livestock. Bordered to the north by Springwell village and to the south and east by A194(M).

Public right of way traverses the centre of the site from Springwell, under the A194(M) to the urban area of Washington to the south.

Policy Designations:

Green Belt (Policy CN2)

Great North Forest (Policy CN15)

Important Panoramic Views (Policy CN13/14)

Trees/Woodland (Policy CN16)

Site Constraints:

The site comprises the only physical gap between the urban area of Washington and the village of Springwell and its development would therefore give rise to settlement coalescence issues.

Opportunities for access are limited to the B1288 to the south corner of the site.

The site is physically and visually isolated from the urban area of Washington by the A194(M).

The site is situated at distance from the major employment generator in Washington (The Nissan Car Plant).

Appraisal Note:

Whilst the site could physically accommodate employment development it would be difficult to mitigate the potential for settlement coalescence. The creation of a cohesive employment development that is integrated with the urban area of Washington would also be difficult.

SITE ASSESSMENT PROFORMA
Site Reference: 02



Site Description:

Open agricultural land currently in use for arable crop cultivation. The site slopes gently from the north to the south where it adjoins residential estate development on the north edge of Washington.

The site is framed by an existing employment area (Usworth Hall) and a sports ground to the west and a recently disused railway to the east.

A national bridleway route passes along the site's southern boundary.

Policy Designations:

Green Belt (Policy CN2)

Great North Forest (Policy CN15)

Site Constraints:

The site is currently in active agricultural use.

The site is landlocked with no immediate point of access, albeit that a redundant industrial unit is situated immediately adjoining the south west corner of the site, which if obtained could provide access.

Existing residential estate development situated immediately to the south.

The national bridleway route would need to be accommodated .

Appraisal Note:

Although currently landlocked the site has a good physical relationship with the urban area of Washington and one of its main industrial areas.

The adjoining residential development would pose a constraint to development for general industrial (B2) purposes.

Access would need to be resolved prior to the site being capable of being released.

SITE ASSESSMENT PROFORMA
Site Reference: 03



Site Description:

Comprises unused agricultural land situated adjacent to the urban edge of Washington and the Nissan Car Plant.

Site is traversed by a number of electricity pylons and is framed by a recently disused railway to the west and the A1290 to the south and east. The northern boundary remains open and undefined.

The Nissan Car Plant is situated immediately to the south east.

Policy Designations:

- Green Belt (Policy CN2)
- Great North Forest (Policy CN15)
- Sites of Nature Conservation Importance (Policy CN21)
- Wildlife Corridor (Policy CN23)

Site Constraints:

The site is open to the north and development would require a degree of landscape screening.

Appraisal Note:

The site is well related in terms of its immediate proximity to the Nissan Car Plant to the south east and has good opportunity for access and integration with the plant.

The residential areas to the west are physically and visually separated from the site by a bank of trees and the recently disused railway.

SITE ASSESSMENT PROFORMA

Site Reference: 04



Site Description:

Area of agricultural land currently in use for active arable crop cultivation.

Site is situated immediately to the north of the Nissan Car Plant and is framed by the A19 to the east and the A1290 to the west.

The site slopes gently from the north to the south towards the Nissan Car Plant.

The site's north western boundary is open and defined by a low level post and rail fence.

Policy Designations:

Green Belt (Policy CN2)

Great North Forest (Policy CN15)

Wildlife Corridor (Policy CN23)

Site Constraints:

The site appears in active agricultural use.

Any development will require landscape screening on the north western boundary.

Appraisal Note:

The site is well related to the Nissan Car Plant.

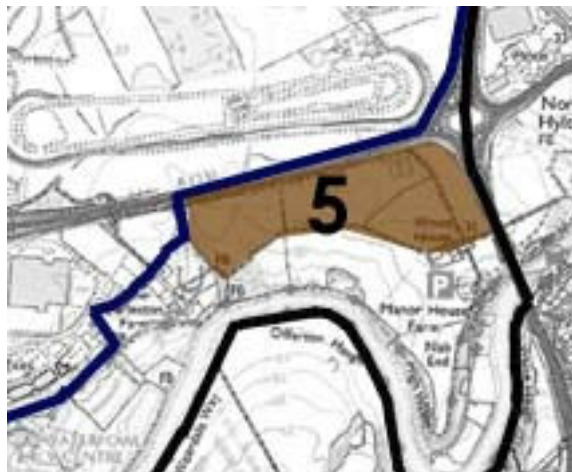
Vehicular access can be easily achieved via the A1290, which would provide a direct link into Nissan.

The site's north western boundary is open and ill defined, and the site straddles two Local Planning Authority areas (Sunderland and South Tyneside).

The site is more closely related to Sunderland than to Washington.

SITE ASSESSMENT PROFORMA

Site Reference: 05



Site Description:

Area of agricultural land currently in active use for livestock grazing. This area is separated into a number of individual fields framed by mature trees and hedging that slopes from the north steeply to the south and the River Wear valley.

The site is framed by the A1231 to the north, the A19 to the east, the River Wear to the south and existing industrial/office development to the west.

Policy Designations:

Green Belt (Policy CN2)

Great North Forest (Policy CN15)

Sites of Nature Conservation Importance (Policy CN21)

Wildlife Corridor (Policy CN23)

Site Constraints:

Access to the site could be achieved through the adjoining industrial/office development although there is third party land between.

The site also accommodates a number of farm houses and groups of agricultural buildings indicating potential multiple ownerships.

The steep topography in this area restricts the developable area of the site.

The site is also traversed by numerous public rights of way.

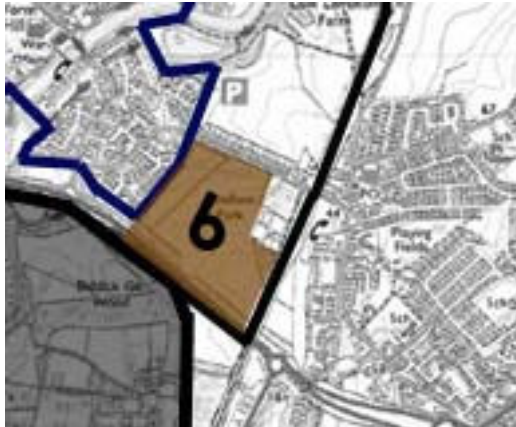
Appraisal Note:

The site suffers from a number of constraints in physical terms and presents itself as an attractive part of the rural landscape leading down to the River Wear valley.

Development in this location would not be straight forward in engineering terms and access may also pose an insurmountable constraint.

SITE ASSESSMENT PROFORMA

Site Reference: 06



Site Description:

This area comprises rolling agricultural land currently in active use for arable crop cultivation.

The site is framed by the A182 to the south a railway embankment to the east, a single line of residential development to the north and the urban edge of Washington to the north west,

The land is steeply undulating and the site is framed by mature trees and hedging.

Policy Designations:

Green Belt (Policy CN2)

Great North Forest (Policy CN15)

Sites of Nature Conservation Importance (Policy CN21)

Wildlife Corridor (Policy CN23)

Site Constraints:

The site is enclosed with limited opportunity for adequate vehicular access to be achieved.

Any development on the land would be visually intrusive and harmful to the minimal separation between Washington and Pensham.

The steep topography would also limit the potential for largescale employment development i.e. general industrial sheds.

Appraisal Note:

The site is situated within a narrow gap between Washington and Peshaw and has limited opportunity for adequate vehicular access. The land is physically isolated from all other key employment generators in the area.

Other more suitable locations exist on the periphery of Washington.