



Morven Hawthorn Pit Grid Connection Project

Preliminary Environmental Information Report

Volume 3, Annex 8.1: Land Use, Tourism and
Recreation Receptors

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1 Introduction

1.1 Overview

- 1.1.1.1 This annex presents the Land Use, Tourism and Recreation receptors for the Morven Hawthorn Pit Grid Connection Project (referred to hereafter as 'the MHPGC Project'). It forms **Volume 3, Annex 8.1: Land Use, Tourism and Recreation, of the Preliminary Environmental Information Report (PEIR)** prepared for the MHPGC Project and supports **Volume 3, Chapter 8: Land Use, Tourism and Recreation, of the PEIR**.

2 Private Property and Housing Sensitive Receptors

2.1 Overview

2.1.1.1 The receptors for private property and housing sensitive receptors are presented in **Table 2:1** below.

Table 2:1 Private property and housing sensitivity rationale

Receptor Description	Sensitivity	Rationale/ Justification
Seaham Garden Village (DM/18/00829/OUT), located along the A182, is currently under construction with some dwellings already completed. Upon full build, the development is expected to comprise approximately 1,500 dwellings and publicly accessible open space and is partially within the MHPGC Project PEIR Red Line Boundary: Onshore.	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or >150 houses.
DM/24/02696/FPA – a planning application for 149 homes (pending consideration). It is not a Local Plan Allocation and is located within the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Proposed development on unallocated sites providing housing with planning permission/in the planning process.
East House Farm and one isolated residential property located south of the A182, located within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Little Coop House Farm and one isolated residential property located to the west of the A19 and south of Murton settlement, located within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
DM/24/03281/FPA – a planning application for 81 homes (currently undergoing the appeals process). It is not a Local Plan Allocation and is located adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Proposed development on unallocated sites providing housing with planning permission/in the planning process.
A compact residential estate comprising approximately 120-150 houses arranged in a regular grid of detached and semi-detached terraced properties in cul-de-sac streets. Located south of the B1285 Church Street in Murton settlement, along Barwick Street, Forster Avenue, Hawkins Road and Oliver Street and adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore.	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or >150 houses.
Kinley Hill Farm, located adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Sensitivity	Rationale/ Justification
Approximately 45 properties located along Windermere Road and Grassmere Road, within Hawthorn settlement, the closest of which is 20m south of the MHPGC Project PEIR Red Line Boundary: Onshore, and the furthest approximately 180m south.	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately ten properties in St Michael's Rise Close, one of which is West Farm property. The closest is approximately 55m south and the furthest approximately 125m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
East Batter Law Farm, located approximately 60m south of the MHPGC Project PEIR Red Line Boundary: Onshore and northwest of Hawthorn settlement.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 45 properties, a mixture of detached and semi-detached properties along Hawthorn Cottages and Bevin Square. The closest of which is approximately 70m west of the Site Location and the furthest is located approximately 340m west of the Site Location	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
A cluster of approximately four individual detached properties further south along the B1432, Stockton Road, approximately 70m east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately eight properties in The Paddocks, in Hawthorn settlement, the closest of which is 80m south, ranging to 120m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
West Batter Law Farm, located approximately 80m south of the MHPGC Project PEIR Red Line Boundary: Onshore and northwest of Hawthorn settlement.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 150 properties off West Lane, along Jaimeson Terrace, Phalp Street, Palmer Street, Brydon Crescent and Palmer Street. The closest of which is located approximately 100m south west and the furthest 275m south west.	Very High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >5 ha and/or >150 houses.
Approximately six houses in the Maureth housing complex, within Hawthorn settlement and between 150m and 210m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

Receptor Description	Sensitivity	Rationale/ Justification
Approximately 21 detached and semi-detached properties situated along Stockton Road, the B1432, the closest approximately 210m south and the furthest approximately 395m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
There are approximately five properties along Belmont Avenue, in Hawthorn settlement, the closest of which is 240m south of the MHPGC Project PEIR Red Line Boundary: Onshore and the furthest approximately 300m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Fairfield Grove, in Murton settlement, with approximately 35 semi-detached and detached properties and between 250m and 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
There are a small cluster of approximately six individual properties along the B1432, Stockton Road, the closest of which is approximately 260m northeast and the furthest approximately 450m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
A cluster of 20 detached houses and farmland properties off the B1432, Stockton Road down a rural track, approximately 270m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 20 semi-detached and detached properties located along Hawthorne Close and Calstock Close, and between 285m north and 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 45 detached and semi-detached properties in Regents Close, the closest approximately 295m south west and the furthest approximately 400m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 55 detached and semi-detached properties situated along West Lane, in Hawthorn settlement, ranging from approximately 310m south to 400m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 75 properties to the south of the A182, along Maythorne Drive, Oakwood Drive, Ashwood Drive, and Gregson Terrace, the closest of which is located 315m south along Gregson Terrace, and the furthest located approximately 500m south along Oakwood.	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.

Receptor Description	Sensitivity	Rationale/ Justification
Approximately 65 semi-detached and detached properties along Grasmere Terrace, Ellen Street East, Ellen Street West, Ada Street East, the Crofts and Brooklyn Terrace North, between 380m and 500m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing housing and land allocated for housing (e.g. strategic housing sites) covering >1–5 ha and/or >30–150 houses.
Approximately 22 properties along Western Park Close, within the MHPGC Project PEIR Red Line Boundary: Onshore. The nearest being approximately 420m and the furthest approximately 500m south.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Housing commitment at Murton Victoria Social Club Church Street (DM/17/03046/FPA) for 14 units, located approximately 430m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Approximately 12 semi-detached properties along Glencot Grove, the closest approximately 430m south and the furthest approximately 465m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.
Dalton Terrace is a small row of approximately 20 terraced properties, opposite Dalton Park Outlet & Outdoors Retail Centre, and these are located approximately 475m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing housing and land allocated for housing (e.g. strategic housing sites) covering <1 ha and/or <30 houses.

3 Development Land and Business Sensitive Receptors

3.1 Overview

3.1.1.1 The receptors for development land and business sensitive receptors are presented in **Table 3:1** below.

Table 3:1 Development land and businesses sensitive receptors

Receptor Description	Sensitivity	Rationale/ Justification
Kinley Hill Pumpkin Patch, located in Kinley Hill Farm and within the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Jade Business Park (DCC Allocation EMP36) which is located within the MHPGC Project PEIR Red Line Boundary: Onshore. It is partially developed.	Very High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >5ha.
GM Pacakaging (UK), in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering ≤1ha.
Sumitomo Electric Wiring Systems (Europe) Ltd (SEWS-E), a vehicle parts market, in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
CoreHaus, a modular home builder, in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Power Roll Ltd, a solar energy company in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
EGL1 Visitor Centre, in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Low Carbon Materials, research and product development centre, in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
ECatering, a catering supplier, in the Jade Business Park (EMP36), within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Consented planning application DM/25/02692/RM for development of further units at Jade Business Park, within the MHPGC Project PEIR Red Line Boundary: Onshore.	Very High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >5ha.
Consented planning application DM/25/00128/RM for development of a converter station and access routes as part of the Eastern Green Link 1 project, within the MHPGC Project PEIR Red Line Boundary: Onshore.	Very High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >5ha.
KZ Caravan Storage (formerly Woodlands Caravan Storage), located along Windermere Road in South Hetton and within the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Consented planning application DM/26/00964/CEU for a solar farm at Croup Hill, within and adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore.	Very High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >5ha.
Hawthorn Quarry, located within the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
WindowSmiths, a window installation service located in Murton, adjacent and to the north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Richardson's Garden Centre (including reindeer paddocks), located within the MHPGC Project PEIR Red Line Boundary: Onshore, along the B1432.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Consented planning application DM/20/03591/FPA for the construction of a petrol station and drive thru coffee outlet, adjacent to the north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Very High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >5ha.
NailedIt By Jade, a nail salon located along Windermere Road approximately 15m west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
Luna Paws Pet Services, a pet sitter located along Windermere Road approximately 20 m west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Vestas Warehouse and storage facility, located along the A182, approximately 35 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Drillcorp, a drilling contractor, located approximately 40m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Lambs Funeral Services, located in Hesledon Moor East, and approximately 40m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Shell Petrol Garage (A19/ North bound), located approximately 85m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Specialised Blasting & Coatings (Unit 9), a powder coating service, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 100m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Essential Care & Support, a disability services and support organisation in the Spectrum Business park (EMP22) off the A182, approximately 110 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Becky Holmes Counselling Therapy, located in the Spectrum Business park (EMP22) off the A182, approximately 110 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Fingers and Thumbs Crafts wedding shop, located in the Spectrum Business Park (EMP22), off the A182, approximately 110 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Regen Physio Seaham, a physiotherapist, located in the Spectrum Business Park (EMP22), off the A182, approximately 110 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
The Plastic Centre (Unit 9B), Seaham, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 110m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Three Rivers Health & Safety Consultancy, in the Spectrum Business (EMP22) park off the A182, approximately 120 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Lighthouse View Workspace, a business centre located in the Spectrum Business park (EMP22) off the A182, approximately 120 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Let It Bee Bistro and Café, located in the Spectrum Business park (EMP22) off the A182, approximately 120 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Green Dog Training, within the Murton Recreation Ground, approximately 120m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Urban Creative, a hair salon, located in the Spectrum Business Park (EMP22), off the A182, approximately 125 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
FIT 24 Seaham, a fitness centre, located in the Spectrum Business Park (EMP22), off the A182, approximately 130 m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Sea View Café, located in the Spectrum Business Park (EMP22), off the A182, approximately 135 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Lineage cold storage facility, located on Admiralty Way, approximately 150 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
House of Isabella Limited, a home furniture shop, located in the Spectrum Business Park (EMP22), off the A182, approximately 160 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
Yearsley Harry Wholesaler, located on Admiralty Way, approximately 170 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Old Pump House, a wedding and events venue, located off Stockton Road, and approximately 190m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Tt Coatings Ltd (Unit 2A), a wheel shop, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 200m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Grace Philips Bridal Shop, adjacent to the Dalton Old Pump House wedding and events venue, approximately 200m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Easington Services (A19/ South bound), located approximately 215m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Castle Fabrication & Installation, a steel fabricator, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 250m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
MRC Global, an industrial equipment supplier, located in the Spectrum Business Park (EMP22), off E Cliff Road, approximately 260 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
The Wheel Company, a wheel shop, located in the Spectrum Business Park (EMP22), off E Cliff Road, approximately 270 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
KWC Engineering Limited, an independent engineering shop, located along Calstock Close, approximately 285m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1 ha.
North East Car Cosmetics, located approximately 290m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
T5 Product distribution, a warehouse located in the Spectrum Business Park (EMP22), approximately 295 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
The Tile Shed, a tile shop, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 295m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
ResQ, a call centre, located in the Spectrum Business Park (EMP22), approximately 300m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
A Plus Gas Services, located along the A182, approximately 300m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet & Outdoors, including Morrisons supermarket (including café and petrol station), approximately 300m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet & Outdoors, including the Range, approximately 300m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Paws and Residence, a dog walking service, located 300m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Stapylton Steakhouse Pub, located along West Lane in Hawthorn settlement and approximately 315m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Mission Food Seaham, located in Foxcover Distribution Park (EMP24), approximately 320 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
The Sofa Delivery Company, located in Foxcover Distribution Park (EMP24), approximately 320 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1 ha.

Receptor Description	Sensitivity	Rationale/ Justification
RMH Lamps Lighting & Electrical Ltd, an electrical engineering firm located in the Spectrum Business Park (EMP22), approximately 320m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Premier, local convenience store, located approximately 320m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
A19 Caravans (Unit B1), vehicle repair shop, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 335m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Seaham Campervan Hire (Unit B1), located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 335m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Seaham Gymnastics Club (Unit B2), located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 335m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Trade Access Scaffolding, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 335m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Gibbons International Ltd, a delivery company located in the Spectrum Business Park (EMP22), approximately 340 m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
UKFP COPACK LIMITED, a food manufacturer, located in the Spectrum Business Park (EMP22), approximately 340m north east of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Hair by Theresa, an independent hair salon located in Fairfield Grove in Murton settlement, approximately 340m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Seaham Golf Course, located south of Seaham settlement and approximately 350m northwest of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.

Receptor Description	Sensitivity	Rationale/ Justification
Bees and Butterflies Flowers Florist, located along West Lane in Hawthorn settlement, approximately 350m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Joseph Metcalf & Sons, an independent vehicle repair shop, located along East Moor Road, near the Dalton Park Outlet Shopping Centre, approximately 360m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Castle Eden Brewery, located in the Spectrum Business Park, approximately 390m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Northpour, Brewing Supply Shop, located in the Spectrum Business Park (EMP22), approximately 390m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Infinite Bargains, a discount store, located approximately 390m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
CustomerKNECT, a commercial printer firm located within the Foxcover Distribution Park (EMP24), along Admiralty Way, approximately 400 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Ewals Cargo Care (Mega Trucking Company), located in the Foxcover Distribution Park (EMP24), approximately 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Believe Housing Limited, a housing association, located in the Spectrum Business Park (EMP22), approximately 400 m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
East Durham Fitness (Site 3 Unit 4), located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Rurak HomeCare (Site 3 Unit 3), a central heating service, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
Ruk trade supplies, a heating equipment supplier, located along Stockton Road in the Cold Hesledon Industrial Estate, approximately 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Robinsons UK – Technical Training Academy (Site 3 Unit 3), located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Seaton Buildings (Site 4), a shed builder, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 400m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Motors (Unit 7&8), a vehicle repair shop, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 410m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Tandoori Delight, an Indian takeaway restaurant located along Front Street, approximately 420m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet Shopping Centre, including Cineworld – Dalton Park, approximately 420m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet Shopping Centre, including the Hole In Wand Miniature Golf Course – Dalton Park, approximately 420m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet Shopping Centre, including KFC – Dalton Park, approximately 420m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet Shopping Centre, including Cafebar 1838 – Dalton Park, approximately 420m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Rochester Upholstery, an independent upholstery shop, located within West View Garage, in Murton settlement and approximately 420m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
MAJ Paints (Majic Furnishing Supplies), paint shop, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 430m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
The Authentic Blind Company, a blinds shop, located approximately 430m south west from the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Co-op Food – Murton – Church Road (including InstaVolt Charging Station), approximately 435m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
SPAR Murton, located approximately 440m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
DG DIY Supplies NE, A hardware shop located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 450m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Art by Macy, an artist/ art studio located within Glencot Grove in Hawthorn settlements, approximately 455m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Equans Corporate Offices (including Bluestones Supply Chain North East Recruitment Agency), located in the Spectrum Business Park (EMP22), approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering >1–5ha.
Care and Reablement Solutions, home care services, located in the Spectrum Business Park (EMP22), approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
General Paint, a paint shop located in the Spectrum Business Park (EMP22), approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
WarmCosy, a double glazing installer (Unit 2), located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

Receptor Description	Sensitivity	Rationale/ Justification
Dalton Park Outlet Shopping Centre, including McDonalds – Dalton Park, approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet Shopping Centre, including Next Outlet – Dalton Park, approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Delta Precision Engineering North East (Site 3 Unit 1), an engineer, located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 465m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Defined Aesthetics & Beauty, a health and beauty shop, located along The Crofts in Murton settlement and approximately 470m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Shell Petrol Station, Murton, located approximately 475m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet & Outdoors, including the Dancing Betty Public House, approximately 475m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Phoenix Body & Paint, a car body shop located along Stockton Road in the Cold Hesledon Industrial Estate (EMP20), approximately 480m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.
Dalton Park Outlet Shopping Centre, including Levi's Durham – Dalton Park, approximately 500m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Existing employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) covering <1ha.

4 Tourism Attractions and Tourist Accommodation Sensitive Receptors (5km study area)

4.1 Overview

4.1.1.1 The receptors for tourist attractions and tourist accommodation sensitive receptors are presented in **Table 4:1** and **Table 4:2**, respectively.

Table 4:1 Tourist attractions sensitive receptors

Receptor Description	Sensitivity	Rationale/ Justification
Nose's Scenic Point National Trust – Durham Coast, located approximately 200m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Sea Stack, a historical landmark located approximately 275m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Chemical Beach, a tourist attraction located along Durham Coast (including Chemical Beach car park), approximately 100m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Blast Beach (including the Second World War Defence Post), a tourist attraction located along Durham Coast, within the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Ginny's Dene, located along the Durham Coast, adjacent to Blast Beach and within the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or

Receptor Description	Sensitivity	Rationale/ Justification
		activities which would enable visitors to spend a full day there.
Chourdon Point, a nature reserve located along the Durham Coast and within the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Hawthorn Hive, a public beach along the Durham Coast, south of Chourdon Point, located approximately 200m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Hawthorn Viaduct, a hiking trail, adjacent to Hawthorn Hive Beach and along the Durham Coast, approximately 220m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Beacon Point Bay, a tourist attraction beach along the Durham Coast, approximately 900m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Shippersea Bay, a public beach along the Durham Coast, approximately 1.1km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or

Receptor Description	Sensitivity	Rationale/ Justification
		activities which would enable visitors to spend a full day there.
Easington Colliery Local Nature Reserve (including the Pit Cage historical landmark, Jura hiking footpath and Easington Colliery Coastal Car Park) along the Durham Coast, the nearest point approximately 1.7km south of the MHPGC Project PEIR Red Line Boundary: Onshore and the furthest approximately 2.6km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Dennis Donnini V.C. Memorial, located within Easington Colliery settlement, approximately 2km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Easington Colliery Memorial Garden, located within Easington Colliery settlement, approximately 1.9km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Easington Beach, a tourist attraction beach located along the Durham Coast and approximately 2.5km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Tina's Haven Nature Reserve (part of the National Trust), the closest point approximately 3.6km south and the furthest 4.2km south of the MHPGC Project PEIR Red Line Boundary: Onshore, along the Durham Coast.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
The Slope Beach, adjacent to Seaham Lighthouse and approximately 1.6km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the

Receptor Description	Sensitivity	Rationale/ Justification
		visit, with associated facilities such as car parking and/or a café.
Seaham Harbour Marina, located approximately 1.6km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Tommy World War One Soldier Sculpture, Eleven 'O' One, memorial park, located in Seaham settlement, approximately 1.8km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Marquess of Londonderry Statue, located in Seaham settlement, approximately 1.75km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Featherbed Rocks Beach, located along the Durham Heritage Coast, adjacent to Seaham settlement and approximately 2.3km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Seaham Beach (including North Beach Coffee Bar and Car Parking), located along Durhams Heritage Coast, adjacent to Seaham settlement and approximately 2.5km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.

Receptor Description	Sensitivity	Rationale/ Justification
Mole Sanctuary Nature Reserve and Wildlife refuge, located adjacent to Durham Heritage Coast and approximately 2.6km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Durham Heritage Coast, Nature Reserve and walking path, which begins in Seaham near Seaham Harbour Marina, which is approximately 2 km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Seaham Hall Beach (including Seaham Hall Beach Caves), located along Durham Heritage Coast and approximately 3.4km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
East Durham Heritage & Lifeboat Centre, a heritage Museum, located in Seaham Harbour Marina, approximately 2.5km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Hawthorn Dene Nature Reserve, located between Easington and Seaham, off the B1432 junction. The closest edge of this nature reserve is located approximately 25m south of the MHPGC Project PEIR Red Line Boundary: Onshore and the furthest approximately 1km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Lord Jacob Sandywell Tree, a historical landmark, located along West View Road, approximately 15m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or

Receptor Description	Sensitivity	Rationale/ Justification
		activities which would enable visitors to spend a full day there.
Murton Mining Memorial Wheel, a historical landmark located in Murton settlement, approximately 490m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Vane Tempest Sculpture, approximately 2.65km north of the MHPGC Project PEIR Red Line Boundary: Onshore in Seaham settlement.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Porterfield Stack, a tourist attraction along Durham's Heritage Coast, near Seaham settlement, approximately 4.8km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Attraction or facility that serves a predominantly local visitor base, with few people likely to travel from the wider region. May have some associated facilities such as car parking, but unlikely to offer facilities or activities which would enable visitors to spend a full day there.
Watergate Fishing Lake Seaton (drawing North-East anglers), located approximately 1.5km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.
Sharpley Springs Fly Fishery, located in Seaton settlement and approximately 4km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Attraction or facility that serves a local, and wider regional visitor base. Offers the opportunity to undertake activities during the visit, with associated facilities such as car parking and/or a café.

Table 4:2 Tourist accommodation sensitive receptors

Receptor Description	Sensitivity	Rationale/ Justification
Kinley Hill Tower, a self-catering accommodation, located within the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
The Barn at Easington, a campsite located in Thorpe Lea East, in Easington Colliery, approximately 900m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Small holiday park, small grouping of premises (e.g. multiple cottages on a farm) or hotel, offering accommodation with up to 50 bedspaces or pitches (for camping and caravan parks). May also have associated facilities such as a restaurant, green space, or park (in the case of caravan, camping, and holiday parks) or a bar and restaurant open throughout the day (in the case of a hotel).
Seaham Hall Hotel, located off North Road, the B1287, adjacent to Durham Heritage Coast and approximately 2.5km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Attraction or facility that serves a local, regional and national visitor base, likely attracting visitors that have specifically planned to visit the attraction or facility for a day trip or part of a visit to the area. Offers the opportunity to undertake more than one activity (e.g. a historic property with a park or garden, and/or children's play area) and offers associated car parking, café, and toilet facilities.
Londonderry's Bar and Accommodation Seaham, a hotel located on the coastline at Seaham, approximately 1.7km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Small holiday park, small grouping of premises (e.g. multiple cottages on a farm) or hotel, offering accommodation with up to 50 bedspaces or pitches (for camping and caravan parks). May also have associated facilities such as a restaurant, green space, or park (in the case of caravan, camping, and holiday parks) or a bar and restaurant open throughout the day (in the case of a hotel).

Receptor Description	Sensitivity	Rationale/ Justification
The Hawthorns Large Detached 3 Bedroom Family Home, an extended stay hotel, located within Seaham settlement, approximately 2km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Charming House on Cottages Road, an Airbnb rental property approximately 1.4km north of the MHPGC Project PEIR Red Line Boundary: Onshore in Seaham settlement.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Host Stay Town House, an Airbnb rental property approximately 1.5km north of the MHPGC Project PEIR Red Line Boundary: Onshore in Seaham settlement.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Host Stay Milbanke House, an Airbnb rental property approximately 1.5km north of the MHPGC Project PEIR Red Line Boundary: Onshore, near Outer Dock Harbour in Seaham settlement.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
No.16 Serviced Accommodation, an Airbnb rental property located in Seaham settlement, approximately 2.1km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Pet Friendly Host Stay at the Byre, an Airbnb rental property located in Easington, approximately 2km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Tithe Barn Cottages, an Airbnb rental property located in Easington settlement, approximately 2km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Durham Country Cottages, holiday rental apartments, located in Easington settlement, approximately 2.5km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.

Receptor Description	Sensitivity	Rationale/ Justification
Durham Coastal Lodges, a holiday lodge accommodation site, located approximately 2.3km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Durham Castle Room, a guest accommodation provider located within Murton settlement, approximately 800m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
Belsay 4-bedroom bungalow with loft conversion, a self-catering accommodation, located approximately 4.5km south of the MHPGC Project PEIR Red Line Boundary: Onshore in Horden settlement.	Low	Standalone premise (such as a cottage) or small B&B, offering accommodation with approximately 10 bedspaces or fewer. Not part of a chain, or accommodation group.
The Bell Guesthouse, a serviced accommodation, located approximately 4.8km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Small holiday park, small grouping of premises (e.g. multiple cottages on a farm) or hotel, offering accommodation with up to 50 bedspaces or pitches (for camping and caravan parks). May also have associated facilities such as a restaurant, green space, or park (in the case of caravan, camping, and holiday parks) or a bar and restaurant open throughout the day (in the case of a hotel).
The Whitehouse Hotel & Wedding Venue, located approximately 4.2km south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Small holiday park, small grouping of premises (e.g. multiple cottages on a farm) or hotel, offering accommodation with up to 50 bedspaces or pitches (for camping and caravan parks). May also have associated facilities such as a restaurant, green space, or park (in the case of caravan, camping, and holiday parks) or a bar and restaurant open throughout the day (in the case of a hotel).
The Seaton Lane Inn Seaham, a hotel located off the A19 junction and approximately 3.7km north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Small holiday park, small grouping of premises (e.g. multiple cottages on a farm) or hotel, offering accommodation with up to 50 bedspaces or pitches (for camping and

Receptor Description	Sensitivity	Rationale/ Justification
		caravan parks). May also have associated facilities such as a restaurant, green space, or park (in the case of caravan, camping, and holiday parks) or a bar and restaurant open throughout the day (in the case of a hotel).

5 Community Land, Assets and Recreation Sensitive Receptors

5.1 Overview

5.1.1.1 The receptors for community land, assets and recreation sensitive receptors are presented in **Table 5:1**.

Table 5:1 Community land, assets and recreation sensitive receptors

Receptor Description	Sensitivity	Rationale/ Justification
St Michael and All Angels Church, Hawthorn Seaham, located approximately 130m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Alternatives are only available in the wider local planning authority area, and the level of use is frequent (weekly).
South Hetton Playground, located to the east of the Hutton Court properties and approximately 420m west of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Alternative facilities are available at a local level within the wider communities and the land and assets are used by the minority (<=50%) of the community.
Holy Trinity Church, located in South Hetton settlement, approximately 500m southwest of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Alternatives are only available in the wider local planning authority area, and the level of use is frequent (weekly).
Hawthorn Community Centre, located in Hawthorn settlement, approximately 260m south of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Limited alternatives are available at a local level within adjacent communities and the level of use is reasonably frequent (monthly).
South Hetton Cricket & Social Club, located approximately 370m south of the MHPGC Project PEIR Red Line Boundary: Onshore, along the A182.	High	Alternatives are only available in the wider local planning authority area and the land and assets are used by the majority (>=50%) of the community.
South Hetton Independent Methodist Church, located approximately 290m south of the MHPGC Project PEIR Red Line Boundary: Onshore, off the A182.	High	Alternatives are only available in the wider local planning authority area, and the level of use is frequent (weekly).
Robin Todd Community Centre, located approximately 370m south west of the MHPGC Project PEIR Red Line Boundary: Onshore, off the A182.	Medium	Limited alternatives are available at a local level within adjacent communities and the level of use is reasonably frequent (monthly).
Silverdale Family Practice, located off the A182, approximately 420m south west of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Alternatives are only available in the wider local planning authority area and the land and assets

Receptor Description	Sensitivity	Rationale/ Justification
		are used by the majority ($\geq 50\%$) of the community.
Murton Recreation Ground (including Murton Playground Skate Park and Murton Cricket & Social Club), adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore to approximately 460m north of the MHPGC Project PEIR Red Line Boundary: Onshore, along Church Lane in Murton settlement.	High	Alternatives are only available in the wider local planning authority area, and the level of use is frequent (weekly).
Dalton Park Playground, located within Dalton Park & Outdoors, approximately 480m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Low	Alternative facilities are available at a local level within the wider communities, the level of use is infrequent (monthly or less) and the land and assets are used by the minority ($\leq 50\%$) of the community.
Community allotments, located along East Moor Road and south of the Dalton Park & Outdoors Shopping Centre, approximately 260m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Limited alternatives are available at a local level within adjacent communities and the level of use is reasonably frequent (monthly).
Murton allotment association, located off the B1285 Church Lane in Murton settlement, between approximately 300m north and 500m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	Medium	Limited alternatives are available at a local level within adjacent communities and the level of use is reasonably frequent (monthly).
St Joseph's Primary School, located along the B1285 Church Lane in Murton settlement, approximately 490m north of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Alternatives are only available in the wider local planning authority area and the land and assets are used by the majority ($\geq 50\%$) of the community.
Glebe Community Centre and Park (including Murton Welfare Association and Café Valour), located in Durham Place, Murton and approximately 480m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore.	High	Alternatives are only available in the wider local planning authority area, and the level of use is frequent (weekly).

6 Walkers, Cyclists and Horse-riders (including PRow and National Cycle Routes)

6.1 Overview

6.1.1.1 The receptors for walkers, cyclists and horse-riders PRow are presented in **Table 6:1**.

Table 6:1 PRow sensitive receptors

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
Footpath	0540000005 (Hawthorn)	Easting, Northing (BNG): 443976, 546496 Coastal public footpath extending between Blast Beach and Chourdon Point, running parallel to the coastline east of Hawthorn Quarry and providing recreational access along the Durham Heritage Coast.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 1.10km	Medium	Coastal recreational footpath forming part of a wider PRow network along the Durham coast. Likely used for walking and dog walking, with connections to alternative recreational routes.
Footpath	0540000006 (Hawthorn)	Easting, Northing (BNG): 443040, 546241 Public footpath extending around Kinley Hill through open agricultural land.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 1.70km	Medium	Public footpath through open agricultural land, likely used for local recreational purposes and forming part of

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						a wider network of routes with alternative options available.
Footpath	0540000009 (Easington Colliery)	Easting, Northing (BNG): 441721, 546016 Public footpath crossing agricultural land south of the A182 and east of the A19 near Cold Hesledon.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 480m	Medium	Public footpath crossing agricultural land, likely used for local recreational walking and dog walking, with alternative routes available within the wider PRow network.
Footpath	0880000027 (Murton)	Easting, Northing (BNG): 440311, 546333 Public footpath running east-west through agricultural land south of Hesledon and Dalton Park.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 35m	Medium	Public footpath through agricultural land, likely used for local recreational purposes and

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						connected to the wider PRow network.
Footpath	0880000028 (Murton)	Easting, Northing (BNG): 439993, 546157 Public footpath extending south from Footpath 27 through agricultural land west of Batter Law Hill.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 285m	Medium	Public footpath forming part of the local recreational PRow network, with alternative route options available.
Footpath	0540000011 (Hawthorn)	Easting, Northing (BNG): 440400, 545458 Public footpath extending south from Footpath 28 through agricultural land west of Batter Law Hill.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 450 m	Medium	Public footpath through agricultural land, likely used for recreational walking and linked to the surrounding PRow network.
Footpath	0880000026 (Murton)	Easting, Northing (BNG): 439489, 546174	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 970m	Medium	Public footpath likely used for local recreational walking and

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
		Public footpath running east-west through agricultural land south of Hesledon.				dog walking, with connections to other routes in the wider network.
Bridleway	0880000029 (Murton)	Easting, Northing (BNG): 438800, 545563 Bridleway running east-west between South Hetton and Jade Business Park.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 1.6km	Medium	Bridleway providing recreational and local access opportunities for WCH, with links to the wider route network.
Footpath	0880000025 (Murton)	Easting, Northing (BNG): 438993, 545412 Public footpath extending north-south through Coop House Wood east of South Hetton.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 440m	Medium	Public footpath through woodland, likely valued for local recreational walking and forming part of the wider PRoW network.
Footpath	0880000018 (Murton)	Easting, Northing (BNG): 439665, 546184	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 340 m	Medium	Public footpath providing local recreational

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
		Public footpath running north-south between Hesledon Moor East and Dalton Park.				access and connections between nearby settlements, open land and the wider PRoW network.
Bridleway	0540000015 (Hawthorn)	Easting, Northing (BNG): 443029, 547203 Located to the south of the A182, stretching through the Seaham Garden Village towards Stockton Road in the West.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 350m	Medium	Bridleway providing recreational and local access opportunities and linking residential areas with the wider WCH network.
National Cycle Network (NCN)	NCN Route 1	Long-distance route in sections from Dover to the north of Scotland.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 3km	Very High	NCR forming part of a long-distance strategic WCH route. Likely to be used for both recreation and utility journeys, with limited potential for substitution.

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
King Charles III England Coast Path	Coast Path	North Gare to South Bents Coastal Path.	Within MHPGC Project PEIR Red Line Boundary: Onshore	Approximately 1.30km	Very High	National trail/coastal route forming part of the King Charles III England Coast Path. Likely to be used daily for recreational purposes.
Footpath	0330000001 (Easington Village)	Easting, Northing (BNG): 440342, 544925 Located south of West Lane and to the southwest of Hawthorn settlement.	Adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath near Easington Village, likely used for recreational walking and dog walking, with alternative routes available within the wider PRow network.
Footpath	0540000002 (Hawthorn)	Easting, Northing (BNG): 441925, 545358 Located to the south of Hawthorn settlement, traversing through agricultural land towards West Lane.	Approximately 330m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath near Hawthorn Village, likely used for recreational

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						walking and dog walking, with alternative routes available within the wider PRow network.
Footpath	0540000001 (Hawthorn)	Easting, Northing (BNG): 442092, 545365	Approximately 400m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath near Hawthorn Village, likely used for recreational walking and dog walking, with alternative routes available within the wider PRow network.
Footpath	0540000003 (Hawthorn)	Easting, Northing (BNG): 442197, 545542 Located to the east of Hawthorn settlement, traversing the edge of the settlement, agricultural land and North Dene.	Adjacent and to the south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath on the edge of Hawthorn settlement, likely used for recreational walking and

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						linked to the wider PRow network, with alternative routes available.
Footpath	0540000016 (Hawthorn)	Easting, Northing (BNG): 443961, 546066 Coastal public footpath linking inland routes with the coast at Chourdon Point.	170 m south of MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Coastal recreational footpath forming part of a wider PRow network along the Durham coast. Likely used for walking and dog walking, with connections to alternative recreational routes.
Footpath	0540000014 (Hawthorn)	Easting, Northing (BNG): 441581, 546623 Public footpath extending south from the A182 through agricultural land near Cold Hesledon.	200 m north of MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath through agricultural land near local communities, likely used for recreational purposes and linked to the

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						wider PROW network.
Bridleway	1040000016 (Seaham)	Easting, Northing (BNG): 443026, 547475 Located to the east of Fox Cover Industrial Estate, to the north of the A182.	Adjacent to the north of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Bridleway providing access for WCH and forming part of the wider local route network, with alternative routes available.
Bridleway	1040000014 (Seaham)	Easting, Northing (BNG): 443398, 547472 Passes along the top of the cliffs south of Seaham, before connecting to PROW 0540000005 (Hawthorn).	Adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Bridleway providing access for WCH and forming part of the wider local route network, with alternative routes available.
Footpath	0300000001 (Dalton le Dale)	Easting, Northing (BNG): 441311, 547100 Located to the east of Cold Hesledon Industrial Estate, traversing through agricultural terrain.	Approximately 300m northeast of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Rural public footpath crossing agricultural land east of Cold Hesledon Industrial Estate, likely

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						used for recreational walking and connected to the wider local PRow network, with alternative routes available.
Footpath	0320000002 (Easington Colliery)	Easting, Northing (BNG): 444048, 545887 Traverses Hawthorn Dene Nature Reserve.	Approximately 460m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath which traverses Hawthorn Dene Nature Reserve, likely used for recreational walking and linked to the wider PRow network, with alternative routes available.
Bridleway	0880000030 (Murton)	Easting, Northing (BNG): 440663, 546549 Bridleway running east-west south of Dalton Park Outlet and north of Batter Law Hill.	Adjacent to MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Bridleway providing recreational access for WCH and linking to the

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
						wider local route network.
Footpath	0880000013 (Murton)	Easting, Northing (BNG): 438985, 546101 Path passes in a north south direction between Murton (near Murton House Farm) and land north of Jade Business Park.	Adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.
Footpath	0880000011 (Murton)	Easting, Northing (BNG): 438962, 546084 Passes north of woodland area to the north of Jade Business Park, and connects with network of footpaths at Croup Hill.	Adjacent to the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.
Footpath	0880000009 (Murton)	Easting, Northing (BNG): 438233, 546164 Footpath 9 is located on Murton Moor, southeast of Croup Hill, crossing open agricultural land and forming part of the wider local PRoW network.	Approximately 230m north of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
Footpath	0880000016 (Murton)	Easting, Northing (BNG): 437951, 546141 Located on Murton Moor, southeast of Croup Hill, crossing open agricultural land and forming part of the wider local PRoW network.	Approximately 290m northwest of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.
Bridleway	1140000027 (South Hetton)	Easting, Northing (BNG): 438344, 545308 Bridleway extending north-east from South Hetton across open land towards Dalton Park.	Adjacent to west	N/A	Medium	Bridleway providing local recreational access and connections between South Hetton, open land and the wider WCH network.
Bridleway	1140000026 (South Hetton)	Easting, Northing (BNG): 437874, 545431 Passes in a north – south direction between Front Street (A182) and the allotments located north of South Hetton.	Approximately 300 m east of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
Footpath	1140000025 (South Hetton)	Easting, Northing (BNG): 437826, 545297 Crosses Bridleway 1140000026 north of Front Street (A182).	Approximately 500m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.
Footpath	1140000024 (South Hetton)	Easting, Northing (BNG): 438243, 545146 Footpath 24 (South Hetton) runs along the eastern edge of South Hetton, adjacent to the A182 Front Street, residential areas, allotments and public greenspace.	Approximately 300m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.
Footpath	1140000018 (South Hetton)	Easting, Northing (BNG): 438393, 544943 Footpath 18 (South Hetton) runs along the southern edge of South Hetton, adjacent to residential areas and open land, providing local pedestrian access and links to the wider PRoW network.	Approximately 350m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Likely used for recreational walking and connected to the wider local PRoW network, with alternative routes available.

Route Type	Route Reference	Route Description and Coordinates	Distance from MHPGC Project PEIR Red Line Boundary: Onshore	Length within MHPGC Project PEIR Red Line Boundary: Onshore	Sensitivity	Justification
Footpath	1140000017 (South Hetton)	Easting, Northing (BNG): 438217, 545062 Footpath 17 (South Hetton) runs north-south between residential areas on the edge of South Hetton from the A182 Front Street and adjoining open land, providing local pedestrian access and connections to the wider PRoW network.	Approximately 350m south of the MHPGC Project PEIR Red Line Boundary: Onshore	N/A	Medium	Public footpath running between residential areas of South Hetton and open countryside, likely used for local recreational walking and providing connections to the wider PRoW network, with alternative routes available.