

5 February 2026

Planning Department
South Tyneside Council
Town Hall & Civic Offices,
Westoe Road,
South Shields,
NE33 2RL

Dear Sir/Madam,

**Land at North Farm, West Boldon
Environmental Impact Assessment (EIA) Screening Request**

Introduction

The Church Commissioners for England ("the Commissioners", "the Applicant"), is bringing forward an application for outline planning permission (with all matters reserved except means of access) for a development of circa 263 dwellings ("the Proposed Development"). The application Site (as indicated at Appendix A) relates to the land at North Farm, located to the east of Boker Lane in Boldon ("the Site").

In relation to the Proposed Development as described in this letter and its appendices, the Commissioners request confirmation from South Tyneside Council ("STC") that the Proposed Development is not of a scale or type to necessitate the need for an Environmental Impact Assessment ("EIA") and therefore does not fall under the Town and Country Planning (EIA) Regulations 2017 ("the EIA Regulations"), guidance or associated case law to require an EIA to be undertaken to accompany the forthcoming outline planning application.

In accordance with Part 2, Regulation 6 of the EIA Regulations, this Screening Request contains the following:

- A Site Plan sufficient to identify the land (Appendix A);
- A description of the nature and purpose of the Proposed Development (the Covering Note); and
- Consideration of the scheme against selection criteria of Schedule 3 of the EIA Regulations (Appendix B).

To support this EIA Screening Opinion request, the following appendices are also provided:

- A table detailing the committed development schemes within 500m of the Site (Appendix C); and,
- A list of documents proposed for submission with the planning application (Appendix D).

Executive Summary

Schedule 1

The information provided within this Screening Request concludes that the Proposed Development is not of a type or scale which would necessitate its categorisation within Schedule 1 of the EIA Regulations.

Schedule 2

The Proposed Development falls under category 10(b) of Schedule 2, which relates to urban development projects within the following criteria (applicable criteria in **bold**):

- i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- ii) **the development includes more than 150 dwellings; or**
- iii) **the overall area of the development exceeds 5 hectares.**

Due to its scale, the Proposed Development would fall under category 10(b) parts ii and iii. However, for the reasons outlined in Appendix B, it is the Applicant's view that the Proposed Development would not lead to significant environmental effects and as such does not meet the selection criteria of Schedule 3 (which indicates whether a development under Schedule 2 is likely to result in significant environmental effects and as such needs to be assessed via an EIA).

Relevant Planning Framework

Draft South Tyneside Local Plan (February 2024)

The Site is draft allocated within the draft South Tyneside Local Plan (February 2024). The Publication draft Local Plan (2023-2040) was submitted for Examination in Public on 12 March 2025. The examination period is anticipated to last between 12 and 18 months.

The draft allocation is referred to as 'GA2 Land at North Farm' and has an indicative capacity of 263 dwellings. As the draft Local Plan progresses through examination, greater weight can be placed on it in the consideration and determination of planning applications.

South Tyneside Development Plan

The South Tyneside Local Development Framework (LDF) is the current local development plan for South Tyneside, and is made up of the Core Strategy (2007), Development Management Policies DPD (2011), and the Site-Specific Allocations Document (2012), as well as specific Area Action Plans for Hebburn, Jarrow and South Shields and Neighbourhood Plans, including the East Boldon Neighbourhood Plan.

While not formally superseded, South Tyneside's current development plan is significantly out-of-date. The LDF does not align with the National Planning Policy Framework (NPPF) and requires updating to ensure effective development management. As mentioned above, the South Tyneside draft Local Plan is currently under examination. It will replace the LDF once adopted and form part of the Development Plan alongside the East Boldon Neighbourhood Plan (December 2021).

East Boldon Neighbourhood Plan (2021)

As referenced within draft allocation GA2, the East Boldon Neighbourhood Plan has also been considered in relation to the Proposed Development:

The Site is within the East Boldon Neighbourhood Plan area which covers a period up to 2036. Policy EB12 (Delivery of new housing) outlines that the delivery of new market and affordable housing will be supported where it is located within the settlement boundary on sites that are not allocated for other uses and where it complies with the relevant policies within the development plan.

Policy EB13 (Housing mix) outlines that mix of housing types and tenure on new housing proposals should have regard to and be informed by evidence of housing needs, including the current East Boldon Housing Needs Assessment (2019) and South Tyneside Strategic Housing Market Assessment (2015) and any subsequent updates.

Policy EB14 (Affordable Housing) requires all new development of ten or more open market residential dwellings or on sites of 0.5 hectares or more, to contribute to the provision of affordable housing in accordance with South Tyneside Council's SPD on Affordable Housing, latest Housing Needs Survey and the latest viability work undertaken for the Council to determine the level of affordable housing that is deliverable.

Other Material Considerations

In addition to national policy, the following South Tyneside Council guidance is also relevant in informing the Proposed Development, insofar as the documents are relevant outline planning applications:

- Affordable Housing SPD (August 2007);
- Green Infrastructure Strategy SPD (February 2013);
- Sustainable Construction and Development SPD (August 2007); and
- East Boldon Design Code (August 2019).

Proposed Development

The Site and Location

The Site comprises 9.34 hectares of land which is currently in agricultural use. It includes two fields bisected by a tree belt and Public Right of Way (PROW) running east-west across the northern section of the Site. The PROW connects with another PROW which runs along the eastern edge of the Site. The Site benefits from existing vehicular access from the north off of the B1298.

The Site is bound by the B1298 New Road to the north, where the boundary features scrub and tree planting. At the north eastern edge of the Site a watercourse (flowing northwest towards the River Don) forms the boundary.

The southern boundary of the Site benefits from a well-established tree belt, beyond which is an existing residential development backing onto the Site.

The western boundary of the Site is formed by Boker Lane, which is a landscaped road that runs north-south between New Road and the A184. The Site is separated from grassland along its eastern boundary by a less established tree belt and walking track which connects New Road and North Road to the east of

the Site. The immediate surroundings consist of residential development to the south and west, farmland to the north and a parcel of grassland to the east.

The Site is located to the north in East Boldon, a predominantly residential area. In the immediate surrounding context, the Boldons area, comprising East Boldon, West Boldon, and Boldon Colliery, offers a comprehensive range of local services and amenities such as supermarkets, primary and secondary schools, religious institutions, parks, theatres. The Site is located in the northern periphery of East Boldon and is adjacent to West Boldon and therefore is in a walkable distance to both villages. Beyond this, Cleadon is situated c.1.5km to the east of the Site, and is approximately 6km to the north of Sunderland, 11km east of Newcastle and 4km south of South Shields and Jarrow.

The Site is well connected to areas such as Boldon Colliery, South Shields, Jarrow, Harton Nook, Heworth and Fellgate via bus service which runs on both New Road to the north of the Site and Boker Lane to the east of the Site. East Boldon Railway and Metro Station can be reached in less than 20 minutes by foot and 5 minutes by bike from the Site. East Boldon metro station provides direct access via the Green line to key destinations including Sunderland, Gateshead, Newcastle Central, and Newcastle Airport. The path network provides dedicated pedestrian/ cycle routes between the Site, village centre and East Boldon Railway and Metro Station, offering opportunities for commuting and recreational use.

A Site Plan is enclosed with this letter at Appendix A for the purposes of identification.

Environmental Designations

The relationship between a Proposed Development and its location must be considered. For any given development proposal, the more environmentally sensitive the location, the more likely it is that the effects will be significant and will require EIA. Certain designated sites are identified in Regulation 2(1) as 'sensitive areas' and the criteria in the second column of Schedule 2 do not apply there. Environmentally sensitive sites are:

- Sites of Special Scientific Interest (SSSI) and European Sites;
- National Parks, the Broads, and National Landscapes; and
- World Heritage Sites and scheduled monuments.

The Site is located 30m away from West Farm Meadow SSSI which lies to the north of the Site. The Site therefore lies in the SSSI Impact Risk Zone, which would require consultation with Natural England to determine likely impact of the Proposed Development on the SSSI area. The Site also lies 1.74 km from Boldon Pastures SSSI and 400m from Tiledsheds Local Nature Reserve.

The Site does not lie within a Conservation Area and there are no designated heritage assets on the Site.

In addition to defining a sensitive site in line with the Regulations, it is also important to understand any other relevant environmental designations. At the time of writing the Site is located within the Green Belt, however, it is anticipated that the Local Plan will be adopted prior to the determination of planning application and which would see the Site removed from the Green Belt.

The Site is predominately located within Flood Zone 1, which means there is less than 0.1% chance of flooding per annum (1 in 1,000). A small area of the Site to the north along B1298 New Road is within

Flood Zone 2 and 3. The northern part of the Site has an area of surface water flooding, estimated to be circa 3.3% (1 in 30) each year.

The Site is not located within an Air Quality Management Area (AQMA). The closest AQMA is located in Newcastle, 13km to the northwest of the Site.

Planning History

A planning history search for the Site has been undertaken using STC's planning application search system. This has established that the Site has no recent, relevant planning history.

Appendix C sets out the committed development within a 500m radius of the Site which are considered material to the Proposed Development.

Proposed Development

The Proposed Development is for an outline planning application for a phased residential development (of circa 263 dwellings) including landscaping and associated infrastructure. All matters will be reserved except for access. The proposed description of development is as follows:

"Outline planning application with all matters reserved except for means of access, for residential development (Use Class C3), landscaping, drainage and other associated infrastructure".

The Proposed Development will provide a wide range of benefits, which will meet the economic, social and environmental strands of sustainable development as set out in the National Planning Policy Framework (NPPF). These benefits include:

- The delivery of circa 263 dwellings,, which will be subject to future Reserved Matters submissions;
- Provision of affordable housing, the amount and tenure split to be agreed with the Local Planning Authority;
- A substantial number of new jobs which will be created through construction, within the local supply chain and during operation of the development;
- Delivery of ecological enhancements and an overall net gain in biodiversity;
- A comprehensive Sustainable Urban Drainage System (SuDS) which to reduce surface water flows across the Site, provide natural drainage, and potentially enhance wildlife opportunities where technically feasible; and,
- Increased investment and expenditure into the local area.

Environmental Impact Assessment (EIA) Screening

Table 1 summarises a screening assessment, taking account of the EIA Regulations and Planning Practice Guidance. Further information is contained in the Screening Checklist enclosed with this letter at Appendix B

Table 1: Screening Assessment Summary

	Criteria	Discussion	EIA likely to be required?
EIA	Schedule 2 of	Proposal for a residential development of circa 263	✓

	Criteria	Discussion	EIA likely to be required?
Regulations	the EIA Regulations	dwelling, on land covering an area of approximately 9.34ha. The Site area exceeds 5 hectares, and the proposals include more than 150 dwellings. Therefore, the proposals fall under Schedule 2 Category 10 (b) Urban Development Projects and requires further assessment under Schedule 3 of the EIA Regulations in order to screen whether an EIA is required.	
	Does the site lie within or adjacent to a “sensitive area”	Although the Site does not lie within a “sensitive area”, it does lie within the Impact Risk Zone for West Farm Meadow SSSI and any development within this area may create additional recreational pressure. Given this, it has been considered important to undertake EIA Screening to consider whether the proposal’s impacts are significant enough in effect to require an EIA.	✓
Planning Practice Guidance	Scale of development compared to the previous use	The Site, as existing, comprises greenfield land and therefore any development on this Site would be of a greater scale to the existing use. However, the Site is an edge-of-town location and adjacent to existing residential development located to the south and east of the Site. Also the scale of the Proposed Development is consistent with the draft Local Plan allocation ‘GA2’ and has been considered to be appropriate at this location.	X
	Whether the types of impact are of a markedly different nature	It is considered that the Proposed Development will be in keeping with the surrounding residential form of development, and likely impacts would be limited in nature.	X
	Potential for a high level of contamination to exist	The Site is greenfield, not previously developed and the risk of contamination is low.	X
	Development of sites not previously intensively developed if site area is more than 5 hectares	The Site is over 5ha.	✓

	Criteria	Discussion	EIA likely to be required?
	Development of sites not previously intensively developed if it would provide a total of more than 10,000m ² of new commercial floorspace	The Proposed Development comprises residential uses only.	X
	Whether there would be significant urbanising effects in a previously non-urbanised area	Whilst the Proposed Development consists of residential development on a greenfield site, it would not significantly urbanise the surrounding area, by virtue of the existing built form in the vicinity of the Site. The draft allocation of land referred to as GA2 (and subsequently the Site) as part of the draft Local Plan, provides a logical extension and continuation of the residential area along Boker Lane.	X
	How will the proposal address the key issues to consider for a scheme of this type, as set out within the NPPG	The EIA thresholds table considers that for a scheme of this type, the following issues should be considered: • Physical scale of such developments • Potential increase in traffic • Emissions and noise The Proposed Development is in accordance with the draft allocation in the draft South Tyneside Local Plan (2024). Through the promotion of the land for future development, the relevant technical matters have been previously considered by the local planning authority and will be assessed in detail through the requisite technical assessments in support of the planning application. A list of the proposed supporting technical documents is set out in Appendix D.	X

This table, in conjunction with Appendix B, provides a summary of the Proposed Development in relation to EIA criteria, which has regard to the potential impact of the Proposed Development during construction and operational phases.

Whilst the Site area and scale of development exceeds the relevant criteria, this does not automatically mean that an Environmental Impact Assessment needs to be undertaken, but that further screening as set out in Schedule 3 should be undertaken (attached as Appendix B).

Following assessment under Schedules 2 and 3 of the EIA Regulations, it is concluded that an Environmental Impact Assessment is not required. This is due to the nature of the Proposed Development; the Site context including its draft Local Plan allocation for residential development in the form proposed; and the suite of technical reports that will assess and provide mitigation for potential impacts of the Proposed Development and in combination with the other committed projects.

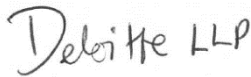
Summary

The Proposed Development would involve the construction of circa 263 residential dwellings, engineering and site works, landscaping, drainage and other associated infrastructure. Appendix B attached to this report provides a comprehensive assessment of the scheme in accordance with the EIA Screening Checklist, including the characteristics and location of development.

On the basis of the existing evidence and assessments that have been undertaken for the Site through the plan-making process, the effects of the Proposed Development are non-significant and therefore an Environmental Impact Assessment is not required.

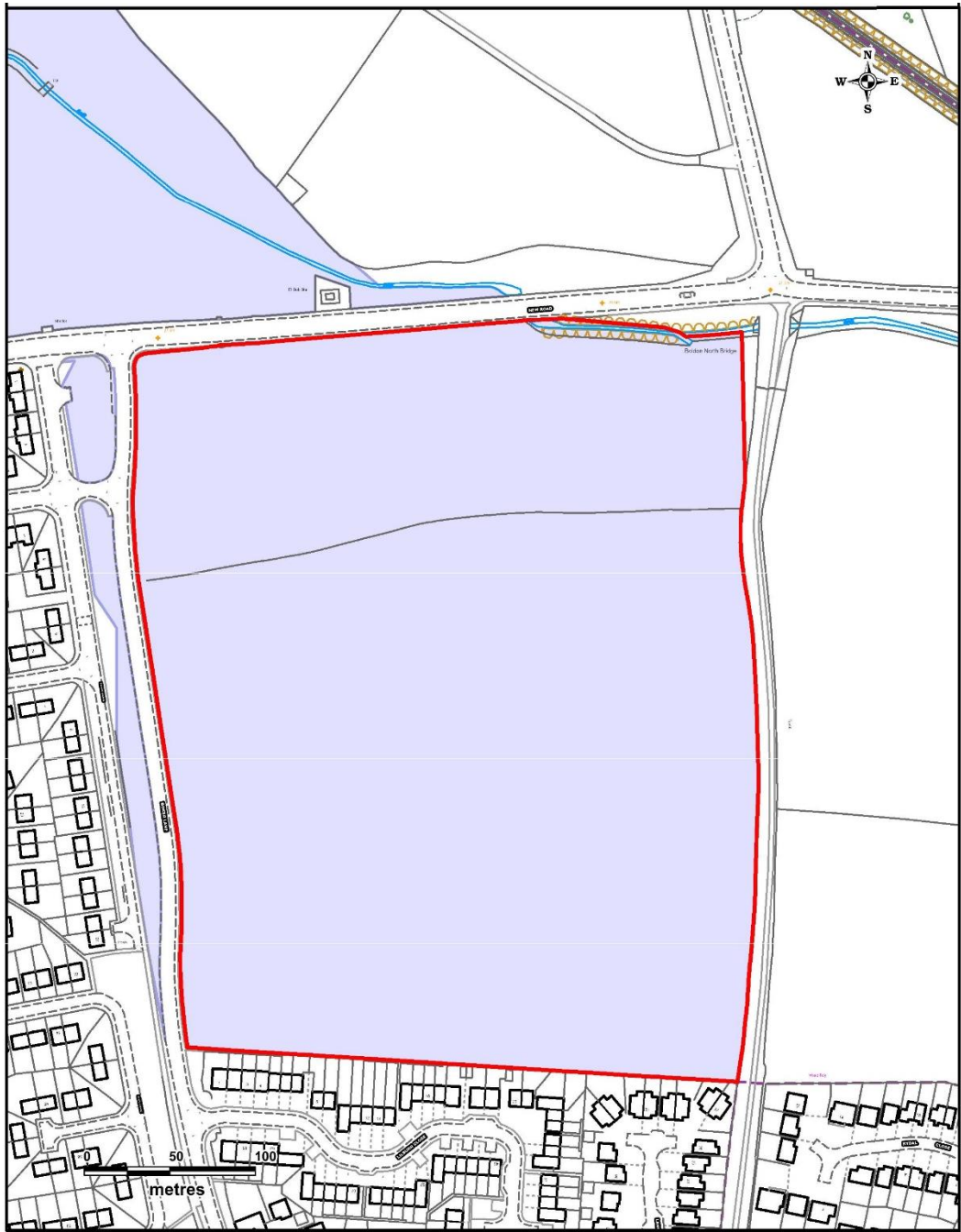
We would be grateful if you could provide a Screening Opinion for the Proposed Development within the statutory timescales and look forward to your response. If you have any queries, or require any further information, please contact Nolan Tucker (ntucker@deloitte.co.uk / +44 113 292 145) or Charlotte Maynard (cpmaynard@deloitte.co.uk / +44 113 292 1640) in the first instance.

Yours sincerely,



Deloitte LLP

Appendix A - Site Location Plan



Appendix B – EIA Screening Checklist (Schedule 3 of the EIA Regulations)

Screening Criteria Questions

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
1. Natural Resources				
1.1. Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Potential physical changes to the Site as a result of the Proposed Development are anticipated to include: - Construction of new buildings and associated works; and - Earthworks including excavations.	No	The effects are likely to be of local significance only, will not affect an environmentally sensitive area, and are unlikely to give rise to unusually complex or potentially hazardous effects.
1.2. Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	The Proposed Development relates to the construction of a residential development that includes circa 263 dwellings dwellings, green space, access and other associated infrastructure. The Site has a draft allocation within the draft Local Plan and therefore the development of the land has already been assessed at this scale. The construction phase will involve the use of building materials some of which will be derived from natural resources. The operational phase will also use natural resources.	No	The extent of that impact will be mitigated through a sustainable design and construction approach to the development that accords with current legislative requirements and, where practicable, best practice advice. The operational phase of the Proposed Development will be designed to minimise the use of natural resources and appropriate measures will be put in place to achieve this through, for example, the efficient use of energy, water and minimisation of waste.
1.3. Are there any areas on/around the location which contain	Yes	The land is a greenfield site and is currently used for agricultural purposes. It majorly falls under Grade 3b of the Post 1988 Agricultural Land Classification ¹ ,	No	The land is largely of moderate quality agricultural land, with the north-western part having good quality agricultural land, as understood from the

¹ [Agricultural Land Classification map North East Region - ALC001](#)

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?		which denotes moderate quality agricultural land capable of producing moderate yields of a narrow range of crops or lower yields of a wider range of crops. The north- western part of the Site falls under 3a which denotes good quality agricultural land capable of producing high yields of a narrow range of arable crops. However, the Site is located at the edge-of-town location and is located adjacent to Boldon East village. The intended use of the Site for residential purposes is entirely compatible with the surrounding area as well as the objectives set out in the draft Local Plan, especially Strategic Objective 5 which outlines an increase in supply and choice of new high-quality homes throughout South Tyneside.	Post 1988 Agricultural Land Classification. Based on the evidence available it seems unlikely that the development would result in the loss of any significant amounts of highest quality agricultural land (i.e. grades 1 or 2). Development of the land would make a significant contribution to South Tyneside's overall housing requirement of 3,443 homes².
2. Waste			
2.1. Will the project produce solid wastes during construction or operation or decommissioning?	Yes	It is inevitable that the construction and proposed use of the development Site will generate waste.	No Waste will be managed during the construction phase. Opportunities shall be taken through a Construction and Environmental Management Plan to reduce construction waste on site. Ground contamination is considered to be of low risk, however, should any ground contamination be discovered it will be treated or appropriately disposed of off-site. This will be undertaken in accordance with all relevant legislation. It is not considered that these issues are significant, unusual, complex, or of any more than local importance.

² South Tyneside Housing Trajectory Update Topic Paper (October 2025), Accessed at: [002_Trajectory_Update_Topic_Paper_2025.pdf](#)

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
				Waste will be managed, including appropriate provision of recycling, during the construction and operational phases of the development.
3. Pollution and Nuisances				
3.1. Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	During the construction phase, activities may produce minor amounts of dust from the handling of building materials, and the production of particulate matter and emissions through the use of construction plant and equipment. The proposals are expected to generate additional traffic during the construction and operational phases. This has potential to generate noise and emissions. Construction traffic will consist of typically heavy goods vehicles movements while operational traffic will predominantly consist of private motor cars.	No	There is potential for emissions from the construction traffic, including on-site activities and deliveries. However, any effects will occur on a temporary basis and are not considered to be of a significant nature. Appropriate mitigation measures can be put in place to ensure the suitable management of the construction phase including provisions to deal with Site logistics and traffic management. An Air Quality Assessment (AQA) will be submitted with the application as a stand-alone report to accompany the planning application. The AQA will consider where any air quality impacts are likely to arise due to the operation of the Proposed Development and mitigation measures will be proposed if required; it will also consider the suitability of the proposed residential uses on the Site by reference to local air quality data.
3.2. Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The construction phase of the development will generate increased levels of noise and vibration from plant operation and construction methods.	No	Noise generated due to proposed use are not considered to be significant effects, and a Noise Impact Assessment shall be undertaken as part of the planning application.

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	No significant increase in heat energy or electromagnetic radiation is anticipated from the Proposed Development. The Proposed Development would result in some light spillage associated with the proposed residential uses; however, this will not be out of character with the existing built surroundings of the Site.	During the construction phase, the generated noise will be temporary in nature and controlled. Best practice construction methods will be employed to reduce these impacts to an acceptable level.
3.3. Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes The past and current agricultural activities undertaken at the Site have potentially given rise to localised soil and/or groundwater contamination including made ground, agricultural byproducts and potential fuel/ gas spills. The construction phase of development poses the highest risk of contamination to land or water from the release of pollutants. This can occur by accidental spillages where a pollutant linkage exists.	No Best practice construction management techniques that will be employed on-site to prevent accidental spillage that may cause contamination. Further investigation and potential remediation will also be conducted for any existing contamination. Once operational, the Proposed Development would produce waste associated with a residential development of this scale. This will be managed through existing waste and recycling facilities and will not include the handling of toxic materials or direct discharge of sewage or other effluents. The intended quantum and nature of the proposed uses is not anticipated to pose a risk of significant pollution.
3.4. Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards	No There are no such areas on or around the Site.	No

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
are exceeded, which could be affected by the project?		
4. Population and Human Health		
4.1. Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No The construction phase of development will give rise to increased risk of accidental spillage of hydrocarbon-based fuels and lubricants stored on-site and will pose the highest risk of contamination to land or water. This can occur by accidental spillages where a pollutant linkage exists. Best practice construction management techniques will be employed on-site to prevent accidental spillage that may cause contamination. Operational uses of the Site for residential purposes are not anticipated to pose a risk of significant pollution, or any of the above as listed. The Site is located within an area of low flood risk and is not likely to be adversely affected by the impacts of Climate Change or natural disasters.	No
4.2. Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water	No The Proposed Development, given its residential nature, will not use, store, transport or handle substances or material which could be harmful to people or the environment.	No

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
contamination or air pollution)				
5. Water Resources				
5.1. Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	A watercourse (flowing northwest towards the River Don) forms the northeast boundary of the Site. The EA 'Flood Map for Planning' show that the Site is largely located within Flood Zone 1 (lowest probability of flooding from rivers or the sea.). A small area of the Site to the north along B1298 New Road is within Flood Zone 2 and 3. The northern part of the Site has a 3.3% annual likelihood of surface water flooding.	No	Given the majority of the Site is within Flood Zone 1, it can be inferred that the Site will not be adversely impacted by the effects of Climate Change on fluvial flows for the lifetime of the development, and the risk of fluvial flooding is considered to be low and acceptable. The area around the watercourse to the north in the Site is within Flood zone 2 and 3. It is a high distinctiveness habitat, which will be retained and protected from development. The application will be supported by a Flood Risk Assessment and Drainage Strategy. SuDS are proposed to control surface water runoff.
6. Biodiversity (Species and Habitats)				
6.1. Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or	Yes	There are no statutory designations of nature conservation value ('designated sites') within the Site or immediately adjacent to it. The site is located within the SSSI Impact Risk Zone for West Farm Meadow SSSI. The Site also lies 1.74 km from Boldon Pastures SSSI and 400m from Tiledsheds Local Nature Reserve.	No	An Extended Phase 1 Ecology Walkover Study and protected species survey and Biodiversity Assessment will be submitted in support of the planning application to assess the impact of the proposals on statutory or non-statutory designated sites, in order to demonstrate that there are no adverse impacts on the designated sites. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the sites.

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).			
6.2. Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	The Site is located adjacent to an SSSI site. Features of nature conservation value to be associated with the marginal habitats such as hedgerows and tree belts have been identified.	No The effect of the Proposed Development will be considered through an Extended Phase 1 Ecology Walkover Study and protected species survey and Biodiversity Assessment, which will be submitted with the application. Through both on and offsite works, it will achieve an overall biodiversity net gain. Additionally, a shadow Habitat Regulation Assessment will be undertaken to assess the potential impacts of the Proposed Development on natural habitats and species, including the SSSI's in proximity to the Site.

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
			Opportunities will be taken to extend and enhance features of nature conservation value found within the Site. Significant effects are not anticipated given the nature of the site and the commitment to further assessments and mitigation. The Proposed Development also includes opportunities for ecological enhancements, contributing to an overall Biodiversity Net Gain. These measures, combined with the Site's existing ecological characteristics, are expected to ensure that no significant effects remain. It is considered that through working practices and guidance in relation to ecological impacts, the construction phase will not give rise to significant ecological environmental effects.
7. Landscape and Visual			
7.1. Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic	Yes	The Site is located within the Green Belt and is surrounded by further Green Belt land to the north. However, the Site is a draft housing allocation within the South Tyneside Local Plan, which has been submitted for examination. Once adopted, this allocation will remove the land from the Green Belt. Furthermore, the draft Local Plan allocation states that existing mature trees should be retained in accordance	No The Proposed Development will be designed to ensure clear and defensive boundaries, retaining existing mature trees and making landscaping an integral part of the design. This will ensure that the development is sensitively integrated into its surroundings, thereby mitigating potential landscape and visual impacts to an acceptable level. There will be no detrimental impact on any areas or features of high landscape or scenic value.

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).		with draft Policy 36 and integrated into any development.		
7.2. Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	The Proposed Development will be on a Site which is readily visible.	No	There will be no significant effects as the visual impact will be localised. It has been assessed by the local planning authority, as seen in the draft Local Plan, to be a site appropriate for residential development through the Local Plan process.
8. Cultural Heritage/Archaeology				
8.1. Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including	No	There are seven Grade II listed buildings within 500m of the Site, all located on Front Street, East Boldon. The nearest of these are 94 Front Street (List entry: 1025218) and 100 Front Street (List entry: 1025219), both approximately 275m to the south. The East Boldon Conservation Area is the nearest Conservation Area, with its closest point to the Proposed Development area lying approximately 210m to the south. The West Boldon Conservation Area is located around 800m to the south-west. The Site has no direct evidence for prehistoric or Roman activity within the Proposed Development area		

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		or its vicinity, and the potential for such resources to survive is considered low. However, below-ground evidence of medieval or post-medieval agriculture, such as ridge and furrow cultivation and former field boundaries, may survive on the Site, though this would be of limited archaeological significance. No archaeological deposits have been identified which require preservation in situ.		
9. Transport and Access				
9.1. Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	North Road to the north of the Site is a major road leading to Boldon Colliery to the west of the Site which consists of public amenities. There is a Public Right of Way through the development between the two fields and which connects to another Public Right of Way along the eastern edge of the Site.	No	Details of any affected routes during the construction phases of the development will be provided within a Construction Management Plan and will be subject to review with the contractor and highways authority.
9.2. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	B1298 New Road is identified as an arterial route strategically positioned to connect the Site with surrounding villages and provide excellent access. It is not anticipated that any problems relating to congestion, or the environment will be caused by the Proposed Development.	No	
10. Land Use				
10.1. Are there existing land uses or community facilities on	Yes	The Site is located at the edge-of-town and is located adjacent to Boldon. The Site is in close proximity to both East Boldon and West Boldon villages and their	No	The Proposed Development will be designed to ensure appropriate separation distances from existing residential properties.

A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		public amenities such as schools, church, cricket and squash club, golf club, tennis club, swimming club, library and doctors surgery.		An appropriate design and layout would ensure that appropriate separate distances from existing residential properties is established. An appropriate level of on-site parking can be approved (in the design and layout of the proposals) to ensure that there is no indiscriminate parking in the surrounding area that would result in a detrimental impact on the existing homes and businesses.
10.2. Are there any plans for future land uses on or around the location which could be affected by the project?	No	Appendix C sets out the committed development within a 500m radius of the Site which are considered material to the Proposed Development. The draft allocation as a whole was assessed at the Local Plan stage. The residual environmental impacts of development across the wider allocation or in combination with the other developments of note, are not considered to give rise to any cumulative impacts requiring EIA to be undertaken.	No	
11. Land Stability and Climate				
11.1. Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme	No	The Environment Agency has classified the Site as falling within Flood Zone 1, with a small area of Flood Zones 2 and 3 by B1298 New Road. The majority of the Site is within an area at low risk of flooding from rivers or the sea without flood defenses.	No	

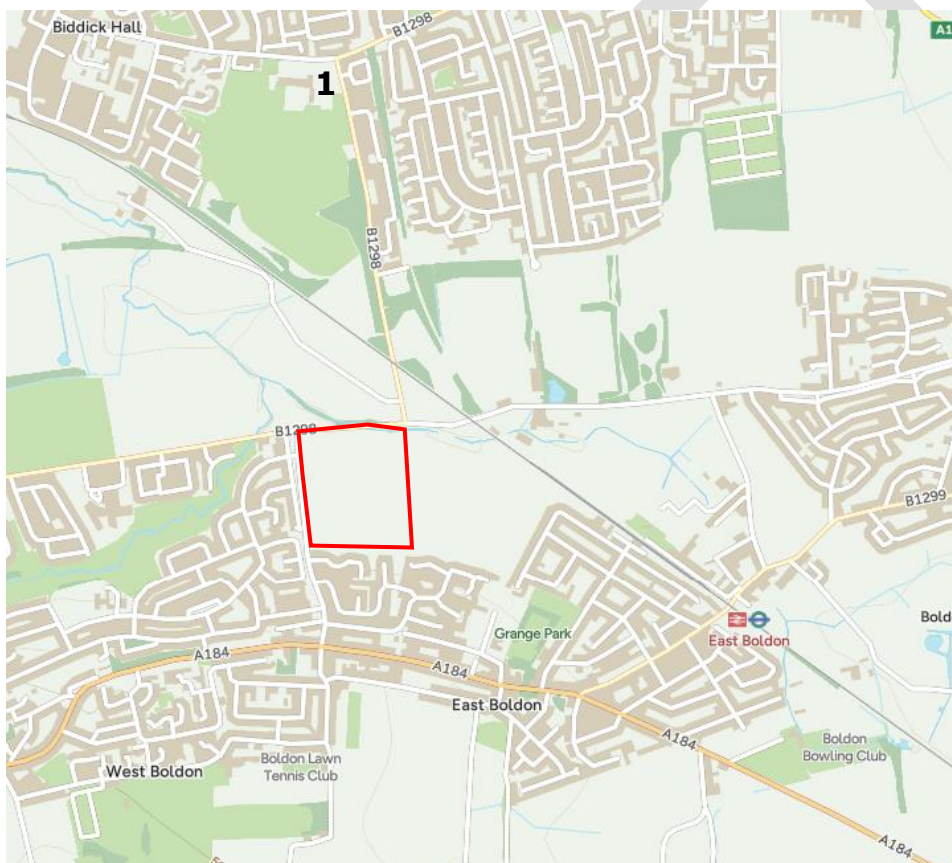
A. Screening Question	B. Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C. Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
/adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems		The Site is within a Coal Mining Affected Area but is not considered a 'Development High Risk Area' due to no shallow coal seams within influencing distance to the surface.		
12. Cumulative Effects				
12.1. Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	Appendix C sets out the committed development within a 500m radius of the Site which are considered material to the Proposed Development. The draft allocation as a whole was assessed at the draft Local Plan stage. The residual environmental impacts of development across the wider allocation or in combination with the other developments of note, are not considered to give rise to any cumulative impacts requiring EIA to be undertaken.	No	The quantum of development proposed is compatible with the draft Local Plan allocation and any potential cumulative effects arising from the delivery of residential development on this Site have been considered comprehensively as part of the draft Local Plan plan-making process. Depending upon the timing of the construction phases of committed developments, there may be cumulative impacts to the surrounding area in terms of construction traffic and associated noise and air quality emissions. It is considered that these can be managed through the adoption of appropriate mitigation measures at each Site, which should be secured through the Construction Management Plan as a requirement of each planning permission.
13. Transboundary Effects				
13.1. Is the project likely to lead to transboundary effects?	No	There will be no transboundary effects of the Proposed Development.	No	

Appendix C – Committed Developments

Application Ref.	Description of Development	Date Approved	Map No.	Distance from Site
250168	Erection of up to 124no. residential apartments and associated facilities including cafe, kitchen, community facilities and salon along with landscaping, drainage, parking and infrastructure to serve the development	Undecided	1	512m

In addition to the committed development noted above, there are a number of approved householders and minor works planning applications within 500m of the Site, however these are minor in nature and therefore not considered relevant.

A map of the identified relevant committed development is shown below.



Appendix D – Application Documentation

The following documents will be submitted in support of the planning application, which demonstrates that proper consideration has been given to environmental factors through the development of the proposals:

- Application forms, certificates, notices, CIL forms and fees.
- Covering Letter.
- Location Plan.
- Planning Statement. (incl. Health Impact Assessment) Statement of Consultation.
- Suite of Parameter Plans (covering developable area, maximum building heights strategic green and blue infrastructure and access).
- Suite of Illustrative Plans (including an Illustrative Masterplan, Illustrative Phasing Plan, Illustrative Open Space Plan and Illustrative Internal Circulation/Access Plan)
- Design and Access Statement and Design Code.
- Tree and Hedgerow Survey and Arboricultural Assessment.
- Transport Assessment.
- Travel Plan.
- Flood Risk Assessment and Outline Drainage Strategy
- Heritage Statement and Archaeological Assessment.
- Ecological Assessment and Habitats Regulation Assessment and BNG calculations.
-
- Phase 1 Archaeology Survey, Geophysical Survey and Trial Trenching.
- Phase 1 Geo-Environmental Desk Study.
- Landscape and Visual Assessment.
- Noise Assessment.
- Air Quality Assessment; and
- Sustainability Statement.