

**South Tyneside Strategic Housing Land Availability Assessment**  
SHLAA database extract and summary (Final - Feb.2013) - Summary Sheet

Ref No	Site Name	Site Address	Settlement	Total Site Area (ha)	PDL or greenfield	Ownership Details	Present Planning Status	Planning Status Details	Designation Details	Infrastructure / Utility Constraints	Approach to Overcome Infrastructure / Utility Constraints	Does the Site have Housing Potential?	Is the Site Suitable?	Is the Site Available?	Is the Site Achievable?	Is the Site Deliverable/Developable?	Estimated Developable Area (ha)	Revised Yield Estimate	Commercial and Yield Details
BC.01.006	Land at Abington Way/Cotswold Lane		Boldon Colliery	0.79	100% Greenfield	South Tyneside Council	No planning status		Essential infrastructure	Essential infrastructure		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.711	28	
BC.01.012	Garages to rear of shop units.	Station Road	Boldon Colliery	0.11	100% PDL	Multiple ownership, impact on existing property.		Other Centres		Footpath to be considered.		Site has housing potential	YES	NO	Not achievable	Not presently developable	0.11	4	
BC.01.018	Land at Gladstone Terrace		Boldon Colliery	2.83	100% Greenfield	South Tyneside Council	No planning status		Albionts - Poor quality open space			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	2.1225	105	
BC.01.021	Industrial land	Cotswold Lane	Boldon Colliery	1.80	100% PDL	South Tyneside Council.	Allocated site in a plan	SSADPO SA3		Site is an Area for Further Investigation (former Colliery) so if building on site desktop study and investigative works proportionate to end use required. Greater than 30 two way trips on Strategic Route Network (peak impact 46-49) - further assessment of potential impacts required	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	1.62	65	
BC.01.030	Land at Cotswold Lane		Boldon Colliery	1.2	100% Greenfield	South Tyneside Council	No planning status	LDf - Recreational Open Space / Great North Forest		Poor quality open space. Civic landscaping.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.2	48	
BC.02.021	Steve Watson Coachworks	North Road	Boldon Colliery	0.21	100% PDL		Permitted - not started	SSADPO SA9. Amended new application S111286/08/FUL for proposed demolition of Steve Watson Coachworks and erection of residential development comprising 13no dwellings approved Aug 08				Site has housing potential	YES	YES	next 5 years	Deliverable	0.21	13	0.21 x 50 = 10.5
BC.03.015a	Land at Gebe Farm	North Road	West Boldon	0.90	100% Greenfield		No planning status	LDf - Recreational Open Space / Great North Forest		Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and possibly investigative works would be required		Site has housing potential	NO	NO	next 5 years	Not presently developable	0.90	41	0.9 x 0.9 = 0.81 0.81 x 50 = 41
BC.04.009	Residential garages	Byron Avenue	Boldon Colliery	0.03	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Adjacent to Recreational Open Space and Wildlife Corridor and LWS (River Don) (LDf Site specific Allocations)	Site is not an Area for Further Investigation. If building on site desktop study required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.03	1	Void level 44% (2008/09). 0.03 x 40 = 1.
BC.04.010	Residential garages	Shelly Avenue	Boldon Colliery	0.03	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Adjacent to Recreational Open Space and Wildlife Corridor and LWS (River Don) (LDf Site specific Allocations)	Site is not an Area for Further Investigation. If building on site desktop study required		Site has housing potential	YES	NO	6 to 10 years	Developable	0.03	1	Void level 44% (2008/09). Most probably 1 dwelling on plot of the western garage block. 0.03 x 40 = 1.2
BC.04.013	The Copperfields (former Boldon Comp. School)	New Road	Boldon Colliery	2.94	Both - mostly PDL	South Tyneside Council.	Complete - no more units left to build			Greater than 30 two way trips on Strategic Route Network (peak impact 51-54) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	2.21	90	
BC.04.014	Former terraced dwellings	Charles Street / John Street, Boldon New Town	Boldon Colliery	0.58	100% PDL	South Tyneside Council.	Full application (Ive). Allocated site in plan.	LDf SSADPO SA6. S11451/111/FUL - 53 dwellings	83 dwellings demolished across the two Boldon Colliery New Town regeneration sites.	Site is an Area for Further Investigation (former Colliery) so if building on site desktop study and investigative works proportionate to end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.52	10	16 demolished on John Street and 26 proposed = 10 net
BC.04.015	Former terraced dwellings	John Street (North), Boldon New Town	Boldon Colliery	0.61	100% PDL	South Tyneside Council.	Full application (Ive). Allocated site in plan.	LDf SSADPO SA6. S11451/111/FUL - 53 dwellings	83 dwellings demolished across the two Boldon Colliery New Town regeneration sites.	Site is an Area for Further Investigation (former Colliery) so if building on site desktop study and investigative works proportionate to end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.55	-16	43 demolished properties on Charles Street proposed and 27 proposed = -16 net
BC.04.016	Land at Reginald Street		Boldon Colliery	0.58	100% Greenfield	South Tyneside Council	No planning status		Open Space - Poor Quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.58	29	
BC.04.017	Land at Sidney Street		Boldon Colliery	0.6	100% Greenfield	South Tyneside Council	No planning status		Open Space - Poor Quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.6	30	
BC.04.018	Land at Wilfred Street		Boldon Colliery	0.3	100% Greenfield	South Tyneside Council	No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.3	18	
BC.04.019	Land at Ernest Street		Boldon Colliery	0.05	100% Greenfield	South Tyneside Council	No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.05	2	
BC.04.020	Land at Wilfred Street		Boldon Colliery	0.22	100% Greenfield	South Tyneside Council	No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.22	9	
BO.01.003a	Land adjacent to 27 The Hawthorns		East Boldon	0.06	100% Greenfield		Permitted - not started	Proposed erection of 1 dwelling				Site has housing potential	YES	YES	next 5 years	Deliverable	0.06	1	
BO.01.005	Land at Burnside		Boldon	0.74	100% Greenfield	South Tyneside Council	No planning status		Open space - quality average (Landscaping)			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.666	30	
BO.01.016	Land at Penion House	Ferndale Lane	Boldon	0.10	100% PDL		Complete - no more units left to build	Proposed erection of new 2 storey 3 bedroom dwelling house with a single storey annex to side (west elevation) new access from Ferndale Lane and new boundary treatment.	Site adjacent to Green Belt	Site is not an Area for Further Investigation. If building on site desktop study required		Site has housing potential	YES	YES	next 5 years	Deliverable	0.10	1	0.23 x 40 = 9.2
BO.01.029	Land at Cleadon Lane Industrial Estate	Cleadon Lane	East Boldon	1.12	100% PDL	Gordon O'Brien - Cleadon Lane, East Boldon, NE36 0AJ - c/o Ward Hadaway (Andrew Moss) / Barratt.	Predominantly Industrial Area	Predominantly Industrial Area	Predominantly Industrial Area Site mostly lies Flood Zone 1 so is developable. EA records show there to be two watercourses crossing the site although one appears to be culverted. There are areas in Flood Zones 2 or 3 at the site, however the flood zones appear to be following the culvert so may not be accurate. If development was proposed in the flood risk areas, the risks of all forms of flooding to and from the development would have to be assessed. EA would strongly recommend against development proposed within 5 metres of both the watercourses on the grounds of maintenance and biodiversity. See designation details for BO.01.046.	Site is an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required. Greater than 30 two way trips on Strategic Route Network (peak impact 31-33) - further assessment of potential impacts required	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	NO	YES	next 5 years	Not presently developable	1.01	50	
BO.01.030	Cleadon Lane Industrial Estate	Cleadon Lane	Boldon	1.80	100% PDL	Gordon O'Brien - Cleadon Lane, East Boldon, NE36 0AJ - c/o Ward Hadaway (Andrew Moss) / Barratt.	Predominantly Industrial Area	Predominantly Industrial Area	See designation details for BO.01.046.	Poor access - via adjacent site BO.01.029. Site is an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required. Greater than 30 two way trips on Strategic Route Network (peak impact 49-52) - further assessment of potential impacts required		Site has housing potential	NO	YES	next 5 years	Not presently developable	1.62	81	

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BO.01.031a	Land at Moor Lane		East Boldon	0.52	100% PDL		Designated PIA	Designated PIA	Predominantly industrial area - Employment Zone to be retained. Flood Zone 2 partially clips the southern corner of the site, but Environment Agency have advised that this is unlikely to restrict development for housing.			Site has housing potential	YES	NO	6 to 10 years	Developable	0.46	20	Developer proposal = 15-25 dwellings
BO.01.045	Former car showroom and garage	Station Approach	East Boldon	0.66	100% PDL	lan Foster - c/o Big Tree Planning Ltd, Quasburn Building, Abon Row, East Quayside, Newcastle upon Tyne NE5 5LL	Predominantly Industrial Area	Pre-application enquiry - change of use of former car showroom to 350sqm supermarket plus 100 bed care home. Predominantly Industrial Area in LDF.	See designation details for BO.01.046.	Site is an Area for Further Investigation (former clay pit & brick works / fulmum & paint works & reservoirs). If building on site Desktop Study and investigative works proportionate to the end use would be required. Potential traffic impacts on E.Boldon level crossing.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.59	30	(see also site BO.01.046)
BO.01.046	Land at Cleadon Lane Industrial Estate	Cleadon Lane Industrial Estate	East Boldon	8.14	100% PDL	Gordon O'Brien, 14 Linderhill Road, Cleadon - c/o Sygnet Planning (Sandra Thompson), 26 Apex Business Village, Arnsford, Newcastle upon Tyne NE23 7BF	Designated as Predominantly Industrial Area	Designated as Predominantly Industrial Area - LDF - Site Specific Allocations DPD	Site mostly lies Flood Zone 1 with partial areas in FZ 2 and 3 including functional floodplain, where residential development would be unacceptable. A flood risk assessment to assess what the risks of other sources of flooding are would be required and any risk would have to be eliminated or reduced significantly for the EA to look favourably. They have also advised that it may be advantageous to investigate whether there is a strategic solution to mitigating surface water flooding issues in this area and strongly recommends against development proposed within 5 metres of both the watercourses on the grounds of maintenance and biodiversity. Erection of flow control structures or any culverting of a watercourse requires the prior written approval of the Environment Agency under s.23 of the Land Drainage Act 1991 or s.109 of the Water Resources Act 1991. The Environment Agency resists culverting on nature conservation and other grounds and consent for such works will not normally be granted except for access crossings.	Site is an Area for Further Investigation. If building on site Desktop Study and investigative works proportionate to the end use would be required. Greater than 30 two way trips on SRN - further assessment of potential impacts required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	6.11	306	50 x 6.11 = 305.5
BO.01.047	Land at 42 Burnside	42 Burnside	East Boldon	0.02	100% Greenfield	Ownership split between the two neighbouring properties	Permitted - not started	Pre-application enquiry (22/09/2009). Outline planning permission for house and garage on land currently used as allotment and garage.		Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	YES	next 5 years	Deliverable	0	1	0.02 x 50 = 1
BO.01.048	Land at The Terrace	44A The Terrace	East Boldon	0.02	100% PDL			Pre-application enquiry - proposed construction of residential dwelling on rear garden of property.	East Boldon Conservation Area	Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	NO	NO	Next 5 years	Not presently developable	0.02	1	0.02 x 50 = 1
BO.01.049	Land at Station Approach		East Boldon	1.09	100% PDL	Multiple ownership - ind. Mayflower Glass Ltd	Designated Predominantly industrial area	Designated as Predominantly Industrial Area in LDF.	A small part of the south western corner of the site is shown to lie within flood zone 3, however the site is likely to be developable.			Site has housing potential	YES	NO	6 to 10 years	Developable	0.98	49	
BO.01.050	40 The Hawthorns		East Boldon	0	100% PDL		Permitted - under construction	Conversion of existing property into 2 No dwellings				Site has housing potential	YES	YES	next 5 years	Deliverable	0	1	
BO.01.051	23 Station Terrace		East Boldon	0	100% PDL		Permitted - not started	Conversion of 1st floor dental surgery and 2nd floor attics rooms into 2 No 3 bed flats				Site has housing potential	YES	YES	next 5 years	Deliverable	0	1	
BO.02.008a	64 Front Street		East Boldon	0.15	100% PDL		No planning status	Pre-planning enquiry - subdivision of land to include a single-storey extension to and conversion of a detached garage into 1no. Dwelling and the construction of 2no. Two-and-a-half storey detached dwellings to the north of the site with a new vehicle access.	East Boldon Conservation Area			Site has housing potential	YES	YES	Next 5 years	Deliverable	0.15	1	Potential for conversion to single dwelling only
BO.03.002	Land at Prosped Gardens		West Boldon	0.35	100% Greenfield	South Tyneside Council	No planning status		Former community allotments	Floor access		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.35	14	
BO.03.005	Land at Don View East		West Boldon	0.26	100% Greenfield	South Tyneside Council	No planning status		Orientation with surrounding properties and access.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.26	13	
BO.03.006	Land at Don View West		West Boldon	0.3	100% Greenfield	South Tyneside Council	No planning status		Orientation with surrounding properties and access.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.3	15	
BO.03.010	Former Depositor storage yard and residential garages	Harde Drive	West Boldon	0.16	Both - mostly PDL	South Tyneside Council - proposed deposit March 2010.	Allocated site in a plan	Housing allocation in LDF - Site Specific Allocations DPD		Currently used as garages for storage. Not believed to be an Area for Further Investigation. If building on site Desktop Study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.16	6	
BO.03.015	Residential garages	Hindmarsh Drive	West Boldon	0.18	100% PDL	South Tyneside Council	Allocated site in a plan			Garages deused, and existing shop lease expired. Site is not an Area for Further Investigation, however, it is within 250m of a possible infilled site so building on site Desktop Study and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.18	5	Void level 96% (2008/09). Internal Workshop - potential for 10-12 units?
BO.03.026	Land at Penine Grove		West Boldon	0.01	100% Greenfield	South Tyneside Council	No planning status		Open Space - very poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.01	1	
BO.03.027	Residential garages	St. Nicholas View	West Boldon	0.09	Both - mostly PDL	South Tyneside Council (South Tyneside Homes)	No planning status		Within West Boldon Conservation Area (LDF DM6); adjacent residential properties to South and East designated as Article 4 Class II.	Dependant on future prospects for garages use. Site is not an Area for Further Investigation. If building on site Desktop Study required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.09	4	Void level 6% (2008/09). 0.09 x 40 = 3.6.
BO.03.031	Caravan storage site	Harton View	West Boldon	0.70	100% PDL		Allocated site in a plan	Housing allocation in LDF - Site Specific Allocations DPD	All of site within West Boldon Conservation Area (LDF DM6); residential property within site and adjacent residential properties to West of site designated as Article 4 Class II; on-site use classes C3 (Dwelling Houses) and B8 (Storage and Distribution).	Not an Area for Further Investigation, if building on site desktop study is required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.63	25	

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BO.04.003a	Land to rear of 1 Ashby Villas	Downhill Lane	West Boldon	0.15	100% Greenfield	Mr. R Clark	Permitted - not started	APPRA520/A/10/2122901 - Appeal allowed - single storey detached dwellinghouse.	West Boldon Conservation Area - LDF DM6			Site has housing potential	YES	YES	Next 5 years	Deliverable	0.15	1	
BO.04.005a	Rear and side gardens to dwellings	Addon Road	West Boldon	0.37	100% PDL		Withdrawn application / Allocated site in a plan.	Housing allocation in LDF - Site Specific Allocations DPD. West Boldon Conservation Area - withdrawn application for 10 dwellings.	Constraints - impact on existing property.	Site is not an Area for Further Investigation. If building on site desktop study required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	next 5 years	Developable	0.37	15	
BO.04.008a	Land to rear of Wheatthorpe Public House	Rectory Bank	West Boldon	0.07	100% Greenfield		No planning status	Pre-application enquiry - possible use of site for C2 or C3	West Boldon Conservation Area Management Plan policies seek to protect the site from development. Tree Preservation Orders.	Site is not an Area for Further Investigation. If building on site desktop study required.		Zero potential due to topography	NO	NO	next 5 years	Not presently developable	0.07	3	0.07x40 = 2.8
BO.04.009	Former Bank Top Garage	Addon Road / Hylton Lane	West Boldon	0.29	100% PDL		Permitted - not started	Housing allocation in LDF - Site Specific Allocations DPD. Area of Potential Archaeological Importance (DM6). West Boldon Conservation Area.			A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.29	17	
BO.04.011	Half Green Farm	Dipe Lane	West Boldon	0.42	Both - mostly PDL		Complete - no more units left to build	Housing allocation in LDF - Site Specific Allocations DPD. Area of Potential Archaeological Importance (EN/52). Conservation Area & Historic Agricultural Buildings (EN/26/1).			A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.42	15	
BO.04.016	Land at Harton View		West Boldon	0.33	100% Greenfield	South Tyneside Council	No planning status		Orientation to surrounding properties and poor access			Zero potential due to mix of uses	NO	NO	Not achievable	Not presently developable	0.33	13	
BO.04.018	Former Boldon Church of England Primary School (playing field)	Don Gardens	West Boldon	0.58	100% Greenfield	South Tyneside Council (Education) - TOPS school closure (31 August 2009).		Designated recreational open space and West Boldon Conservation Area. LDF SA7 / DM6/7	Open space - quality good (School).	Site is not an Area for Further Investigation. If building on site desktop study required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Zero potential due to topography	NO	NO	next 5 years	Not presently developable	0.52	21	
BO.04.018a	Former Boldon Church of England Primary School	Don Gardens	West Boldon	0.28	Both - mostly PDL	South Tyneside Council (Education) - TOPS school closure (31 August 2009).		West Boldon Conservation Area. LDF DM6		Site is not an Area for Further Investigation. If building on site desktop study required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	next 5 years	Developable	0.28	11	
BO.04.037	Land to N of Lyndon Grove and S of Lyndon Drive	Lyndon Grove / Lyndon Drive	East Boldon	0.15	100% Greenfield		No planning status			Not believed to be an Area for Further Investigation. If building on site desktop study is required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.15	4	Provisional yield based purely on methodology = 5.
BO.04.042	Land at North Road Farm	North Road	West Boldon	2.57	100% Greenfield	M A J La Blond - South Lodge Farm, North Road, Helton-4-Hole, DH5 5JY.	Refused permission	Appeal for residential dismissed.	LDF - West Boldon Conservation Area (DM6). Local Wildlife Site along River Don and strategic gap between West Boldon and Boldon Colliery (DM6/DM7). The site mostly lies in Flood Zone 1 and is therefore developable. The northern and western boundary however follows the River Don which does flood and is designated a main river. There should be no development proposed in Flood Zones 2 or 3 with the river area kept as a wildlife recreational area. EA would require permanent access to the whole length of the watercourse for their statutory maintenance purposes and any works within 5 metres would require a consent.	Greater than 30 two way trips on Strategic Route Network (peak impact 58-62) - further assessment of potential impacts required.	Zero potential due to topography	NO	YES	next 5 years	Not presently developable	1.93	96		
BO.04.043	Former Cemetery Chapel and Store	Dipe Lane (West)	West Boldon	0.10	100% PDL	South Tyneside Council - proposed disposal March 2010.	No planning status		No designation. Adjacent to Green belt and Great North Forest.	Site is not an Area for Further Investigation. If building on site Desktop Study required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.10	2	Assessment based purely on methodology = 3 units, but likely to be only 1 or max. 2 dwellings. Current yield based on knowledge of physical and contextual.
BO.04.044	The Paddock	Glebe Farm, Newcastle Road	West Boldon	0.4	100% Greenfield				West Boldon Conservation Area	Loss of mature trees and access issues may have potential impact on conservation areas.		Subject to Strategic Land Review	NO	NO	Next 5 years	Not presently developable	0.4	2	
CL.01.004	Oakleigh Gardens School	Sunniside Lane	Cleaton	0.49	Both - mostly PDL	South Tyneside Council	Allocated site in a plan	Site-Specific Allocations DPD.		Access required through site to Groundwork Trust and Adult learning buildings. Site is not an Area for Further Investigation. If building on site Desktop Study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.441	11	
CL.01.005	Oakleigh Gardens School	Sunniside Lane	Cleaton	0.25	100% Greenfield	South Tyneside Council				Access required through site to Groundwork Trust and Adult learning buildings. Site is not an Area for Further Investigation. If building on site Desktop Study required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.25	7	
CL.01.006	Vicars Garden Plot 22A Sunniside Lane	Sunniside Lane	Cleaton	0.06	100% Greenfield	Ownership, potential loss of open space.	Refused permission	Proposed construction of 2no. dwelling houses on existing former garden	Constraints - Ownership, potential loss of open space, Green Belt, trees			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	0.06	1	1 unit that relates to non-Green Belt section of site.
CL.01.008	Land at Heather Close	Heather Close	Cleaton	0.1	100% Greenfield		No planning status		Constraints - Impact on existing property, potential loss of open space. Restrictive covenant for recreation use.			Site has housing potential	YES	NO	next 5 years	Developable	0.1	1	
CL.01.008a	Rear of 19 Sunniside Lane, Cleaton		Cleaton	0	100% Greenfield		Refused permission	Proposed construction of new detached Dutch bungalow and new detached garage/sport block to rear garden of 19 Sunniside Lane, Cleaton.	Residential and local environment at amenity issues			Zero potential due to mix of uses	NO	YES	next 5 years	Not presently developable	0	1	
CL.01.026	Former Cleaton Village C of E Infants School	Cleaton Lane / Sunderland Road	Cleaton	0.19	100% Greenfield	South Tyneside Council (education)	Permitted - not started	Conversion of school building to 6 flats plus 2 new detached dwellings		Site is not an Area for Further Investigation. If building on site Desktop Study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.19	4	
CL.01.026a	Former Cleaton Village C of E Infants School	Cleaton Lane / Sunderland Road	Cleaton	0.42	100% PDL	South Tyneside Council.	Permitted - not started	Conversion of school building to 6 flats plus 2 new detached dwellings		Site is not an Area for Further Investigation. If building on site Desktop Study required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.38	4	
CL.01.030	Land to west of Sunderland Road	Rear of 12 Sunderland Road	Cleaton	0.56	100% PDL		Pre-application enquiry - Demolition of existing 3 detached dwellings and erection of 6 detached dwellings (3 on each half of site - see also CL.01.041).	LDF DM6. CL.01.30 lies within the Cleaton Conservation Area	Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and possibly investigative works would be required			Zero potential due to mix of uses	NO	NO	next 5 years	Not presently developable	0.50	3	See also CL.01.041. Combined site area 0.5 x 30 = 15.1
CL.01.041	Land to west of Sunderland Road	Rear of 12 Sunderland Road	Cleaton	0.56	100% PDL		Pre-application enquiry - Demolition of existing 3 detached dwellings and erection of 6 detached dwellings (3 on each half of site - see also CL.01.030).	[Part of application site on CL.01.030 falls within Cleaton Conservation Area] - LDF DM6.	Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and possibly investigative works would be required			Site has housing potential	NO	NO	next 5 years	Not presently developable	0.50	3	See also CL.01.030. Combined site area 0.5 x 30 = 15

**South Tyneside Strategic Housing Land Availability Assessment**  
SHLAA database extract and summary (Final - Feb.2013) - Summary Sheet

Ref No	Site Name	Site Address	Settlement	Total Site Area (ha)	PDL or greenfield	Ownership Details	Present Planning Status	Planning Status Details	Designation Details	Infrastructure / Utility Constraints	Approach to Overcome Infrastructure / Utility Constraints	Does the Site have Housing Potential?	Is the Site Suitable?	Is the Site Available?	Is the Site Achievable?	Is the Site Deliverable/Developable?	Estimated Developable Area (ha)	Revised Yield Estimate	Commercial and Yield Details
CL.01.041b	4 Whitburn Road		Cleaton	0.1	100% Greenfield		Permitted - not started	ST12350/09/FUL - demolition of bungalow and replacement with two-storey detached dwellinghouse				Site has housing potential	YES	YES	next 5 years	Deliverable	0.1	0	Net gain = 0
CL.02.002	Garden of 4 Boldon Lane		Cleaton	0.6	100% Greenfield		Permitted - not started	Proposed construction of 2 detached dwellings	Cleaton Plantation Conservation Area			Site has housing potential	YES	YES	next 5 years	Deliverable	0.54	2	
CL.02.003	Side garden of 38 Woodlands Road		Cleaton	0.09	100% Greenfield		Permitted - not started	Proposed detached dwelling within side garden of 38 Woodlands Road				Site has housing potential	YES	YES	next 5 years	Deliverable	0.09	1	
CL.02.014a	Land adjacent to 24 Whitburn Road		Cleaton	0.2	100% Greenfield		Permitted - not started		Cleaton Hills Conservation Area			Site has housing potential	YES	YES	next 5 years	Deliverable	0.2	1	
CL.02.022a	33 Whitburn Road		Cleaton	0.38	100% PDL		No planning status	Pre-planning enquiry - proposed redevelopment for 2 to 3 new dwellings	Cleaton Hills Conservation Area			Zero potential due to mix of above	NO	YES	6 to 10 years	Not presently developable	0.39	2	
CL.02.029	15 Moor Lane		Cleaton	0.07	Both - 50:50		Permitted - not started	Proposed construction of 4 bed detached dwelling in grounds of 15 Moor Lane				Site has housing potential	YES	YES	next 5 years	Deliverable	0.07	1	
CL.02.032	19 Charlton Grove		Cleaton	0.02	100% PDL		Permitted - not started	Proposed construction of new dwelling within garden.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.02	1	
CL.02.033	38 Woodlands Road		Cleaton	0.06	100% PDL		Permitted - not started	Proposed construction of new dwelling within garden.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.02	1	
CL.03.002a	Land at Saxon Close		Cleaton	0.11	100% Greenfield		Permitted - not started	Time limit for the implementation of an existing permission extended until 10/11/12/13/14/15, proposed erection of 3 bed detached bungalow				Site has housing potential	YES	YES	next 5 years	Deliverable	0.11	1	
CL.03.022	Side garden to large property.	Underhill Rd	Cleaton	0.26	100% Greenfield	Ownership, impact on existing property.		Cleaton Plantation (HS1)	Constraints - Ownership, impact on existing property.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.26	1	
CL.03.043a	Land to the rear of 83 Whitburn Road		Cleaton	0.02	100% Greenfield		Permitted - not started	Construction of 2 bed detached dwelling				Site has housing potential	YES	YES	next 5 years	Deliverable	0.02	1	
CL.03.047	Rear of 68 Whitburn Road		Cleaton	0.17	100% Greenfield		Permitted - not started	Planning permission granted				Site has housing potential	YES	YES	next 5 years	Deliverable	0.17	1	
CL.03.048	Gardens to large property.	Marsden Rd	Cleaton	0.13	100% Greenfield	Ownership, impact on existing property.		Cleaton Plantation (HS1)	Constraints - Ownership, impact on existing property.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.13	1	
CL.03.056	Residential garages	West Drive	Cleaton	0.04	100% PDL	South Tyneside Council	No planning status			Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and possibly investigative works would be required. Electricity sub-station on front part of the site restricts development potential.		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.04	1	Vod level 29% (2008/09). 0.4 x 0 = 1.44.
FG.01.013	Felgate Primary School	Oxford Way / Cornhill	Jarrow	1.15	100% Greenfield					There is a multi-use games area on north eastern part of site. There are also changing facilities. Not believed to be an Area for Further Investigation. If building on site Desktop Study required incorporated into existing school building. Greater than 30 two way trips on SRN (peak impact 30-32) - further assessment of potential impacts required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	1.035	42	Probably retain playing fields as open space in any redevelopment of the school as these are currently used by community association
FG.01.013a	Felgate Primary School	Oxford Way / Cornhill	Jarrow	1.12	100% PDL	South Tyneside Council				Not believed to be an Area for Further Investigation. If building on site Desktop Study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	1.008	40	Probably retain adjacent playing fields as open space in any redevelopment of the school.
FG.01.096	Former Hedworthfield Comprehensive School	Oxford Way / Cornhill	Jarrow	1.66	100% PDL	South Tyneside Council	Allocated site in a plan	LDf Site-Specific Allocations DPD Policy SAG		Existing CA site and proposed merge of schools site. Not believed to be an Area for Further Investigation. If building on site desktop study required. Greater than 30 two way trips on Strategic Route Network (peak impact 43-46) - further assessment of potential impacts required	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	NO	NO	Not achievable	Not presently developable	1.49	112	N.B. Proposed new TOPS school to replace Felgate and Hedworthfield primary schools. Site also includes Felgate community centre.
FG.01.122	Former Deneside Catholic Club	St. Josepha Way	Felgate	0.18	100% PDL			ST12022/10/FUL - care home appeal updated.		Site is not an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	NO	next 5 years	Developable	0.18	9	0.18 x 50 = 9
FG.02.001	Land to North and East of Holland Park Drive	Holland Park Drive	Jarrow	0.99	100% Greenfield	South Tyneside Council - open space.	No planning status			Open space. Site is not an Area for Further Investigation. If building on site desktop study required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.89	36	
FG.02.013	Land at Greenlands/Heathway		Felgate/Jarrow	0.18	100% PDL	South Tyneside Council	No planning status					Site has housing potential	NO	NO	Not achievable	Not presently developable	0.18	9	
FG.02.027	Hedworthfield Primary School	Linkway	Jarrow	0.11	Both - mostly PDL	South Tyneside Council				Potential to retain some community facility use. Not believed to be an Area for Further Investigation. If building on site Desktop Study required.		Site has housing potential	YES	NO	Not achievable	Not presently developable	0.11	4	
FG.02.029	Hedworthfield Primary School	Linkway	Jarrow	1.1	100% Greenfield	South Tyneside Council				Potential to use for part community use. Not believed to be an Area for Further Investigation. If building on site Desktop Study required.		Site has housing potential	YES	NO	Not achievable	Not presently developable	0.99	40	
FG.02.041	Land at Flatway		Felgate/Jarrow	0.21	Both - mostly greenfield	South Tyneside Council	No planning status			Civic space/landscaping/Children's play area		Site has housing potential	NO	NO	Not achievable	Not presently developable	0.21	8	
FG.02.056	Hedworthfield Primary School	Linkway	Jarrow	1.26	Both - mostly PDL	South Tyneside Council				Potential to use part for community use. Not believed to be an Area for Further Investigation. If building on site Desktop Study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	1.134	45	
GB.01.001	Land at Laverick Hall Farm	Laverick Lane, Newcastle Road	West Boldon	0.58	Both - mostly PDL	Peter Harrison & Lucas Neil - 9 Vance Business Park, Norwood Road, Gateshead, NE11 9NE.	Permitted - not started	Conversion of farmhouse and barns to 14 dwellings. LDF Policies EA1 / SAG.	LDf Core Strategy Policy EA1 - Green Belt and Great North Forest	Site is not an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.52	8	

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GB.01.002	Land at Laverick Gardens	Laverick Gardens, Newcastle Road	West Boldon	0.59	100% PDL			Pre-application enquiry - Proposed demolition of old barns for residential development (4 dwellings). Conversion of old barns not an option. LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest	Site is not an Area for Further Investigation. If building on site desktop study required. Highways Agency raised objections to proposed development.		Site has housing potential	NO	NO	next 5 years	Not presently developable	0.53	4	0.53 x 30 = 16
GB.01.003	Pikes Hole Farm, Newcastle Road		West Boldon	0.08	Both - mostly greenfield		No planning status	Pre-application enquiry for change of use of farm building to dwelling. LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest			Site has housing potential	YES	YES	next 5 years	Deliverable	0.08	1	
GB.01.004	Strother House Farm, Follingsby Lane		West Boldon	0.12	Both - mostly PDL		Complete - no more units left to build	Conversion of an additional dwelling unit. LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest			Site has housing potential	YES	YES	next 5 years	Deliverable	0.12	1	Dwelling unit completed.
GB.01.005	Land at Wardley Disposal Point (site 2)	Follingsby Lane	Wardley	8.83	100% PDL	UK Coal	Green Belt	Green Belt in LDF	EA1 - Green Belt / Great North Forest			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	6 to 10 years	Not presently developable	6.6	198	
GB.01.005a	Land at Wardley Disposal Point (site 3)	Follingsby Lane	Wardley	27.9	Both - mostly PDL	UK Coal PLC			Green Belt / Local Wildlife Site			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	6 to 10 years	Not presently developable	21	628	
GB.01.006	Former Wardley Colliery spoil tip		West Boldon	48	100% Greenfield	UK Coal - c/o Harworth Estates / BHP Develop	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest / DM Policies DM7 - Local Wildlife Site			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	6 to 10 years	Not presently developable	36	1,080	
GB.01.007	South Tyneside College, Hebburn Campus p.felks		Hebburn	4.7	100% Greenfield	South Tyneside College	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest	Playing field and pitch issue.		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	3.6	108	
GB.01.008	Land south of Felgate (formerly proposed TWRES)		Felgate	101.6	100% Greenfield	Barton Wilmore on behalf of the Church Commissioners for England / LNMPH Holdings	Green Belt in LDF	Green Belt in LDF	EA1 - Green Belt / Great North Forest / Wildlife Corridor / DM7 - Local Wildlife Site			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	6 to 10 years	Not presently developable	76	2286	
GB.01.008a	Land south-east of Leam Lane, Felgate		Felgate	11.3	100% Greenfield	LNMPH Holdings	Designated Green Belt in LDF	Designated Green Belt in LDF	EA1 - Green Belt / Great North Forest / Wildlife Corridor			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	8.5	255	
GB.01.009	Land south of Hedworth		Felgate	59.2	100% Greenfield	Barton Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	EA1 - Green Belt / Great North Forest / Wildlife Corridor / Land safeguarded for Testos roundabout/highway improvements			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	6 to 10 years	Not presently developable	44.4	1332	
GB.01.010	Land north of Sunderland,	Washington Road/Downhill Lane	West Boldon	3.25	100% Greenfield	Tangent Properties Ltd.	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	2.4	72	
GB.01.011	Land to west of Mill Lane (north of mineral line)	Mill Lane	Hebburn	1.2	100% Greenfield				Green Belt	Topography issues for access, and potential noise impacts from metro line. Potential traffic impact on Mill Lane roundabouts.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	0.9	35	
GB.01.012	Land to west of Mill Lane (south of mineral line)	Mill Lane	Hebburn	2.1	100% Greenfield				Green Belt	Topography issues for access, and potential noise impacts from metro line. Potential traffic impact on Mill Lane roundabouts.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	1.6	64	Developer proposes - 99 family dwellings at GB.01.011/12
GB.01.013	Land at the junction of Leam Lane/Mill Lane		Hebburn	1.94	Both - mostly greenfield				Green Belt, Great North Forest			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	1.7	52	
GB.02.001	Land to South of Boldon	Land to South of Boldon	Boldon	47.9	100% Greenfield	Belway Homes control some under option (Peel House, Main Street, Portland, NE20 9NN), Church Commissioners.		Green Belt	Great North Forest, Area of Landscape Significance. Site lies almost entirely in Flood Zone 1 except a small section in the very eastern part of the site near where the existing property is located, and is therefore considered developable. There is a small watercourse running through the eastern side of the site which development should not encroach in order to maintain the feature.	Dependent on Boldon Bypass proposal (now deleted from LDF). Part of site is an AFI (former factories) so if building on site DS and investigative works proportionate to the use required. Significantly greater than 30 two way trips on SRN (peak impact 394-421) - likely impacts may require mitigation - subject to further assessment.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	6 to 10 years	Not presently developable	35.9	700	Belway Homes representation for land to accommodate 300-700 homes (together with an eco-business park on the neighbouring Green Lane camp former MOD Medical Stores and Bunlens site - derelict since 1960s). Site Area = 54.32ha - 6.4ha for employment propo
GB.02.001a	Former MOD bunkers and medical stores	Green Lane	East Boldon	6	Both - mostly greenfield	Mayflower Glass Ltd	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest, DM Policies DM7 - Area of Landscape Significance.			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	4.5	135	
GB.02.001b	Land south of the Boldons (east)		East Boldon	6.22	100% Greenfield	Belway Homes control some under option (Peel House, Main Street, Portland, NE20 9NN), Church Commissioners.	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest, DM Policies DM7 - Area of Landscape Significance.			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	4.7	188	Part of GB.02.001
GB.02.001c	Land south of the Boldons (Central)		East Boldon	14.95	100% Greenfield	Belway Homes control some under option (Peel House, Main Street, Portland, NE20 9NN), Church Commissioners.	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest, DM Policies DM7 - Area of Landscape Significance.			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	11.2	336	Part of GB.02.001
GB.02.001d	Land south of the Boldons (West)		West Boldon	11.81	100% Greenfield	Belway Homes control some under option (Peel House, Main Street, Portland, NE20 9NN), Church Commissioners.	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest, DM Policies DM7 - Area of Landscape Significance.			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	8.85	266	Part of GB.02.001
GB.02.002	Land to North of Town End Farm	Boston Crescent / Boston Street	Sunderland	4.5	100% Greenfield	T Jagobson - c/o Bradley Hall Chartered Surveyors (Mark Cottem), 156 Portland Rd., Jesmond NE2 1DJ.	Green Belt	Green Belt	Green Belt, Great North Forest	Site is not an AFI. If building on site DS required. Greater than 30 two way trips on SRN (peak impact 37-40) - further assessment of potential impacts required.		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	3.38	101	
GB.02.002a	Land north of Boston Street/Baxter Road	Castletown	Sunderland	3.45	100% Greenfield		Designated Green Belt in LDF	Designated Green Belt in LDF	EA1 - Green Belt / Great North Forest			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	2.59	80	
GB.02.003	Land to east of Downhill Lane / south of A164	Downhill Lane	West Boldon	4.22	100% Greenfield	Harry Gibson - c/o Big Tree Planning Ltd. (Chris Haggan), Osueburn Building, Alton Row, East Quayside, Newcastle upon Tyne NE8 1LL.	No planning status	Green Belt	Green Belt and Great North Forest - LDF Core Strategy Policy EA1 Adjacent to West Boldon Conservation Area - adopted SPD/1 notes that the Green Belt open spaces immediately abutting the southern perimeter act as an important physical, visual and historic buffer, and any attempts to encroach upon it should be resisted.	Site is not an Area for Further Investigation. If building on site desktop study required.		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	3.17	95	Agent states that site is available within next 5 years (2010-2015); currently in use as agricultural.

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GB.02.004	Land to east of Hylton Lane / south of Dipe Lane	Hylton Lane	West Boldon	2	100% Greenfield	Hary Gibson - c/o Big Tree Planning Ltd (Chris Haggart), Ouseburn Building, Abdon Row, East Dukeside, Newcastle upon Tyne NE5 1LL	No planning status	Green Belt	Green Belt and Great North Forest - LDF Core Strategy Policy EA1. Area of Landscape Significance. Adjacent to strategic recreational open space.	Site is not an Area for Further Investigation. If building on site desktop study required.		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	1.5	45	Agent states that site is available within next 5 years (2010-2015); currently in use as agricultural land.
GB.02.005	Land to south of South Lane	South Lane	Boldon	5.28	100% Greenfield	Church Commissioners for England.	No planning status	Green Belt	Green Belt and Great North Forest - LDF Core Strategy Policy EA1. Adjacent to East Boldon Conservation Area. adopted SPD15 notes that the council will resist proposals to develop Green Belt open fields to the south of South Lane as the views out across out across open fields are extremely significant to the village's setting.	Site is not an Area for Further Investigation. If building on site desktop study required. Greater than 30 two way trips on SRN - further assessment of potential impacts required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	3.96	119	
GB.02.006	Land adjacent to Belle Vue Villa	Belle Vue Lane	East Boldon	0.06	100% Greenfield		Refused permission	Proposed erection of two-storey dwellinghouse	Green Belt and Great North Forest LDF Core Strategy Policy EA1.	Site is not an Area for Further Investigation. If building on site desktop study required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	0.06	1	
GB.02.007	Mount Pleasant Marsh, Newcastle Road		West Boldon	7.45	100% Greenfield		Designated Green Belt	Designated Green Belt and Local Wildlife Site in LDF	EA1 - Green Belt / Great North Forest / Wildlife Corridor / DM17 - Local Wildlife Site			Zero potential due to mix of uses	NO	NO	Not achievable	Not presently developable	5.58	0	
GB.02.008	Land at Downhill Lane		West Boldon	4.15	100% Greenfield			Green Belt	Green Belt / Great North Forest			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	3.1	93	
GB.02.009	Land adjacent to Belle Vue Lane	Belle Vue Lane	East Boldon	9.78	100% Greenfield	c/o H & H Land and Property Brokerage, Rosehill, Carlisle, CA1 2RS			Green Belt, Area of High Landscape Value. This site lies in flood zone 1 and is at the lowest risk of flooding. If development is proposed the watercourses on site will need to be managed to prevent any potential flood risk to the development.	A dedicated access would be required. Any potential adverse impact on conservation area and strategic transport network would have to be mitigated.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	7.3	175	Developer proposes 150-200 family dwellings
GB.03.001	Land at North Farm	Boiler Lane (West of)	West Boldon	9.5	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt and Great North Forest. Northern edge within River Don floodplain. The vast majority of this site lies in Flood Zone 1 and are therefore developable. The very northern boundaries of the site lie in Flood Zones 2 and 3; EA would expect this area to remain as recreational use.	Severe constraints from highway capacity and 2 nearby level crossings. Part of site is an Area for Further Investigation (former landfill - waste management facilities) and site is within 250m of another landfill so building on site desktop study and investigative works proportionate to the end use required. Significantly greater than 30 two way trips on SRN (peak impact 109-116) - likely impacts may require mitigation - subject to further assessment.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	7.15	214	30 x 7.15 = 214
GB.03.002	Land at North Farm	Boiler Lane (East of)	East Boldon	12.44	100% Greenfield	George Reed Trust - c/o Taylor Wimpey UK Ltd	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt and Great North Forest. Northern edge within River Don floodplain. The vast majority of this site lies in Flood Zone 1 and are therefore developable. The very northern boundaries of the site lie in Flood Zones 2 and 3; EA would expect this area to remain as recreational use.	Severe constrain from highway capacity and 2 nearby level crossings. Significantly greater than 30 two way trips on Strategic Route Network (peak impact 188-201) - likely impacts may require mitigation (subject to further assessment).		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	6 to 10 years	Not presently developable	10.6	345	320-370 dwellings - revised yield estimate = 345
GB.03.003	Land at Low House Farm	Sunderland Road / St. John's Terrace	East Boldon	1.56	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	No planning status	Designated Green Belt in LDF	Green Belt and Great North Forest - LDF Core Strategy Policy EA1.	Site is not an AFI. If building on site DS required. Greater than 30 two way trips on SRN (peak impact 43-46) - further assessment of potential impacts required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	1.4	71	1.4 X 50
GB.04.001	Land to South of Cleadon Park	Shields Road	South Shields	8.39	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt / Great North Forest.	Access off roundabout. Site is not an AFI however it is within 250m of Temple Park landfill to DS and investigative works proportionate to end use required. Greater than 30 two way trips on SRN (peak impact 29-42) - further assessment of potential impacts required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	Not achievable	Not presently developable	5.29	189	
GB.04.002	Land at Cleadon North Farm (south)	Shields Road	Cleadon	2.57	Both - mostly PDL	Baron Wilmore on behalf of the Church Commissioners for England.	No planning status	Designated Green Belt in LDF	Great North Forest and Green Belt.	Footway to road improvements required. Site is not an AFI. If building on site DS required.		Subject to Strategic Land Review	YES	YES	next 5 years	Not presently developable	1.93	10	Church Commissioners representation proposing conversion of farm buildings (ie. capacity likely to be much less than 58 dwellings).
GB.04.002a	Land at Cleadon North Farm	Shields Road	Cleadon	12.8	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest / Wildlife Corridor	Footway to road improvements required. Site is not an AFI. If building on site DS required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	9.52	256	
GB.04.002b	Land to west of Shields Road	Shields Road	Cleadon	10.74	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	No planning status	Designated Green Belt in LDF	Green Belt and Great North Forest - LDF Core Strategy Policy EA1.	Footway to road improvements required. Site is not an Area for Further Investigation. If building on site desktop study required. Greater than 30 two way trips on SRN - further assessment of potential impacts required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	8.1	242	
GB.04.002c	Cleadon North Farm farmstead (north)	Shields Road	Cleadon	0.42	Both - mostly PDL	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt	LDF Policy EA1.	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest	Footway to road improvements required. Site is not an AFI. If building on site DS required.		Site has housing potential	YES	YES	next 5 years	Developable	0.38	7	Potential for conversion of main farmstead buildings only (see also GB.04.002)
GB.04.003	Land to East of Cleadon Lane Industrial Estate	Cleadon Lane	Cleadon / East Boldon	5.62	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	Great North Forest and Green Belt. Strategic gap in between urban fringe villages.	Part of site is an AFI (next to former brick work, clay pits) and Cleadon Lane Works) and is within 250m of a landfill so if building on site DS and investigative works proportionate to the end use required. Significantly greater than 30 two way trips on Strategic Route Network (peak impact 127-136) - likely impacts may require mitigation (subject to further assessment).		Subject to Strategic Land Review	NO	YES	next 5 years	Not presently developable	4.22	211	
GB.04.004	Land at West Hill Farm	Moor Lane / Sunderland Road	Cleadon	10.27	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	No planning status	Designated Green Belt in LDF	Great North Forest and Green Belt. Green Belt - LDF Core Strategy Policy EA1	Site is not an AFI. If building on site DS required. Greater than 30 two way trips on SRN (peak impact 65-70) - further assessment of potential impacts required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	7.7	231	

**South Tyneside Strategic Housing Land Availability Assessment**  
SHLAA database extract and summary (Final - Feb.2013) - Summary Sheet

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GB.04.005	Land to North and West of Cleadon Lane Ind. Est.	Cleadon Lane, East Boldon	East Boldon	8.6	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	Designated Greenbelt and Local Wildlife Site Flood Risk Zone 2/3 - site lies mostly in Flood Zone 1 and can be developed, however 2 watercourses pass through, one of which does flood across the site.	Access via New Road would be severe constraint. Site is not an Area for Further Investigation however it is adjacent to one former brick works and Cleadon Lane Works) so if building on site desktop study and perhaps investigative works proportionate to end use required. Significantly greater than 20 two way trips on Strategic Route Network (peak impact 130-139) - likely impacts may require mitigation (subject to further assessment).		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	6.45	258	
GB.04.006	Land to the North of Cleadon Lane	Cleadon Lane	Cleadon	1.9	100% Greenfield	cto Chris Haggan, Big Tree Planning Quasburn Building, Abdon Row, East Quayside, Newcastle-upon-Tyne, NE5 1LL	Designated Green Belt in LDF	Designated Green Belt in LDF	Cleadon Village Conservation Area - adopted SPD14 notes that the inclusion of the open fields to the eastern edge reinforces the Green Belt, safeguards the rural setting of the historic village, and provides a link that brings Undercliff and its grounds and other historic properties in the area. This site is one of the last visible vestiges of the medieval fields that surrounded the village including rare medieval ridge and furrow earthworks.	Site is not an Area for Further Investigation, if building on site desktop study required		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	1.7	51	Potential for mix of types and tenures but executive housing predominantly surrounding.
GB.04.007	Land to west of Undercliff	Cleadon Lane	Cleadon	5.09	100% Greenfield	The Sir R M Chapman Grandchildren's Settlement - c/o Big Tree Planning Ltd. (Chris Haggan) Quasburn Building, Abdon Row, East Quayside, Newcastle upon Tyne, NE5 1LL	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt and Great North Forest - LDF Core Strategy Policy EA1 and LDF Site-Specific Allocations. Cleadon Village Conservation Area - adopted SPD14 notes that the inclusion of the open fields to the eastern edge reinforces the Green Belt, safeguards the rural setting of the historic village, and provides a link that brings Undercliff and its grounds and other historic properties in the conservation area, whilst preserving sweeping vistas to the coast and views of other historic assets. Remnants of stone boundary walls delineate old field patterns. Adjacent to Local Wildlife Site.	Site is not an Area for Further Investigation, if building on site desktop study required		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	3.82	115	
GB.04.008	Sunside Farm, Sunside Lane		Cleadon	0.2	100% PDL		Permitted - not started	Designated Green Belt in LDF	EA1 - Green Belt / Great North Forest DM6 - Cleadon Hills Conservation Area		Site has housing potential	YES	YES	Next 5 years	Deliverable	0.2	3		
GB.04.009	Moor Lane Farm, Moor Lane		East Boldon	0	100% PDL		Permitted - not started	Change of use to convert outbuilding former shop into 1 bed dwelling	Green Belt		Site has housing potential	YES	YES	Next 5 years	Deliverable	0	1		
GB.05.001	Land to North of Shearwater and East of Mill Lane	Shearwater / Mill Lane	Whitburn	1.815	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	EA1 / EA2 - Great North Forest / coastal Leas. SA2 - Coastal Change Management Area	Site is not an Area for Further Investigation however it is adjacent to an Area for Further Investigation (adjacent to former Whitburn Colliery and Landfill) so if building on site desktop study and perhaps investigative works proportionate to end use required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	1.64	49	
GB.05.002	Land adjacent to former Whitburn Colliery	Marsden Avenue	Whitburn	11.61	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	EA1 - Green Belt, Great North Forest.	Site is not an Area for Further Investigation however it is adjacent to an Area for Further Investigation (adjacent to former paper mill and its ranges) so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	9.7	261	
GB.05.002a	Land at Marsden Avenue		Whitburn	7.63	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	EA1 - Green Belt / Great North Forest / Wildlife Corridor		Site has housing potential	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	5.72	172		
GB.05.003	Land south of Whitburn Rifle Ranges	Mill Lane	Whitburn	3.05	100% Greenfield	The Reserve Forces & Cadets Association for North of England - c/o Hindmarsh & Partners (ID Jefferson)	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Local Wildlife Site.	Site is an AFJ (Rifle range) so if building on site DS and investigative works proportionate to the end use required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	2.29	69	
GB.05.003a	Whitburn Rifle Ranges	Mill Lane	Whitburn	37.36	100% Greenfield	The Reserve Forces & Cadets Association for North of England - c/o Hindmarsh & Partners (ID Jefferson)	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Local Wildlife Site.			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	28	840	
GB.05.003b	Whitburn Rifle Ranges	Mill Lane	Whitburn	26.68	Both - mostly greenfield	The Reserve Forces & Cadets Association for North of England - c/o Hindmarsh & Partners (ID Jefferson)	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Local Wildlife Site.			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	19.26	579	
GB.05.003c	Whitburn Rifle Ranges	Mill Lane	Whitburn	16.67	Both - mostly greenfield	The Reserve Forces & Cadets Association for North of England - c/o Hindmarsh & Partners (ID Jefferson)	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Local Wildlife Site.			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	12.5	375	
GB.05.003d	Whitburn Rifle Ranges camp	Mill Lane	Whitburn	1.65	100% PDL	The Reserve Forces & Cadets Association for North of England - c/o Hindmarsh & Partners (ID Jefferson)	Designated Green Belt	Designated Green Belt	Green Belt, Great North Forest.		Site has housing potential	YES	YES	next 5 years	Deliverable	1.24	30		
GB.05.004	Glebe Farm farmstead	Moor Lane	Whitburn	0.42	Both - mostly PDL	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	Great North Forest and Green Belt, Whitburn Conservation Area.	Site is not an Area for Further Investigation, if building on site desktop study required.	Site has housing potential	YES	NO	next 5 years	Developable	0.42	13	Church Commissioners representation proposing conversion of farm buildings (i.e. capacity likely to be less than 13 dwellings).	
GB.05.004a	Land to south of Moor Lane	Land to south of Moor Lane	Whitburn	3.98	100% Greenfield	Baron Wilmore on behalf of the Church Commissioners for England.	Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt and Great North Forest - LDF Core Strategy Policy EA1 Whitburn Conservation Area - adopted SPD12 identifies Moor Lane as an important gateway into Whitburn with the predominantly agricultural land being important to the rural setting of the village.	Site is not an Area for Further Investigation, if building on site desktop study required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	2.99	90	
GB.05.005	Land south of Orchard Gardens		Whitburn	1.22	100% Greenfield		Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Whitburn Village Conservation Area. Open space - poor quality			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	next 5 years	Not presently developable	0.9	27	
GB.05.006	Land at Wellands Farm		Whitburn	6.6	100% Greenfield	cto GVA Grimley, Newcastle upon Tyne	Designated Green Belt	Designated Green Belt	Green Belt, Great North Forest			Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	4.96	175	Developer proposes 150-200 dwellings

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GB.05.007	Land at Arthur Street		Whitburn	1.15	100% Greenfield		Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest. Potential conflict with neighbouring mineral extraction due to noise/dust etc. Open space - poor quality			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	6 to 10 years	Not presently developable	0.86	26	
GB.05.008	Lizard Farm	Lizard Lane	Whitburn	0	both - mostly greenfield		Permitted - not started		LDF Green Belt			Site has housing potential	YES	YES	Next 5 years	Deliverable	0	1	
GB.05.009	Land to the south of Marsden Quarry	Mil Lane/Kitchener Road	Marsden	5	100% Greenfield		Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Local Wildlife Site	Lizard Lane and Coast Road access issues to mitigate.		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	11 to 15 years	Not presently developable	3.75	113	
GB.05.010	Land to the west of Marsden Quarry	Lizard Lane	Marsden	16	both - mostly greenfield		Designated Green Belt in LDF	Designated Green Belt in LDF	Green Belt, Great North Forest, Area of High Landscape Value	Lizard Lane and Coast Road access issues to mitigate. Article 4 constraints.		Subject to Strategic Land Review	Subject to Strategic Land Review	NO	11 to 15 years	Not presently developable	13.5	405	
HB.01.004	Jarrow / Hebburn Stables	Windmill Way / Backett Street	Hebburn	2.95	100% PDL	to Land Factor (Roderick Fridley) - Bywell Estate Office, Stockfield, Northumberland, NE43 7AQ.	Allocated site in a plan	SSADPD S43 - Economic development	Predominantly Industrial Area, river edge in flood risk zone. This site mostly lies in Flood Zone 1 with some lower areas within the site being in Flood Zone 2. Therefore it is developable but will require the developer to demonstrate the development will be safe from flooding over its lifetime.	Access required off Backett Street. One North East involved in decontamination for Green Business Park. Area being investigated as part of the Jarrow and Hebburn Green Business Park. Evidence of significant contamination exists so a building on site desktop study and investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	NO	YES	Not achievable	Not presently developable	2.21	88	SHLAA site submission for mixed-use development including high density housing.
HB.01.007	Social club and car park	Wilton Road	Hebburn	0.32	100% PDL		Refused permission. Allocated site in plan	Refusal related to car park part of site only, excluding the existing Social Club. LDF SSADPD S49		Need for increased radius to High Lane Row. Site is an Area for Further Investigation (former Hebburn Colliery and its associated activities and landfill north of the site). If building on site desktop study and investigative works proportionate to the end use would be required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.32	16	
HB.01.008a	Former Hebburn Quay County Infants School	Brancepath Road	Hebburn	0.59	100% PDL	South Tyneside Council	Complete - no more units left to build	Proposed erection of 15 no. 2 no bedroom semi-detached and detached buildings with car parking, boundary treatments and associated landscaping.	LDF SSADPD S49	Access required off Wagonway Road. Most of site is an Area for Further Investigation (former Hebburn Colliery) and site is within 250m of a landfill so if building on site Desktop Study and investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.531	15	
HB.01.015	Land at School Street (West)	School Street	Hebburn	2.35	100% PDL	South Tyneside Council. Eastern part permitted and started for ~70 affordable homes (~2.82ha).	Allocated site in a plan	LDF SSADPD S49	Possible contamination, potential loss of open space, proximity to Metro line. Open space - poor quality.	Possible contamination, potential loss of open space, proximity to Metro line. Most of site is an Area for Further Investigation (former Hebburn Colliery) and site is within 250m of a landfill so if building on site desktop study and investigative works proportionate to the end use required. Greater than 30 two way trips on Strategic Route Network (peak impact 59-63) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	1.8	81	Revised site area following approval of eastern part of the site.
HB.01.015a	Land at School Street (East)		Hebburn	2.92	100% PDL	South Tyneside Council.	Complete - no more units left to build	ST16885/10/FUL - proposed residential development comprising 71 dwellings. LDF SSADPD S49	Possible contamination, potential loss of open space, proximity to Metro line. Open space - poor quality.	Possible contamination, potential loss of open space, proximity to Metro line. Most of site is an Area for Further Investigation (former Hebburn Colliery) and site is within 250m of a landfill so if building on site desktop study and investigative works proportionate to the end use required. Greater than 30 two way trips on Strategic Route Network (peak impact 59-63) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	2.1	71	Affordable housing-led development to enable decanting of residents from Hebburn New Town regeneration.
HB.01.017	Jarrow / Hebburn Stables	Windmill Way / Backett Street	Hebburn	0.69	100% PDL	to Land Factor (Roderick Fridley) - Bywell Estate Office, Stockfield, Northumberland, NE43 7AQ.	Allocated site in a plan	SSADPD S43 - Economic development	Predominantly Industrial Area. Too many constraints. This site mostly lies in Flood Zone 1 with some lower areas within the site being in Flood Zone 2. Therefore it is developable but will require the developer to demonstrate the development will be safe from flooding over its lifetime.	Area being investigated as part of the Jarrow and Hebburn Green Business Park. Evidence of significant contamination exists so a building on site desktop study and investigative works proportionate to the end use required.	Both a water main and sewer cross the site and NWL would require these to be diverted or within an easement. The site is near to a sewage pumping station (SPS); habitable buildings should be no closer than 15 metres to the SPS.	Site has housing potential	NO	YES	Not achievable	Not presently developable	0.62	25	SHLAA site submission for mixed-use development including high density housing.
HB.01.020	Former Douglas Tavern	Backett Street	Hebburn	0.33	100% PDL		Allocated site in a plan	SSADPD S43 - Economic development. Proposal for 14 no. dwellings and associated car park and access road	Predominantly Industrial Area	Site is an Area for Further Investigation (former lead works) so if building on site desktop study and investigative works would be required.		Site has housing potential	NO	NO	next 5 years	Not presently developable	0.33	17	0.33 x 60 = 16.5
HB.01.032	H Mullins Earby Ltd	Western Road	Hebburn	0.00	100% PDL		No planning status	See HB.01.042	Predominantly Industrial Area	Site is not an Area for Further Investigation however it is within 250m of industrial use and former landfill, so if building on site a desktop study and possibly investigative works would be required.		Site has housing potential	NO	NO	next 5 years	Not presently developable	0.00	25	See HB.01.042
HB.01.042	H Mullins Earby LTD	Western Road	Hebburn	1.23	100% PDL		No planning status	Enquiry for residential development	Predominantly Industrial Area	Site is not an Area for Further Investigation however it is within 250m of industrial use and former landfill, so if building on site a desktop study and possibly investigative works would be required.		Site has housing potential	NO	NO	next 5 years	Not presently developable	1.10	55	1.23 x 0.9 = 1.107 1.1 x 50 = 55
HB.02.007	Residential garages	Lyon St	Hebburn	0.04	100% PDL	South Tyneside Council (South Tyneside Homes)	No planning status		Constraints - Impact on existing property. Parking, proximity to pub and club.	Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigative works would be required.		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.04	2	Void level 75% (2008/09). Parking, proximity to club. Void Level 75%. 4 already demolished.
HB.02.008	Car park and small buildings to side of social club	Lyon St	Hebburn	0.12	100% PDL	Ownership			Constraints - Ownership			Site has housing potential	YES	NO	Not achievable	Not presently developable	0.12	5	
HB.02.013	Former Local Authority housing area	Argyle Street / Caledonian Street	Hebburn	6.93	100% PDL	South Tyneside Council.	Allocated site in a plan	LDF SSADPD S49 Withdrawn application ST133.05SLA for ~256 homes.	Possible contamination - AFI site.	Most of site is an Area for Further Investigation (former Hebburn Colliery) and site is within 250m of a landfill so if building on site Desktop Study and investigative works proportionate to the end use required. Greater than 30 two way trips on Strategic Route Network (peak impact 73-84) - heavy impacts may require mitigation (subject to further assessment).	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	5.1975	208	



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HB.02.021	Former Hawthorn Leslie Shipyard buildings	Elison Street	Hebburn	0.15	100% PDL	MWAC Estates - co DPP (Karen Reed), 5-13 The Side, Quayside, Newcastle upon Tyne NE1 3JE (Formerly co Knight Frank LLP (Jaytree Place), 9 Bond Court, Levels L51-2/2)	Allocated site in a plan	SSADPO SA3 - Economic development	Predominantly Industrial Area. Listed building	Site is an Area for Further Investigation (including yard - callous/gravel etc.) If building on site Desktop Study and investigative works proportionate to the end use would be required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.15	6	See HB.02.026 for details for whole site. Possible conversion of fire-damaged listed building.
HB.02.026	Former Hawthorn Leslie Shipyard	Elison Street	Hebburn	2.75	100% PDL	MWAC Developments	Allocated site in a plan	Adopted LDF - Site-Specific Allocations SA3	Part of the site lies within total flood zones 2 and 3 with no functional floodplain present. If development is proposed, the FRA would need to demonstrate the risk from tidal flooding is managed through either ground raising or raised floors, plus safe access arrangements. Should development be proposed in Flood Zones 2 or 3 the developer would be required to demonstrate that the site would be safe from the 200 year tidal flood with climate change allowance and feedback over the lifetime of the development.	Potential adverse impacts on residential amenity from adjacent industry would need to be mitigated which may reduce developable area. From transport perspective, residential would be more appropriate for access than industrial traffic. Site is an Area for Further Investigation. (Including yard - callous/gravel etc) If building on site Desktop Study and investigative works proportionate to the end use would be required.		Subject to Strategic Land Review	Subject to Strategic Land Review	YES	next 5 years	Not presently developable	2.35	102	
HB.02.026a	Hawthorn Leslie (Listed Buildings)	Elison Street	Hebburn	0.18	100% PDL	MWAC Developments - co Knight Frank LLP	Allocated site in a plan	SSADPO SA3 - Economic development	Predominantly Industrial Area			Site has housing potential	YES	NO	next 5 years	Developable	0.18	20	Flat conversion = indicative assessment of 20 units.
HB.03.004	Former Care Home, Beech Street	Jarrow	Jarrow	0.72	100% PDL		Permitted - under construction					Site has housing potential	YES	YES	Next 5 years	Deliverable	0.648	35	
HB.03.010	Garage and car wash	Victoria Road East	Hebburn	0.47	100% PDL	(Former GC Car Sales)	Allocated site in a plan	LDF SSADPO SA9.	Former petrol filling station, therefore AFI site.	Right hand turn lane from Victoria Road East required. Potential link access with redevelopment of adjacent site. Site is an Area for Further Investigation (former Brick Works and Clay Pit) so if building on site desktop study and investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.42	17	
HB.03.011a	Greenfields School	Victoria Road East	Hebburn	0.42	100% PDL	South Tyneside Council - special schools recognition closure (September 2012).				Potential to share access with adjacent site. Right hand turn required from Victoria Road East. Part of site is an Area for Further Investigation (next to former Hebburn Colliery, clay pit and brick works). If building on site Desktop study and investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.378	15	
HB.03.014	Former family centre/nursery (adjacent to Father James Walsh day care centre)	Hedgeley Road	Hebburn	0.20	100% PDL	South Tyneside Council.	Complete - no more units left to build	Proposed erection of 6 2-bedroom bungalows with care parking, boundary treatment and associated landscaping		Site is an Area for Further Investigation (former clay pit and next to former Hebburn Colliery) so if building on site desktop study and investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.20	6	Yield based purely on methodology = 10. HCA-funded Council housing
HB.03.015	Land to North of day care centre	Back Road	Hebburn	0.73	100% Greenfield	South Tyneside Council - discussing site with potential developer.	Allocated site in a plan	LDF SSADPO SA9.		Potential flooding issues. Further investigation required. Site is an Area for Further Investigation (next to Hebburn Colliery) so if building on site desktop study and investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.66	33	
HB.03.027	Small allotment and open area	Back Road	Hebburn	0.07	100% Greenfield		No planning status			Site is not an Area for Further Investigation however it is adjacent to one (near to former Hebburn Colliery) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.07	3	
HB.03.039	Bedewell Primary School	Coleridge Square	Hebburn	2.36	100% PDL	South Tyneside Council - new build SEN school	Allocated site in a plan	LDF SSADPO SA4.		Part of site is used as Early Excellence Centre. Potential to expand this into school buildings. Not believed to be an Area for Further Investigation. If building on site desktop study required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	1.77	71	Attached Early Excellence Centre would need to be retained, alongside proposed new SEN school.
HB.03.039a	Bedewell Primary School (playing field)	Coleridge Square	Hebburn	1.83	100% Greenfield	South Tyneside Council - new build SEN school	Allocated site in a plan	LDF SSADPO SA4.		Playing fields may be retained. Not believed to be an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	NO	Not achievable	Not presently developable	1.65	66	Playing fields will need to be retained as part of proposed new SEN school.
HB.04.015	Carr Street (garages)	Carr Street	Hebburn	0.08	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Impact on setting of St. Andrew's Centre listed building.	Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site desktop study and possibly investigation works would be required		Site has housing potential	YES	NO	Not achievable	Not presently developable	0.08	4	Void level 67% (2008/09).
HB.04.015a	St Andrews Church		Hebburn	0.25	100% PDL			Listed Building / issues with church bell ringing.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.25	12	
HB.04.015b	St Andrews Centre		Hebburn	0.16	100% PDL			Listed Building				Site has housing potential	YES	NO	next 5 years	Developable	0.16	6	
HB.05.001	Hedgeley Court	Hedgeley Road	Hebburn	4.81	100% PDL	Taylor Woodrow.	Permitted - under construction	SSADPO SA9 - 221 homes. S106/S106(FN4) - related to the amendment of a previously approved residential development. The proposed amendments include the re-design of the approved site layout and a reduction in the number of proposed dwellings from 85 to 75.		Greater than 30 two way trips on SRN (peak impact 67-71) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	3.61	221	* Enquiry proposal would reduce the yield to 211 dwellings.
HB.05.020a	Ashworth Frazer Industrial Estate and Hebburn Community Centre	Station Road / Argyle Street	Hebburn	2.93	100% PDL		Allocated site in a plan	LDF SSADPO SA 1.3, 7.9	Predominantly Industrial Area;	Site is an Area for Further Investigation (former rope works, grates works & engineering works) so if building on site desktop study and investigative works would be required		Site has housing potential	YES	NO	6 to 10 years	Developable	2.20	110	2.93 x 0.75 = 2.2 2.2 x 50 = 110
HB.05.026	The Hawthorns	Argyle Street	Hebburn	2.61	100% PDL	Barrat Homes.	Complete - no more units left to build			Greater than 30 two way trips on Strategic Route Network (peak impact 35-37) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	1.96	115	
HB.05.027	22 Victoria Road East		Hebburn	0	100% PDL		Permitted - not started	Prop conversion of former care home into bed and breakfast (No 20) and 3 bed house (No 22)				Site has housing potential	YES	YES	Next 5 years	Deliverable	0	1	

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HB.06.009	Hebburn Resource Centre, Hebburn	Campbell Park Road, Hebburn	Hebburn	0.36	100% PDL	South Tyneside Council - Cabinet Disposal Notice (June 2008).	Allocated site in a plan	LDf SSADPO SA1.9		Site is not an Area for Further Investigation however it is within 250m of two landfills so if building on site desktop study and perhaps investigative works proportionate to the end use would be required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.36	14	Yield based purely on methodology = 14.
HB.06.012	Bedwell Industrial Estate	Adair Way / Red House Road	Hebburn	7.15	100% PDL	Miro Developments - c/o Signet Planning (Sandra Mason), 26 Apex Business Village, Annfield, Newcastle upon Tyne NE23 7BF	Allocated site in a plan	LDf SSADPO SA9	Possible contamination; AFI site. Existing industrial area which contains useful accommodation in short supply - supports employment.	Site is an Area for Further Investigation (next to former steel tube works and quarry). If building on site desktop study and investigative works proportionate to the end use would be required. Greater than 30 two way trips on Strategic Route Network (peak impact SA 55) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	5.36	214	Yield based purely on methodology = 215. However representative advises 213 bedroom family units at a yield of 180 dwellings.
HB.06.015	Disused playing field	Red House Road	Hebburn	2.47	Both - mostly greenfield	Miro Developments - c/o Signet Planning (Sandra Thompson), 26 Apex Business Village, Annfield, Newcastle upon Tyne NE23 7BF	Allocated site in a plan	LDf SSADPO SA9	Possible contamination.	Site is adjacent to Area for Further Investigation (see above for past uses of surrounding land) so if building on site Desktop Study and perhaps investigative works proportionate to the end use would be required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	1.85	55	Preferred for industrial use to meet employment land requirements.
HB.06.019	Residential garages	Cambridge Avenue / Marr Road	Hebburn	0.09	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Constraints - impact on existing property. Poor shape, impact on distances	Loss of parking - 2 garage blocks. Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Site has housing potential	YES	NO	6 to 10 years	Developable	0.09	3	Void level 30% (2008/09).
HB.06.034	Hebburn Police Station, Victoria Road East		Hebburn	0.34	100% PDL	Northumbria Police	No planning status					Site has housing potential	YES	NO	next 5 years	Developable	0.34	14	
HB.06.035a	Campbell Park Road Civic Site	Campbell Park Road	Hebburn	2.63	100% PDL	South Tyneside Council.	Allocated site in a plan	LDf SSADPO SA1.6.9		Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Site has housing potential	YES	NO	6 to 10 years	Developable	1.97	79	2.63 x 0.75 = 1.97 1.97 x 40 = 78.8
HB.06.040	Land at Cambridge Avenue		Hebburn	0.36	100% Greenfield	South Tyneside Council	No planning status		Open space - poor quality			Site has housing potential	NO	NO	Not achievable	Not presently developable	0.36	11	
HB.07.003	Land at Waterside Park	Waterside Park	Hebburn	0.56	100% Greenfield			Planning permission granted				Site has housing potential	YES	YES	next 5 years	Deliverable	0.504	3	
HB.07.005	Former VA Tech	St. Aloysius View	Hebburn	8.02	100% PDL	Perismon Homes.	Permitted - under construction. Allocated site in a plan.	LDf SSADPO SA9. N.B. Current application to amend part of site layout increasing total from 425 to 431 dwellings.		Significantly greater than 30 two way trips on Strategic Route Network (peak impact 129-137) - likely impacts may require mitigation (subject to further assessment).		Site has housing potential	YES	YES	next 5 years	Deliverable	6.02	322	
HB.07.008	Car park	St. Aloysius View	Hebburn	0.84	100% PDL	Perismon Homes (former DSS office car park).	Complete - no more units left to build	LDf Hebburn AAP H9		Proximity to Metro line, possible contamination.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.76	0	0.76 x 50 = 37.8 (Previous permission for 42 self-contained residential care apartments no longer being proceeded with - new care home permission will not contribute to)
HB.07.013a	Broxap Cookroom Furniture	Glen Street	Hebburn	0.13	100% PDL		No planning status	Pre-application enquiry - proposed residential development - 6-9 houses	Hebburn Town Centre AAP	Proximity to Metro line, possible contamination.		Site has housing potential	NO	NO	Next 5 years	Not presently developable	0.13	7	0.13x50 = 6.5
HB.07.018	Former Hebburn Newtown Social Club	129 Tennant Street	Hebburn	0.07	100% PDL		Permitted - not started	Fire-damaged building - demolition Planning application approved in April 2008 for 7 houses.	Constraints - impact on existing property.			Site has housing potential	YES	YES	next 5 years	Deliverable	0.07	7	
HB.07.019	Garage court	Alfred St	Hebburn	0.09	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.09	4	
HB.07.022	Petrol station	Victoria Rd West	Hebburn	0.1	100% PDL	Ownership			Constraints - Ownership			Site has housing potential	YES	NO	Not achievable	Not presently developable	0.1	5	
HB.07.024	Hebburn New Town	Glen Street / Victoria Road West	Hebburn	2.90	100% PDL	South Tyneside Council - proposed 2012/13 disposal.	Allocated site in a plan	LDf Hebburn AAP H2.9 - mixed-use redevelopment including -200 new build - 185 demolitions.	Comprehensive regeneration project as part of LDf Hebburn Town Centre Area Action Plan.	New access off Victoria Road West. Site is not an Area for Further Investigation however it is within 250m of an infilled site so if building on site desktop study and perhaps investigative works proportionate to the end use would be required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	2.20	-105	Regeneration project for demolition of ~135 flats and maisonettes and ~80 new build = 105 reduction.
HB.07.026	Hebburn shopping centre	Victoria Road West	Hebburn	1.98	100% PDL	Riskley Hebburn Ltd lease shopping centre from South Tyneside Council.	Allocated site in a plan	LDf Hebburn AAP H2.9 - mixed-use redevelopment including -200 new build - 185 demolitions.	Comprehensive regeneration project as part of LDf Hebburn Town Centre Area Action Plan.	Site is not an Area for Further Investigation however it is within 250m of an infilled site so if building on site desktop study and perhaps investigative works proportionate to the end use would be required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	next 5 years	Developable	1.78	-105	Town centre redevelopment - see HB.07.024.
HB.07.027	Former Government office block	St. Aloysius View	Hebburn	0.32	100% PDL	Perismon Homes (former DSS offices).	Permitted - under construction	Hebburn AAP allocation for demolition and 29 houses.	Hebburn Town Centre AAP		Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.32	29	
HB.08.011	Side garden to dwelling	St. Johns Avenue	Hebburn	0.05	100% PDL		Designated Hebburn Hall Conservation Area	Designated Hebburn Hall Conservation Area (DM Policies DM6)		Site is not an Area for Further Investigation however it is within 250m of an infilled site so if building on site desktop study and perhaps investigative works proportionate to the end use would be required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.05	2	
HB.08.015	Former church hall and open area	Quarry Road	Hebburn	0.08	100% PDL	South Tyneside Council.	No planning status		Adjacent to Designated Hebburn Hall Conservation Area (DM Policies DM6 and area of potential archaeological importance; on-site non-designated open space.	Site is an Area for Further Investigation (landfill - former quarry) so if building on site desktop study and investigative works proportionate to the end use would be required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.08	4	
HB.09.007	Residential garages	Hudmont Road	Hebburn	0.07	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Dependant on future use of garages. Site is not an Area for Further Investigation however it is within 250m of Cambell Park landfill so if building on site desktop study and perhaps investigative works proportionate to the end use would be required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.07	2	Void level 22% (2008/09).
HB.09.009	Residential garages	Monkton Hall	Hebburn	0.05	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Loss of access	Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.05	2	Void level 22% (2008/09). 0.05 x30 = 1.5.

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HB.09.010	Residential garages	Monkton Hall	Hebburn	0.04	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.04	1	Void level 22% (2008/09). 0.04 x 30 = 1.2.	
HB.09.011	Residential garages	Penrith Rd	Hebburn	0.03	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Constraints - Impact on existing property, Pools shape	Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	YES	NO	6 to 10 years	Developable	0.03	1	Poor shape. Void level 22% (2008/09). 0.03 x 30 = 0.9	
HB.09.022a	Land east of 16 Barns Close		Jarrow	0.03	100% Greenfield		Refused permission	Proposed erection of detached residential dwelling with detached single garage and associated garden.	Monkton Village Conservation Area, residential amenity and access issues.			Zero potential due to mix of uses	NO	YES	Next 5 years	Not presently developable	0.03	1		
HB.09.025	Residential garages	Penrith Road	Hebburn	0.04	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Constraints - Impact on existing property, shape of site	Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	YES	NO	6 to 10 years	Developable	0.04	1	Void level 22% (2008/09). 0.04 x 30 = 1.2.	
HB.09.029a	Play area off Wooler Walk	Wooler Walk	Monkton	0.07	100% Greenfield	South Tyneside Council.	No planning status		Part of the site falls within the Monkton Conservation Area - proposed conservation area boundary change to take in whole site (great SPD17, due to be adopted March 2010).	Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	Next 5 years	Not presently developable	0.07	2	0.07 x 30 = 2.1	
HB.09.032	Monkton Hall	Monkton Lane	Hebburn	1.30	Both - 50:50	Primary Care Trust.	Allocated site in a plan	LDF SSADPD S40 / DM Policies DM5 - Monkton Village Conservation Area.	Monkton Village Conservation Area.	Narrow access and footways to Monkton Lane need improving. Not an Area for Further Investigation. If building on site desktop study is required.		Site has housing potential	YES	NO	6 to 10 years	Developable	1.17	35		
HB.09.033	Conston Avenue (garages)	Conston Avenue	Hebburn	0.05	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Adjacent to Local neighbourhood shopping centre.	Garages serve showpitches at front of the site. Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.05	2	Void level 50% (2008/09). 0.05 x 30 = 1.5. Site only viable if included retail units at front of site.	
HB.10.002	Churchill House	North Drive	Hebburn	0.1	100% PDL		Full application (live)	Application for 1 dwelling		Loss of parking		Site has housing potential	YES	YES	next 5 years	Deliverable	0.1	1		
HB.10.003a	Hebburn Riverside Park		Hebburn	37.9	100% Greenfield	South Tyneside Council	Designated open space	DM Policies DM7 - Green Infrastructure / Local Wildlife Site / Wildlife Corridor	Recreational open space			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	NO	Not achievable	Not presently developable	28.4	852	
HB.10.004	Former Trench UK	South Drive	Hebburn	2.52	100% PDL	Siemens PLC	PIA	Predominantly industrial area	Predominantly industrial area. Possible contamination, AFI Site. Industrial buildings on the site and HB.10.005 are proposed for demolition.	Access improvements required off Victoria Road West. Site is an AFI (next to landfill) former Tyne Works - Copper and Sulphur and Reylee Hebburn Works). If building on site DS and investigative works proportionate to the end use would be required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	next 5 years	Developable	1.74	70		
HB.10.005	Short circuit testing station	Victoria Road West	Hebburn	7.83	100% PDL	Siemens PLC	Allocated site in a plan	Adopted LDF - Site Specific Allocations DPD	Predominantly industrial area. Possible contamination, AFI Site. Industrial buildings on the site and HB.10.005 are proposed for demolition.	Access improvements required off Victoria Road West. Site is an AFI (next to landfill) former Tyne Works - Copper and Sulphur and Reylee Hebburn Works) If building on site DS and investigative works proportionate to the end use would be required. Significantly greater than 30 two way trips on Strategic Route Network (peak impact 111-119) - heavy impacts may require mitigation (subject to further assessment).	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	next 5 years	Developable	5.8725	235		
HB.10.007	Hebburn Hospital and surrounding grounds	East View	Hebburn	1.51	100% PDL	Ownership	Permitted - under construction	New hospital under construction				Site has housing potential	NO	NO	Not achievable	Not presently developable	1.18	39		
HB.10.015	Residential garages	St John's Avenue	Hebburn	0.12	100% PDL	South Tyneside Council (South Tyneside Homes).	Allocated site in a plan	LDF SSADPD S49	Adjacent to Conservation Area boundary	Poor access. Site is not an Area for Further Investigation. If building on site desktop study required		Site has housing potential	NO	NO	6 to 10 years	Developable	0.12	6	Void level 50% (2008/09). 0.12 x 50 = 6.	
HB.10.018	Siemens	North Farm Road	Hebburn	3.95	100% PDL	Siemens PLC		Predominantly Industrial Area	Predominantly Industrial Area	Site is potential AFI.		Site has housing potential	YES	NO	6 to 10 years	Developable	2.8	140		
HB.11.001	Grassed space with road frontage	College Rd	Hebburn	0.06	100% Greenfield							Zero potential due to mix of uses	NO	NO	Not achievable	Not presently developable	0.06	2		
HB.11.002	Petrol station	Mill Lane	Hebburn	0.22	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.22	7		
HB.11.018a	Former residential garages	Fountains Crescent	Hebburn	0.03	100% PDL	South Tyneside Council (South Tyneside Homes).	Full application (live)	ST11679/11/FUL - 3 dwellings		Not an Area for Further Investigation but within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	Next 5 years	Deliverable	0.03	3		
HB.11.019	Residential garages	College Road	Hebburn	0.05	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Access road also serves residential properties. Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.05	2	Void level 33% (2008/09). 0.05 x 30 = 1.5.	
HB.11.023	Land at Melrose Avenue		Hebburn	0.09	100% Greenfield	South Tyneside Council	No planning status			Poor access		Zero potential due to mix of uses	NO	NO	Not achievable	Not presently developable	0.09	3		
HB.11.050	Land at Trent Avenue	Kely Rd	Hebburn	0.2	100% PDL	South Tyneside Council	No planning status			Backland site, impact on residential amenity		Zero potential due to mix of uses	NO	NO	Not achievable	Not presently developable	0.2	6	Backland site, impact on residential amenity	

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HB.11.086	Land at Cornwall Road	Corwall Road	Hebburn	0.09	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Residential garages.	Poor access to backland residential parking area. Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.09	3	Void level 33% (2008/09). 0.09 x 30 = 2.7.
HB.11.109	Residential garages	Kelly Road	Hebburn	0.05	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Most of site is an Area for Further Investigation (former waste management facilities) so building on site desktop study and investigative works proportionate to the end use required.		Site has housing potential	YES	NO	6 to 10 years	Developable	0.05	2	Void level 15% (2008/09).
HB.11.113	Residential garages	Hollyhook	Hebburn	0.01	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Site is an Area for Further Investigation (formerly infilled) so if building on site desktop study and investigation works would be required.		Site has housing potential	NO	NO	Not achievable	Not presently developable	0.01	1	Void level 67% (2008/09). 0.01 x 30 = 0.3.
HB.11.123	Shop and upper flat	226 Finchale Road	Hebburn	0.03	100% PDL	South Tyneside Council - subject to proposed disposal notice.	No planning status			Not an Area for Further Investigation. If building on site desktop study is required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.03	1	Conversion into 2 dwellings or 1 dwelling unit.
HB.12.004	Land at Crawley Avenue		Hebburn	0.29	100% Greenfield	South Tyneside Council	No planning status			Poor access		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.29	11	
HB.12.023	Land at Clover Hill Avenue		Hebburn	0.23	Both - mostly PDL	South Tyneside Council	No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.23	8	
HB.12.024a	South Tyneside College - Hebburn campus	Mill Lane	Hebburn	2.47	100% PDL	South Tyneside College	No planning status			Not an AFI, if building on site DS is required. Changing facilities for users of playing pitches to south need to be considered if site redeveloped. College has stopped using site for education purposes.	A sewer crosses the site and NWL would require its diversion or an easement. Sport England advise changing accommodation to be replaced if site redeveloped for alternative uses, or consider use of adjacent school facilities.	Site has housing potential	YES	YES	next 5 years	Deliverable	1.8525	68	
HB.12.025a	South Tyneside College - Hebburn campus	Mill Lane	Hebburn	0.99	100% Greenfield	South Tyneside College	Allocated site in a plan		Open space - good quality	Adjacent to an AFI (next to former brick works and clay pits) so if building on site DS and perhaps investigative works proportionate to the end use would be required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.891	32	
HB.13.002	Land at Monkton Fell	Lukes Lane / Monkton Lane	Hebburn	14.37	100% PDL	Barrat Newcastle / Taylor Wimpey - joint control - c/o Nathaniel Lofield (David Graham / Neil Morton), Dean and Chapter, Durham.	Allocated site in a plan	Core Strategy E1 / SSADPO SA9	Great North Forest.	Access improvements required. Potential for campbell park road extension. Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Cole Works) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	10.78	378	LDF representation as part of 3 sites at Monkton Fell for housing/economic development mixed-use development - 324-378 houses at 30ha.
HB.13.003	Land at Monkton Fell	Lukes Lane / Learn Lane	Hebburn	4.25	100% Greenfield	Barrat Newcastle / Taylor Wimpey - joint control - c/o Nathaniel Lofield (David Graham / Steve Wilcock).	Allocated site in a plan		Great North Forest, AFI site.	Access improvements required. Potential for campbell park road extension. Site is not an AFI however it is adjacent to one (next to former Monkton Cole Works) so if building on site DS and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	3.1875	112	
JA.01.020	Jarrow Civic Hall and car park	Elison Street / Blackett Street	Jarrow	0.16	100% PDL	South Tyneside Council - disposal authorised June 2008.	Allocated site in a plan	Jarrow AAP - J2 ST/139311/PUL - A1/A3/B1/D2		Loss of parking and potential to re-use as offices. Site is not an Area for Further Investigation however it is in close proximity to many (former and current industrial use) so if building on site desktop study and investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require these to be diverted or within an easement. The site is near to a sewage pumping station (SPS); habitable buildings should be no closer than 15 metres to the SPS.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.16	8	
JA.01.026	Public house	Walter St	Jarrow	0.12	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.12	6	
JA.01.031	Land at Friar Way	Friar Way	Jarrow	1.17	Both - mostly PDL	Passenger Transport Executive / South Tyneside Council.	Allocated site in a plan	New Tyne Crossing out and cover corridor.	Open space - quality poor (former school buildings demolished for new Tyne Crossing works), garages and old terminal HSE COMAH zones.	New access is being developed to south of site. Part of site is an AFI (former Jarrow Colliery) so if building on site DS and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.6	30	
JA.01.045	Land at Salem Street	Salem Street / High Street	Jarrow	0.1	100% PDL	Passenger Transport Executive / South Tyneside Council.	Allocated site in a plan	New Tyne Crossing out and cover corridor - demolished housing.		Site is not an AFI however it is within 250m of an infilled site so if building on site DS and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.1	5	
JA.01.052	St. Bede's Roman Catholic Primary School	Harold Street	Jarrow	0.72	Both - mostly PDL	RC Diocese of Hexham & Newcastle own the building. South Tyneside Council own the land/playing field.	Allocated site in a plan			Current access is limited. Not an AFI, if building on site DS required.	Both a water main and sewer cross the site and NWL would require these to be diverted or within an easement. The site is near to a sewage pumping station (SPS); habitable buildings should be no closer than 15 metres to the SPS.	Site has housing potential	YES	NO	Not achievable	Not presently developable	0.54	27	
JA.01.068	Land at High Street/Stanley Street	Land at High Street/Stanley Street	Jarrow	0.2	100% PDL	Passenger Transport Executive / South Tyneside Council.	Allocated site in a plan	Allocated for 10 dwellings.		Site is not an AFI however it is within 250m of an infilled site so if building on site DS and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.2	10	
JA.02.001	Mercantile Wharves, Priory Road		Jarrow	8.42	100% PDL	Shepherd Offshore / Cemex Ltd.	Allocated site in a plan	Jarrow AAP - J2 - Mixed-use site allocation for mineral transportation, B1, B2, B8 and open space.	Poor location. Proximity to hazardous installations. Predominantly Industrial Area.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	5.315	252	
JA.02.007	Land at Priory Road/Church Bank		Jarrow	1.19	100% PDL	South Tyneside Council - leased to Expedient Training Ltd.	Allocated site in a plan	Jarrow AAP - J2 - Mixed-use site allocation	Poor location, proximity to hazardous installation. Predominantly Industrial Area.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.071	43	
JA.02.015	Land at Church Bank		Jarrow	6.51	100% Greenfield	South Tyneside Council	Designated recreational open space	Jarrow AAP	St Paul's Conservation Area, Candidate World Heritage Site buffer zone, Local Wildlife Site, Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	4.88	195	
JA.02.016	Land at Straker Street		Jarrow	3.06	100% Greenfield	South Tyneside Council	Designated recreational open space	Jarrow AAP	Flood Risk Zone 3b, Local Wildlife Site, Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	2.3	92	
JA.03.008	Balgownie House (vacant former clinic) and Suffolk Street Registry Office	43 Bede Burn Road / Suffolk Street	Jarrow	0.23	100% PDL	South Tyneside Council - authorised to dispose of Southern part (June 2008); proposed disposal of expanded site incl. registry office March 2010.	Allocated site in a plan	SSADPO SA9		Access off Bede Burn Road. Not an Area for Further Investigation. If building on site desktop study required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.21	10	Conversion of Balgownie House and new built on registry office site.

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JA.03.019	Residential garages	Concorde Way	Jarrow	0.39	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	Not achievable	Not presently developable	0.39	20	Void level 33% (2008/09). 0.39 x 50 = 20.
JA.03.025	Land to South East of Jarrow Metro Station	Napier Street	Jarrow	0.14	100% PDL		Complete - no more units left to build	4 dwellings	Floor location, narrow site.	Floor location.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.14	4	0.14x 50 = 7
JA.03.026	Jarrow Labour Club, 33 Park Road		Jarrow	0.09	100% PDL		Permitted - not started Allocated site in plan.	SSADPO SA/9				Site has housing potential	YES	YES	next 5 years	Deliverable	0.09	5	
JA.03.027	1 Concorde Way		Jarrow	0	100% PDL		Complete - no more units left to build					Site has housing potential	YES	YES	next 5 years	Deliverable	0	2	
JA.04.022a	Police Station & Magistrates Court	Cleveaux Terrace	Jarrow	0.36	100% PDL	Northumbria Police	Allocated site in a plan	SSADPO SA/9				Site has housing potential	YES	NO	next 5 years	Developable	0.36	18	
JA.04.003	Epsray Business and Enterprise School	Cleveaux Terrace	Jarrow	0.64	100% Greenfield	South Tyneside Council			Open space - quality okay (School playing field).	Playing pitch may be retained, buildings. Access improvements required. Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	0.58	23	Any future development of this site may incorporate existing buildings except Business and Enterprise centre that is to be retained.
JA.04.016	Epsray Business and Enterprise School	Cleveaux Terrace	Jarrow	0.73	Both - mostly PDL	South Tyneside Council			Open space - quality okay (School playing field).	Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	0.66	26	Part of buildings to be retained that will reduce potential yield.
JA.04.019	3 Springwell Avenue		Jarrow	0	100% PDL		Complete - no more units left to build	Change of use from former Police office/storage back to residential dwelling				Site has housing potential	YES	YES	next 5 years	Deliverable	0	1	
JA.05.017	Former tennis court and side garden to dwelling	Dene Terrace	Jarrow	0.07	100% PDL		No planning status		On-site use classes C3 (Dwelling Houses) and D2 (Assembly and Leisure).	Site is within 250m of an infilled site so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.07	2	
JA.05.019	Monkton Stadium car park		Jarrow	0.33	100% PDL				Adjacent to Monkton Village Conservation Area. Scale, massing, design and layout including protection of trees to be considered in order to protect conservation area.	Loss of parking	Sufficient parking spaces need to be developed.	Site has housing potential	YES	NO	Next 5 years	Developable	0.33	4	
JA.05.021	Residential garages and former cadet centre	Beisfield Gardens	Jarrow	0.30	100% PDL	South Tyneside Council (South Tyneside Homes) - deposit notice June 2008.	Allocated site in a plan	SSADPO SA/9	Only extreme East/South East of site designated as recreational open space (USP RLS, RL6) and Strategic Recreational Open Spaces and Playing Fields (LDF). on-site use class D1 (Non-Residential Institutions).	Narrow access will constrain yield. Site is not an Area for Further Investigation. If building on site desktop study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.30	5	Development brief. HCA-funded Council housing. Yield based purely on methodology = 9. Void level 0% (2008/09).
JA.05.024	Henry Studly House	139 Bede Burn Road	Jarrow	0.05	100% PDL	Formerly Newton Brown & Robinson G Accountants	No planning status	TPCs on the trees				Site has housing potential	YES	YES	Next 5 years	Deliverable	0.05	4	Conversion only
JA.05.036	Bede Burn Road Day Centre		Jarrow	0.22	100% PDL		No planning status					Site has housing potential	YES	NO	Next 5 years	Developable	0.22	9	
LL.01.001	Land at Monkton Fell	Monkton Lane	Hebburn	4.36	100% Greenfield	Barrair Newcastle / Taylor Wimpey - joint control - co Nathaniel Litchfield (David Graham / Neil Monkton).	Allocated site in a plan	Core Strategy E1 / SSADPO SA/9	Great North Forest. Area of Potential Archaeological Significance along mineral line.	Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Cole Works) so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	3.27	114	LDF representation as part of 3 sites at Monkton Fell for housing/economic development mixed-use development - 98-114 houses at 30ha. Discussed that in this part of the Monkton Fell wider area, executive homes may be more appropriate.
LL.01.001a	Land at Monkton Fell	Monkton Lane	Hebburn	1.08	100% Greenfield	Barrair Newcastle / Taylor Wimpey - joint control - co Nathaniel Litchfield (David Graham / Neil Monkton).	Allocated site in a plan	Core Strategy E1 / SSADPO SA/9	Great North Forest. Area of Potential Archaeological Significance along mineral line.	Some improvements to Lukes Lane may be required. Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Cole Works) so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.97	34	LDF representation as part of 3 larger sites at Monkton Fell for housing/economic development mixed-use development - 29-34 houses at 30-35ha. Potential for executive homes to be built at this site.
LL.01.003	Open space	Marine Drive / Campbell Park Road	Hebburn	0.89	100% Greenfield	South Tyneside Council.	Allocated site in a plan	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Not an AFL. If building on site DS required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Subject to Strategic Land Review	NO	NO	next 5 years	Not presently developable	0.801	24	
LL.01.003a	Lukes Lane Community Primary School	Marine Drive / Campbell Park Road	Hebburn	0.52	Both - mostly PDL	South Tyneside Council - TOPS school closure (September 2012).	Allocated site in a plan	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Not an AFL. If building on site DS required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Subject to Strategic Land Review	NO	NO	next 5 years	Not presently developable	0.465	14	Probably retain playing fields as open space, possible integration with adjacent Monkton Stadium.
LL.01.004	Open space	Marine Drive / Campbell Park Road	Hebburn	1.47	100% Greenfield	South Tyneside Council.	Allocated site in a plan	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Not an AFL. If building on site DS required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Subject to Strategic Land Review	NO	NO	next 5 years	Not presently developable	1.323	40	
LL.01.004a	Lukes Lane Community Primary School	Marine Drive / Campbell Park Road	Hebburn	0.82	Both - mostly PDL	South Tyneside Council - proposed TOPS school closure (September 2012).	Allocated site in a plan	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Allocated for new car park for Monkton Stadium and potential playing pitches. Strategic Green Infrastructure network.	Not an AFL. If building on site DS required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Subject to Strategic Land Review	NO	NO	next 5 years	Not presently developable	0.738	22	Probably retain playing fields as open space, possible integration with adjacent Monkton Stadium.
LL.01.027	Long grassed area with road frontage	Southend Parade	Luke's Lane, Hebburn	0.37	100% Greenfield					Car parking for adjacent properties.		Site has housing potential	YES	NO	Next 5 years	Developable	0.37	6	
LL.01.032a	Land at Marine Drive	Lukes Lane Hebburn		1.3	100% Greenfield	South Tyneside Council	No planning status	Core Strategy EA1 / SC5 SSADPO SA7 / DM Policies DM7. Strategic Green Infrastructure Corridor.	SC6 - Wildlife Corridor, Limited Open Space System (LOSS), DM7 - Green Infrastructure. Open space - below average.			Subject to Strategic Land Review	NO	NO	Next 5 years	Not presently developable	1.17	47	
LL.01.033	Land at Monkton Fell	Learn Lane	Hebburn	3.67	100% Greenfield	Barrair Newcastle / Taylor Wimpey - joint control - co Nathaniel Litchfield (David Graham / Steve Wilcock).	No planning status	Strategic Green Infrastructure Corridor.	Flood risk from Monkton Burn in Eastern corner of site - site lies almost entirely in Flood Zone 1 except a small area in the far eastern area. Any proposed development should remain entirely within Flood Zone 1 and not encroach on to the watercourse. Strategic Green Infrastructure Corridor.	Poor access (dependent on development of adjacent site to west HB 13.003). Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Cole Works) so if building on site desktop study and perhaps investigative work		Subject to Strategic Land Review	NO	YES	Next 5 years	Not presently developable	2.7525	96	
PR.01.002	Land at York Avenue		Primrose Jarrow	0.05	Both - 50/50		Refused permission	Planning application for dwelling in grounds of no.78	Impact on existing property			2nd potential due to mix of above	NO	YES	Not achievable	Not presently developable	0.05	1	

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PR.01.014	Residential garages	Brancepeth Terrace	Jarrow	0.02	100% Greenfield	South Tyneside Council (South Tyneside Homes).	No planning status			Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.02	1	0.02 x 40 = 1. Void level 50% (2008/09).
PR.01.023a	Garage block	Wark Crescent	Jarrow	0.16	100% PDL	South Tyneside Council.	No planning status			Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	YES	Next 5 years	Developable	0.16	8	Garages demolished. 0.16 x 50 = 8.
PR.01.024	Land at Wark Crescent		Primrose Jarrow	0.06	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.06	2	
PR.01.027	Land at Call Close Lane	Callclose Rd	Primrose, Jarrow	0.18	100% Greenfield	South Tyneside Council	No planning status			Poor access, shape of site, impact on existing property		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.18	2	
PR.01.030	Land adjacent 11/13 Coupland Grove	11/13 Coupland Grove	Jarrow	0.03	100% Greenfield	South Tyneside Council - disposals report to Cabinet (March 2010).	Permitted - under construction			Not an AFI. If building on site DS required.		Site has housing potential	YES	YES	Next 5 years	Developable	0.03	1	0.03ha x 40ha = 1.2 dwellings.
PR.02.012	Land at Primrose Hill Terrace		Primrose Jarrow	0.1	100% Greenfield			Important Archaeological Site (Lean Lane Roman Road)	Too many constraints. Policy constraint discouraging reason - Important Archaeological Site (Lean Lane Roman Road)			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.1	1	
PR.02.019	Residential garages	Rowley Road	Jarrow	0.05	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Site is not an Area for Further Investigation however it is within 200m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.05	2	Void level 30% (2008/09). 0.05 x 30 = 1.5.
PR.03.004	Land to N of Kirkstone Ave. & E of Coniston Drive	Kirkstone Avenue / Coniston Drive	Jarrow	0.46	100% Greenfield	South Tyneside Council - intention to dispose.	No planning status			Is the bus turning infrastructure still required? Site is not an AFI. If building on site DS required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Developable	0.414	16	
PR.03.005	Land at Garsmere Avenue / Eskdale Drive		Primrose, Jarrow	0.65	Both - mostly greenfield	South Tyneside Council	No planning status		Constraints - Electrical substation	Electrical substation		Site has housing potential	YES	NO	Next 5 years	Developable	0.6	16	
PR.03.013	Land at Hedworth Lane		Primrose Jarrow	0.37	100% Greenfield	South Tyneside Council	Designated historical importance.	DM Policies DM6 - Area of Potential Archaeological importance	Too many constraints. Policy constraint discouraging reason - Area of potential Archaeological importance (DM6), SC6 - Wildlife Corridor, Linked Open Space System (LOSS), DM7 - Green Infrastructure. Open space - below average.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.37	15	
PR.03.029a	Land at Ullwater Avenue		Primrose, Jarrow	1.2	100% Greenfield	South Tyneside Council	Designated green infrastructure.	SC6 - Wildlife Corridor, Linked Open Space System (LOSS), DM7 - Green Infrastructure. Open space - poor. Flood Risk Zone 3b.	SC6 - Wildlife Corridor, Linked Open Space System (LOSS), DM7 - Green Infrastructure. Open space - poor. Flood Risk Zone 3b.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.08	43	
PR.03.029b	Land at Hawthorn Drive		Primrose, Jarrow	0.3	100% Greenfield	South Tyneside Council	Designated green infrastructure.	SC6 - Wildlife Corridor, Linked Open Space System (LOSS), DM7 - Green Infrastructure. Open space - poor. Flood Risk Zone 3b.	SC6 - Wildlife Corridor, DM7 - Local Wildlife Site, Green Infrastructure. Open space - poor quality.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.3	12	
PR.03.030	Land at Trent Drive		Hedworth, Jarrow	0.25	100% Greenfield	South Tyneside Council	No planning status					Site has housing potential	YES	NO	Next 5 years	Developable	0.32	12	
PR.03.035	Residential garages	Ullwater Avenue	Jarrow	0.11	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status			Poor access to backland residential parking area. Site is not an Area for Further Investigation. If building on site desktop study possibly required.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.11	4	Two separate garage blocks within backland site. Unusable (poor access). Void level 6% (2008/09). 0.11 x 40 = 4.4.
SS.01.030	Commercial building with associated parking	Winchester St	South Shields	0.17	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.17	8	
SS.01.031	Commercial building and car park	Winchester Street	South Shields	0.14	100% PDL	South Tyneside Council.	No planning status	Retain for car parking.		Recent investment for car parking purposes. Site is not an Area for Further Investigation. If building on site desktop study required.		Zero potential due to mix of topography, contamination and designations	YES	NO	6 to 10 years	Not presently developable	0.14	3	Retain for Council overflow car parking.
SS.01.032	Winchester Street Car park	Winchester St	South Shields	0.39	100% PDL	South Tyneside Council	No planning status					Site has housing potential	YES	NO	Next 5 years	Developable	0.39	20	
SS.01.034	Bill Upsall Trophies	Charlotte Street	South Shields	0.04	100% PDL	South Tyneside Council (leased to Bill Upsall Trophies).	Allocated site in a plan	South Shields AAP part of wider proposed mixed-use development site.		Not an Area for Further Investigation. If building on site desktop study required (professional judgement F/SI required).		Site has housing potential	YES	NO	6 to 10 years	Developable	0.04	2	
SS.01.036	Car park	Charlotte Street	South Shields	0.14	100% PDL	South Tyneside Council.	Allocated site in a plan	South Shields AAP part of wider proposed mixed-use development site.		Car park use? Site is an Area for Further Investigation (former clay pit) so if building on site desktop study and investigative works proportionate to end use required.		Site has housing potential	YES	NO	6 to 10 years	Developable	0.14	7	
SS.01.037	Subland enclosed by fence	Charlotte St	South Shields	0.14	100% PDL							Site has housing potential	YES	NO	6 to 10 years	Developable	0.14	7	
SS.01.038	Warehousing in use as a plumb / bathroom centre	St Hilda Street	South Shields	0.25	100% PDL	Ashley Timber Limited?	Allocated site in a plan	Mixed-use allocation - A1, A2, B1, B2, C3, D2 in adopted DPD.	Allocated for mixed use development in LDF South Shields Town Centre & Waterfront Area Action Plan.	Site is not an Area for Further Investigation however it is adjacent to one (former brick field and clay pit) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.25	12	
SS.01.039	Ashley Timber	Mount Terrace	South Shields	0.17	100% PDL	Ashley Timber Limited?	Allocated site in a plan	Mixed-use allocation - A1, A2, B1, B2, C3, D2 in adopted DPD.	Allocated for mixed use development in LDF South Shields Town Centre & Waterfront Area Action Plan.	Site is not an Area for Further Investigation however it is adjacent to one (former clay pit) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.17	8	
SS.01.040	Ashley Bathrooms	Mount Terrace	South Shields	0.14	100% PDL	South Tyneside Council - leased to Ashley Timber Limited.	Allocated site in a plan	Mixed-use allocation - A1, A2, B1, B2, C3, D2 in adopted DPD.	Allocated for mixed use development in LDF South Shields Town Centre & Waterfront Area Action Plan.	Site is not an Area for Further Investigation however it is adjacent to one (former clay pit) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.14	7	
SS.01.041	Former commercial site (vacant)	Charlotte Terrace	South Shields	0.22	100% PDL		Lapsed permission. Allocated site in a plan	N.B. foundations for 24 apartments completed, but unlet.			A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Developable	0.22	24	
SS.01.042	Industrial units / warehousing	Garden Lane	South Shields	0.30	100% PDL	South Tyneside Council.	Allocated site in a plan	Mixed-use allocation - A1, A2, B1, B2, C3, D2 in adopted DPD.	Allocated for mixed use development in LDF South Shields Town Centre & Waterfront Area Action Plan.	Site is not an Area for Further Investigation however it is adjacent to one (former brick field) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.30	15	

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SS.01.043	Industrial units / car sales	St. Hilda Street	South Shields	0.12	100% PDL	Public/private multiple ownership.	Allocated site in a plan	Mixed-use allocation - A1, A2, B1, B2, C3, D2 in adopted DPD.	Allocated for mixed use development in LDF South Shields Town Centre & Waterfront Area Action Plan.	Most of site is an Area for Further Investigation (next to former city pit and builders yard) so if building on site desktop study and investigative works proportionate to end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.12	6	
SS.01.044	Two storey building incorporating a restaurant	Franklin St	South Shields	0.11	100% PDL	Multiple ownership	Allocated site in a plan		Constraints - Multiple ownership			Site has housing potential	NO	NO	Not achievable	Not presently developable	0.11	6	
SS.01.045	Industrial unit/workshop	Franklin St	South Shields	0.3	100% PDL	Multiple ownership	Allocated site in a plan		Constraints - Multiple ownership			Site has housing potential	NO	NO	Not achievable	Not presently developable	0.3	15	
SS.01.046	Car showroom - Derelict	Thomas St	South Shields	0.13	100% PDL		Allocated site in a plan					Site has housing potential	NO	NO	Not achievable	Not presently developable	0.13	6	
SS.01.047	Car park	Thomas St	South Shields	0.14	100% PDL		Allocated site in a plan					Site has housing potential	NO	NO	Not achievable	Not presently developable	0.14	7	
SS.01.048	Car showroom - Derelict	Burrow St	South Shields	0.17	100% PDL		Allocated site in a plan	Proposed industrial improvement area				Site has housing potential	NO	NO	Not achievable	Not presently developable	0.17	8	
SS.01.049	Offices/Workshops	William St	South Shields	0.08	100% PDL		Allocated site in a plan					Site has housing potential	NO	NO	Not achievable	Not presently developable	0.08	4	
SS.01.050	Post office/loading bay	Abemarle St	South Shields	0.25	100% PDL							Site has housing potential	NO	NO	Not achievable	Not presently developable	0.25	12	
SS.01.052	21 Beach Road		South Shields	0.03	100% PDL		No planning status	Pre-application enquiry for change of use from offices to residential				Site has housing potential	YES	NO	next 5 years	Developable	0.03	2	
SS.02.003	Land at River Drive		South Shields	1.15	100% Greenfield	South Tyneside Council	Designated open space		Open space - average quality			Site has housing potential	NO	NO	next 5 years	Not presently developable	1.03	52	
SS.02.009	Land next to residential flats	River Drive	South Shields	0.4	100% Greenfield		Designated open space			Topography issue to be mitigated. Access may have to be taken off Lady's Walk.		Site has housing potential	YES	NO	next 5 years	Developable	0.4	20	Open space value
SS.02.020	Harton Stathes neighbourhood	Ferry Street / Mill Dam	South Shields	4.60	100% PDL	South Tyneside Council / ONE North East.	Allocated site in a plan	Harton Stathes neighbourhood part of South Shields Riverside Regeneration masterplan - mixed-use.	Part within Mill Dam conservation area. Site mostly lies in Flood Zone 1 with some lower areas within the site being in Flood Zone 3. Therefore it is developable but will require the developer to demonstrate that the development will be safe from flooding over its lifetime.	Site is an Area for Further Investigation (former glass works and Harton Stathes Colliery) not building on site desktop study and investigative works proportionate to end use required. Greater than 30 two way trips on Strategic Route Network (peak impact 41-44) - further assessment of potential impacts required	Both a water main and sewer cross the site and NWL would require these to be diverted or within an easement. The site is near to a sewage pumping station (SPS); habitable buildings should be no closer than 15 metres to the SPS.	Site has housing potential	YES	YES	next 5 years	Deliverable	3.45	100	South Shields AAP and draft masterplan allocate site for -100 dwellings as part of mixed-use regeneration scheme.
SS.03.001	Land at River Drive	River Drive	South Shields	0.41	100% PDL		Allocated site in a plan	South Shields AAP allocates site as part of housing-led mixed-use site together with adjacent sites.	Adjacent to Arbes / Hadrian's Wall WHS setting; river edge in flood zones - site mostly lies in Flood Zone 1 with some lower areas within the site being located in Flood Zone 3. Therefore it is developable but will require the developer to demonstrate that the development will be safe from flooding over its lifetime.	Poor access. Site is an Area for Further Investigation (former shipyard/desktop study, chemical works) so if building on site desktop study and investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.37	15	
SS.03.002	Land at River Drive	River Drive	South Shields	0.20	100% PDL		Allocated site in a plan	South Shields AAP allocates site as part of housing-led mixed-use site together with adjacent sites.	Adjacent to Arbes / Hadrian's Wall WHS setting; river edge in flood zones - site mostly lies in Flood Zone 1 with some lower areas within the site being located in Flood Zone 3. Therefore it is developable but will require the developer to demonstrate that the development will be safe from flooding over its lifetime.	Poor access. Currently used as Boat and Yacht Club. Site is an Area for Further Investigation (former shipyard/desktop study, chemical works) so if building on site desktop study and investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.20	8	
SS.03.003	Land at River Drive	River Drive	South Shields	0.25	100% PDL		Allocated site in a plan	South Shields AAP allocates site as part of housing-led mixed-use site together with adjacent sites.	Adjacent to Arbes / Hadrian's Wall WHS setting; river edge in flood zones - site mostly lies in Flood Zone 1 with some lower areas within the site being located in Flood Zone 3. Therefore it is developable but will require the developer to demonstrate that the development will be safe from flooding over its lifetime.	Poor access. Site is an Area for Further Investigation (former shipyard/desktop study, chemical works) so if building on site desktop study and investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.25	10	
SS.03.004	SAFT battery factory	River Drive / Wapping Street	South Shields	1.44	100% PDL	SAFT Battery Factory.	Allocated site in a plan	Application for 220 dwellings withdrawn. South Shields AAP allocates site as part of housing-led mixed-use site together with adjacent sites.	Adjacent to Arbes / Hadrian's Wall WHS setting; river edge in flood zones - site mostly lies in Flood Zone 1 with some lower areas within the site being located in Flood Zone 3. Therefore it is developable but will require the developer to demonstrate that the development will be safe from flooding over its lifetime.	Poor access. Site is an Area for Further Investigation - battery factory (next to former shipyard and chemical works) so if building on site desktop study and investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	next 5 years	Developable	1.30	52	N.B. if developed together with allocated neighbouring site SS.03.001-003, combined site size = 2.3ha, so developable area = 1.7ha, with total capacity yield = 69 (post 85).
SS.03.023	Former John Wright Centre	Flagg Court	South Shields	0.2	100% PDL		Full application (live)		LDF South Shields Area Action Plan			Site has housing potential	YES	NO	Not achievable	Not presently developable	0.2	10	
SS.03.026a	Land at Chabworth Court		South Shields	0.08	100% Greenfield							Site has housing potential	YES	NO	next 5 years	Developable	0.08	4	
SS.03.039	Garages	Anderson St	South Shields	0.17	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.17	8	
SS.03.040	Garages and former workshop	Beach Rd	South Shields	0.04	100% PDL			Guest or boarding house policy (H7/1)				Site has housing potential	NO	NO	Not achievable	Not presently developable	0.04	2	
SS.03.045	Former St. Aidan's Church	St. Aidan's Road	South Shields	0.17	100% PDL		Permitted - not started. Allocated site in a plan	Allocated for C3 in adopted LDF South Shields Town Centre & Waterfront Area Action Plan.	Within Arbes / Hadrian's Wall World Heritage Site setting.			Site has housing potential	YES	YES	Next 5 years	Deliverable	0.17	10	Permitted for 10 dwellings. 9.17*50 = 9
SS.03.046	Plo's Lookout House (vacant)	Lawe Road	South Shields	0.02	100% PDL	Private	No planning status			Car parking in park may be problematic, current business in building as well. Site is not an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.02	3	Potential for conversion.
SS.03.047	Land adjacent 113-119 Coston Drive	113-119 Coston Drive	South Shields	0.02	100% Greenfield		No planning status	Pre-application enquiry - erection of flats.	South Shields Town Centre and Waterfront Area Action Plan - Recreational Open Space and Playing Fields - SS2, SS10, SS11, SS13	Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	NO	next 5 years	Developable	0.02	1	0.02 x 50 = 1.
SS.03.048	28 Lawe Road		South Shields	0.03	100% PDL		Complete - no more units left to build					Site has housing potential	YES	YES	Next 5 years	Deliverable	0.03	5	Completed
SS.03.049	The Beacon PH, 100-101 Green's Place		South Shields	0.02	100% PDL		No planning status	Pre-application enquiry for change of use of pub to residential.				Site has housing potential	YES	NO	Next 5 years	Developable	0.02	2	

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SS.03.050	Land adjacent to Ocean Road Community Centre	Ocean Road	South Shields	0.07	100% PDL		Full application (live)	Proposed erection of 3 storey building incorporating a mix of uses including 6 no. apartments	Arbela Roman Fort - Hadrian's Wall World Heritage Site Setting			Site has housing potential	YES	YES	Next 5 years	Deliverable	0.07	8	
SS.04.005a	Former Radar Station	South Promenade	South Shields	0.07	100% PDL		Permitted - not started	Former radar station change of use to dwelling house				Site has housing potential	YES	YES	Next 5 years	Deliverable	0.07	1	
SS.05.010	Former St Adans Rest Home	156 Beach Road	South Shields	0	100% PDL		Permitted - not started	Proposed change of use from care home to 6 No residential flats: ST10558/12/FUL for extension of time				Site has housing potential	YES	YES	Next 5 years	Deliverable	0	6	
SS.06.002	Residential garages	Mowbray Road	South Shields	0.09	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Loss of parking	Site is not an Area for Further Investigation however is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.09	3	Void level 25% (2008/09). 0.25 x 50 = 12.7.
SS.06.008	Site to end of terrace	Hyde St	South Shields	0.02	100% PDL	Ownership						Site has housing potential	YES	NO	Not achievable	Not presently developable	0.02	1	
SS.06.014	Amyns Gardens (former Bellingbrooke Hall)	Bellingbrooke St/Berkeley St/Elsie Road	South Shields	0.31	100% PDL		Complete - no more units left to build	Allocated in LDP South Shields AAP.			A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.31	24	
SS.06.020	Land at Westoe Crown Village	Bents Park Road / Sea Road	South Shields	17.00	100% PDL	English Partnerships.	Permitted - under construction. Allocated site in a plan.	Proposed - 668 homes, plus primary school and local centre. SSADPO SA9		Significantly greater than 30 two way trips on Strategic Route Network (peak impact 220-235) - likely impacts may require mitigation (subject to further assessment).		Site has housing potential	YES	YES	next 5 years	Deliverable	0.00	668	~150 homes under construction on North East part of the site (0/14).
SS.06.021	24/26 Beethoven Street		South Shields	0	100% PDL		Permitted - not started	Change of use from vicaral shop to ground floor flat to be known as 12b Hyde Street				Site has housing potential	YES	YES	next 5 years	Deliverable	0	1	
SS.07.025	Residential garages	Brunswick Street	South Shields	0.25	100% PDL	South Tyneside Council (South Tyneside Homes).	Allocated site in a plan	SSADPO SA9	Adjacent to Frederick Street District Centre	Loss of parking - 3 garage blocks. Site is not an Area for Further Investigation however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	YES	NO	6 to 10 years	Developable	0.25	13	Void level 25% (2008/09). 0.25 x 50 = 13.
SS.07.063a	Hoborn House	Commercial Road	South Shields	0	100% PDL		Permitted - not started	Refurbishment of 13 bedroom hotel and 22 flats into 28 apartments	Mil Dam Conservation Area			Site has housing potential	YES	YES	next 5 years	Deliverable	0	5	23 units refurbished, 28 new homes created
SS.07.081	Hoborn neighbourhood (including Middle Docks)	Commercial Road	South Shields	8.4	100% PDL	South Tyneside Council, Hoborn Regeneration Partnership	Allocated site in a plan	Hoborn neighbourhood part of South Shields Riverside Regeneration masterplan - mixed-use.	Middle Docks site (SS.07.066) within flood risk zones - Site lies mainly in tidal Flood Zone 2 and 3 and therefore mitigation measures would be required should development be proposed in areas at risk of flooding. The developer would be required to demonstrate that the site is safe from flooding throughout the lifetime of the development.	Site investigations in progress. Significantly greater than 30 two way trips on SRN (peak impact 207/221) - likely impacts may require mitigation (subject to further assessment).	A strategic transport and open space tariff has already been secured from the site and used to provide infrastructure. Upgrade to electricity network being undertaken 2012/13.	Site has housing potential	YES	NO	next 5 years	Developable	6.3	350	
SS.07.082	Windmill Hill neighbourhood (including West Dock)	Commercial Road	South Shields	8.6	100% PDL	South Tyneside Council, Port of Tyne etc.	Allocated site in a plan	Windmill Hill neighbourhood part of South Shields Riverside Regeneration masterplan - mixed-use.	Part of the site lies within tidal flood zones 2 and 3 with no functional floodplain present. If development is proposed, the FRA would need to demonstrate the risk from tidal flooding is managed through either ground raising or raised floors, plus safe access arrangements. McNulty's site (SS.07.040) within flood risk zones - southern half of the site lies in tidal Flood Zones 2 and 3, however the northern half is in Flood Zone 1. The developer would be required to demonstrate that the site is safe from flooding throughout the lifetime of the development.	Site investigations in progress. Greater than 30 two way trips on SRN (peak impact 41-44) - further assessment of potential impacts required.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	6.45	100	
SS.07.083	High Shields neighbourhood	Commercial Road / Laygate	South Shields	5.6	Both - mostly PDL		Allocated site in a plan	High Shields neighbourhood part of South Shields Riverside Regeneration masterplan - mixed-use.		Site investigations in progress. Significantly greater than 30 two way trips on SRN (peak impact 145-155) - likely impacts may require mitigation (subject to further assessment).	A strategic transport and open space tariff has already been secured from the site and used to provide infrastructure.	Site has housing potential	YES	NO	6 to 10 years	Developable	4.2	200	South Shields AAP and draft Masterplan allocate site for ~350 dwellings as part of mixed-use regeneration scheme.
SS.07.084	Trinity South neighbourhood (inc. former Crutchen)	Frederick Street / Eldon Street	South Shields	8	100% PDL	South Tyneside Council, HCA	Permitted - not started	Trinity South neighbourhood part of South Shields Riverside Regeneration masterplan - mixed-use.		Site investigations in progress. Significantly greater than 30 two way trips on SRN (peak impact 122/131) - likely impacts may require mitigation (subject to further assessment).	A strategic transport and open space tariff has already been secured from the site and used to provide infrastructure.	Site has housing potential	YES	YES	next 5 years	Deliverable	6	250	
SS.07.085	Terraced buildings	25-31 Frederick Street	South Shields	0.06	100% PDL		Permitted - not started	Conversion of first floor to 6 flats.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.06	6	
SS.07.086	Land at Be Modern	Western Approach	South Shields	1	100% PDL				Predominantly industrial area			Site has housing potential	YES	NO	Next 5 years	Developable	0.9	45	
SS.08.015	Car park	Victoria Rd	South Shields	0.13	100% PDL							Site has housing potential	NO	NO	Not achievable	Not presently developable	0.13	6	
SS.08.033a	St Hilas's Colliery Headstock Building	Henry Robson Way	South Shields	0	Both - mostly greenfield							Zero potential due to mix of above	NO	YES	Not achievable	Not presently developable	0	1	
SS.08.041	Land at Derby Terrace		South Shields	0.32	Both - 50/50	South Tyneside Council	No planning status		Children's play area. Open space - poor quality.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.32	16	
SS.08.049	Land at 1 Robinson Street	Westoe Road	South Shields	0.03	100% PDL	Supertech Ltd. (Mr. K Singh) - 42 Fowler Street, South Shields.	Lapsed permission. Allocated site in a plan	SSADPO SA9. Former warehouse/church demolished. Planning permission lapsed April 2006.		Used car lot at present.		Site has housing potential	YES	NO	next 5 years	Developable	0.03	8	N.B. Retrospective application for car sales (ST11599/08/FUL) not yet approved - unclear whether this use is proposed instead of the permitted residential development.



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SS.08.050	Residential garage	West Stevenson Street	South Shields	0.02	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Single garage within Glenrhorpe House car park.	Site is not an Area for Further Investigation, however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.02	1	Unsuitable (within Glenrhorpe House car park). Void level 30% (2008/09). 0.02 x 50 = 1.	
SS.08.051	176 Laygate		South Shields	0	100% PDL		Complete - no more units left to build					Site has housing potential	YES	YES	next 5 years	Deliverable	0	1		
SS.09.014	Land at Kelvin Grove		South Shields	0.3	100% PDL	South Tyneside Council	No planning status					Site has housing potential	YES	NO	next 5 years	Developable	0.3	8		
SS.09.018	South Tyneside College - South Shields campus	Grosvenor Road	South Shields	2.89	100% Greenfield	South Tyneside College.	Allocated site in a plan	LDF SSADPO SA19 - mixed-use allocation for proposed reconfiguration of college site.	Open space - quality good.		A sewer(s) crosses the site and NWL would require its diversion or an easement.	Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	2.17	109	College propose to dispose of 1.5-2.6ha of the site for potential housing development - suggests capacity range 95-130 dwellings. Playing fields proposed to be retained. This	
SS.09.019	South Tyneside College - South Shields campus	St. George's Avenue / Grosvenor Road	South Shields	2.90	Both - mostly PDL	South Tyneside College.	Allocated site in a plan	LDF SSADPO SA19 - mixed-use allocation for proposed reconfiguration of college site.		Access via Westbe Village and to school should be retained. Not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required). Greater than 30 two way trips on SRN (peak impact 59-62). Further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	2.10	109	Adjacent playing fields proposed to be retained. Yield based purely on methodology = 109 dwellings.	
SS.09.027	South Tyneside College - SIS campus (creech site)	Grosvenor Road	South Shields	0.31	100% PDL	South Tyneside College.	Allocated site in a plan	LDF SSADPO SA19 - mixed-use allocation for proposed reconfiguration of college site.		Not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	0.31	1	College propose to dispose of 1.5-2.6ha of the site for potential housing development - suggests capacity range 95-130 dwellings. This site could accommodate 1 dwelling.	
SS.09.032	Former Homeside Rest Home	Westoe Village	South Shields	0.10	100% PDL		Permitted - not started	Proposed conversion of nursing home to 7 apartments.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.10	7		
SS.09.037	Ingham House, St Michael's Avenue	Horsley Hill Rd	South Shields	0.17	100% PDL		Complete - no more units left to build	Conservation area ENV/72. Area of potential Archaeological importance ENV/82				Site has housing potential	YES	YES	next 5 years	Deliverable	0.17	16	Completed.	
SS.09.041	Former Mowbray Clinic	St. Michael's Avenue	South Shields	0.19	100% PDL	World Trade Group - The Chill Rooms, Brighouse Road, Riverside Park, Middleborough, TS2 1RT	Permitted - under construction	Conversion of former care home to 12 residential units.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.19	12	Achievability may be affected by the re-opening of nursing home on site.	
SS.11.057	Land at Reed Street	Reed Street	South Shields	0.52	100% PDL	ONE North East / Groundwork South Tyneside / South Tyneside Council?	Permitted - not started. Allocated site in a plan	SSADPO SA9. Proposed residential development comprising 9 Houses and 12 Apartments with associated access road, car parking, bin stores, biomass boiler house and associated hard and soft landscaping at site of former car park.		Buffer zone required to Western Approach. Site is not an Area for Further Investigation. If building on site desktop study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.47	21	Eco-housing scheme.	
SS.12.001	Bus storage depot	Dean Rd	South Shields	0.98	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.882	37		
SS.12.010	Demolished school, Wharfedale Road, South Shields	Wharfedale Drive, South Shields	South Shields	0.11	Both - mostly PDL	South Tyneside Council / Sure Start	No planning status				A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.11	4	Yield based purely on methodology = 6.	
SS.12.012	West Way allotments		South Shields	1.63	100% Greenfield	South Tyneside Council	Designated open space		Allotments - Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.467	58		
SS.12.013	West Park View (former petrol station and garage)	West Way	South Shields	0.15	100% PDL		Complete - no more units left to build	Site completed.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.15	5	5 dwellings completed.	
SS.12.027	South Shields and Westbe Sports Club	Dean Road	South Shields	0.32	100% PDL	South Shields and Westbe Sports Club	Allocated site in a plan	Mixed-use allocated site in LDFSSADPO SA19	Westbe Conservation Area - DM Policies DM6		Sport England are aware that the club is looking to relocate sports club infrastructure and have confirmed that they are content that the Club's aspirations are being suitably progressed.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.32	16		
SS.12.027a	South Shields and Westbe Sport Club playing fields	Dean Road	South Shields	2.37	100% Greenfield	South Shields and Westbe Sports Club	Allocated site in a plan	Mixed-use allocated site in LDFSSADPO SA19	Westbe Conservation Area - DM Policies DM6		Sport England are aware that the club is looking to relocate sports club infrastructure and have confirmed that they are content that the Club's aspirations are being suitably progressed.	Site has housing potential	YES	YES	next 5 years	Deliverable	1.8	89		
SS.12.035	Grassed area	102-110 Ravensworth Terrace	South Shields	0.15	100% Greenfield	South Tyneside Council.	No planning status			Very poor access issues. Not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.15	7	Yield based purely on methodology = 8.	
SS.12.037	West Park Lodge (vacant)	West Way	South Shields	0.10	100% Greenfield	South Tyneside Council - previously proposed disposal now unlikely	No planning status		Within West Park recreational open space	Access constraints. Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	NO	NO	Not achievable	Not presently developable	0.10	1		
SS.12.038	Wyestow Lodge	Sunderland Road	South Shields	0.1	100% PDL		Permitted - not started. Allocated site in a plan	SSADPO SA9	Westbe Conservation Area - DM Policies DM6		Site is not an Area for Further Investigation, however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.1	7	0.1 x 50 = 5
SS.12.040	34 Northcote Street		South Shields	0	100% PDL		Permitted - not started					Site has housing potential	YES	YES	next 5 years	Deliverable	0	1		
SS.13.001	Warehouse / light industrial / office buildings	Ambleside Ave / Harton Lane / Temple Park Road	South Shields	0.44	100% PDL		Allocated site in a plan	SSADPO SA9		Not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.40	16		

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SS.13.002	Residential garages	42-52 Ullwater Gardens	South Shields	0.07	100% PDL	South Tyneside Council (South Tyneside Homes)	No planning status		9 lock-up garages with small grassed corner.	Future of garages needs desktop study to be clarified. Not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).		Site has housing potential	YES	NO	6 to 10 years	Developable	0.07	2	Yield based purely on methodology = 2.
SS.13.003	Residential garages and vacant former retail units	75/77 Ullwater Gardens	South Shields	0.07	100% PDL	South Tyneside Council (South Tyneside Homes)	No planning status	APPLICATION 2001 - ST/0006/01 DM - Proposed change of use from vacant shop to hairdressing salon & sun bed centre - alterations including bricking-up of side and rear windows and provision of access ramp.	12 lock-up garages; desktop investigation suggests two vacant shop units.	Leased to local sports club. Site is not an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	NO	6 to 10 years	Developable	0.07	2	Yield based purely on methodology = 2.
SS.13.005	Residential garages	41-45 Ullwater Gardens	South Shields	0.03	100% PDL	South Tyneside Council (South Tyneside Homes)	No planning status		5 lock-up garages	Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	NO	6 to 10 years	Developable	0.03	1	
SS.13.008	Residential garage court	Temple Park Rd	South Shields	0.08	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.08	2	
SS.13.018	End terraced building and garden	257 Stanhope Road	South Shields	0.05	100% PDL	South Tyneside Council - subject to disposal approval (June 2008) - disposal 2009/10.	No planning status			Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).		Site has housing potential	YES	YES	next 5 years	Deliverable	0.05	2	
SS.14.002	Rear garden to dwelling, adj. to 2 Hotspur Avenue	150 Sunderland Road	South Shields	0.05	100% PDL		No planning status		Rear garden of 150 Sunderland Road which extends through to Hotspur Avenue.	Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).		Site has housing potential	YES	NO	Next 5 years	Developable	0.05	2	
SS.14.003	Land at Moor Lane		South Shields	0.22	Both - mostly greenfield		No planning status	In beneficial use as church hall	Church hall and car park			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.22	8	
SS.14.008	Residential garage court	Moor Lane East	South Shields	0.07	100% PDL			Area of Archaeological Importance (ENW82)	Policy constraint discouraging reason - Area of Archaeological Importance (ENW82)			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.07	3	
SS.15.001	Grassed areas to side of dwellings	Bamburgh Avenue	South Shields	0.03	100% Greenfield	South Tyneside Council.	No planning status			Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	NO	NO	Not achievable	Not presently developable	0.03	1	Site agreed as not being suitable and having no physical potential.
SS.15.002	Former Highfield Infants School	Garth Crescent	South Shields	0.35	100% Greenfield	South Tyneside Council - approval for disposal required. Development Brief to be reviewed. Capital Receipts suggests disposal 2009/10.	Permitted - not started. Allocated site in a plan	SSADPD SA9		Playing pitch issue. Site is not an AP1 however it is within 250m of a landfill so if building on site DS and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.35	7	Merged with SS.15.003. Lower density may be more appropriate. 14 bungalows permitted.
SS.15.003	Former Highfield Infants School	Garth Crescent	South Shields	0.32	100% PDL	South Tyneside Council - approval for disposal required. Development Brief to be reviewed. Capital Receipts suggests disposal 2009/10.	Permitted - not started. Allocated site in a plan	SSADPD SA9		Site is not an AP1 however it is within 250m of a landfill so if building on site DS and perhaps investigative works proportionate to the end use required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.32	7	Merged with SS.15.002. Lower density may be more appropriate. 14 bungalows permitted.
SS.15.026	Territorial Army centre	Northfield Gardens	South Shields	1.36	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	1.224	31	
SS.15.027	Grassed area	57 Norham Avenue South	South Shields	0.02	100% Greenfield	South Tyneside Council.	No planning status			Site is not an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.02	1	0.02ha x 30/ha = 0.6
SS.15.030	Grassed area	69-83 Norham Avenue South	South Shields	0.07	Both - mostly greenfield	South Tyneside Council.	No planning status			School access road.		Site has housing potential	NO	NO	Not achievable	Not presently developable	0.07	2	0.07ha x 30/ha = 2.1
SS.15.031	Residential garages	Bamburgh Grove	South Shields	0.08	100% PDL	South Tyneside Council (South Tyneside Homes)	No planning status			Loss of parking - 5 spaces lost general parking area. Site is not an Area for Further Investigation, however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.08	2	Void level 67% (2008/09). 0.08 x 30 = 2.4.
SS.17.001	Disused/underused car park	Hudson St	South Shields	0.14	100% PDL							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.14	7	
SS.17.003	Disused shop unit/public house	Hudson St	South Shields	0.15	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.15	8	
SS.17.004	Car park	Hudson St	South Shields	0.21	100% PDL							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.21	10	
SS.17.008	Church hall and retail unit	Botton Lane / Hudson Street	South Shields	0.08	100% PDL		No planning status		Disused church and adjoining buildings?	Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.08	4	0.08ha x 50/ha = 4.
SS.17.014	Open grassed area within housing	Lord Nelson St	South Shields	0.18	100% Greenfield							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.18	9	
SS.17.015	Former St. Mary's CE Primary School	Whitehead Street	South Shields	0.90	Both - mostly PDL	South Tyneside Council (Education) currently used by Further Education Service	No planning status					Site has housing potential	YES	NO	6 to 10 years	Developable	0.81	41	
SS.17.021	Open area	86 Waverdale Way	South Shields	0.04	100% Greenfield		No planning status			Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.04	2	0.04ha x 50/ha = 2.

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SHLAA database extract and summary (Final - Feb.2013) - Summary Sheet

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SS.17.024	Bungalows	West Way / Stanhope Road	South Shields	0.6	100% PDL					Set of bungalows on the right is an AFI (former flats). They are also however built within 250m of a landfill so if building on site DS and investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.54	-9	Proposals to demolish the 36 bungalows for residential development. Considering bungalow development. Yield based purely on methodology = 27.
SS.17.029	Residential garages	Lemon Street / Vine Street	South Shields	0.16	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		14 lock-up garages and a grassed area.	Tight access may require improvements. Garages may be required by flats. Part of site is an Area for Further Investigation (former landfill - waste management facilities) so if building on site desktop study and investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	5 to 10 years	Developable	0.16	8	Void level 0% (2008/09). 0.16ha x 50ha = 8.
SS.17.030	Car park and tree planting within terraced housing	Vine St	South Shields	0.13	100% PDL							Site has housing potential	NO	NO	Not achievable	Not presently developable	0.13	6	
SS.17.032	348 Stanhope Road		South Shields	0	100% PDL		Permitted - not started	Conversion of upper flat into 2 flats				Site has housing potential	YES	YES	next 5 years	Deliverable	0	1	
SS.18.011	Land at Hurworth Avenue		South Shields	0.04	100% PDL		No planning status		No longer a potential backland development site as now incorporated into surrounding back gardens			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.04	1	
SS.18.016	Land at Marsden Road, Horsley Hill		South Shields	0.22	100% Greenfield	South Tyneside Council	No planning status		Essential infrastructure	Essential infrastructure		Site has housing potential	NO	NO	Next 5 years	Not presently developable	0.22	4	
SS.18.028	Side garden to dwelling	106 Marsden Road	South Shields	0.03	100% PDL		No planning status		Desktop investigation suggests part of this land may have been paved over to provide car parking spaces for 106 Marsden Road.	Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).		Site has housing potential	YES	NO	Next 5 years	Developable	0.03	1	0.03ha x 30ha = 0.9
SS.18.032	Land at Bywell Avenue		South Shields	0.1	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.1	3	
SS.18.033	Former Local Authority housing area	Druridge Crescent	South Shields	0.56	100% PDL	South Tyneside Council.	Complete - no more units left to build	SSADPD SA9		Site is not an AFI however it is within 250m of a landfill so if building on site DS and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	YES	next 5 years	Deliverable	0.5	-24	
SS.19.007	Land at Westmorland Road, Marsden		South Shields	0.53	Both - mostly greenfield		No planning status		Open space - below average quality	Poor bottom		Site has housing potential	YES	NO	Not achievable	Not presently developable	0.477	13	
SS.19.010	Land at Essex Gardens		South Shields	0.2	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.2	6	
SS.19.014	Site of former Harbon Downhill Nursery School	Dorset Avenue, Horsley Hill	South Shields	0.13	Both - mostly PDL	South Tyneside Council.	No planning status		Fenced-off, rough grassed area.			Site has housing potential	YES	NO	next 5 years	Developable	0.13	4	
SS.19.016	Former Downhill Infants School	Dorset Avenue / Hartford Avenue	South Shields	1.00	100% PDL	South Tyneside Council (Education)	Complete - no more units left to build	SSADPD SA9		Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.90	46	42 extra care 2 bed apartments (self-contained) and 4 bungalows. Yield based purely on methodology = 27 (0.9 x 30 = 27)
SS.21.016	Grassed area / trees	Colman Avenue / Elwick Way / Newcastle Road	South Shields	2.23	100% Greenfield		No planning status		Rough grass / trees.	Access issues. Adjacent to electricity generator sub-station. Telegraph lines cross site. Part of site is an Area for Further Investigation (former mineral railway) so if building on site desktop study and investigative works proportionate to the end use required. Greater than 30 two way trips on Strategic Route Network (peak inspect 41-44) - further assessment of potential impacts required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	NO	NO	Not achievable	Not presently developable	1.67	125	
SS.21.016a	Land at Colman Avenue		South Shields	1.32	100% Greenfield		Designated recreational open space	SSADPD SA7 / DM Policies DM7	Too many constraints. Open space - below average quality.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.1	44	
SS.21.017	Land at Elwick Way Industrial Estate		South Shields	0.92	100% PDL		Designated Predominantly Industrial Area	DM Policies DM2	Essential infrastructure. Open space - quality poor (Poor quality). Employment Land Review - consider for alternative uses	Essential infrastructure		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.828	30	
SS.21.018a	Land west of Hobson Way.	Simonside East Industrial Estate	South Shields	0.17	100% PDL		Designated Predominantly Industrial Area	DM Policies DM2	Employment Land Review - consider for non employment use.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.17	7	
SS.21.023a	Land at Hartford Road		South Shields	0.96	100% Greenfield		Designated recreational open space	SSADPD SA7 / DM Policies DM7	Too many constraints. Open space - below average quality. Employment Land Review - consider for non employment use.			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.86	34	
SS.21.026	Land south of Bedale Court / Heworth Court	Hartford Road	South Shields	1.08	100% Greenfield	South Tyneside Council	Designated open space.	SSADPD SA7 / DM Policies DM7	Open space - below average quality			Site has housing potential	YES	NO	next 5 years	Developable	0.972	12	
SS.21.027	Land to rear of Simonside Arms PH	Hyperion Avenue	South Shields	0.10	100% PDL		Lapsed permission. Allocated site in a plan	SSADPD SA9. Proposed development of rear car park to pub-lapsed.			A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	next 5 years	Developable	0.10	8	Previous lapsed application = 6 dwellings.
SS.22.001	Land at Associated Creameries	Egerton Road	South Shields	0.29	100% PDL		Allocated site in a plan					Site has housing potential	YES	NO	next 5 years	Developable	0.29	15	

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SS.22.014	Land between 244-246 Harton Lane	Harton Lane	South Shields	0.05	100% Greenfield		Complete - no more units left to build	Proposed erection of 1 no. 3 storey dwelling house with 1 no. dormer to front elevation and 1 no. dormer and 1 no. velux to the rear elevation. Erection of conservatory to rear elevation, detached garage to rear with new vehicular access, boundary treatment and associated landscaping.		Site is not an Area for Further Investigation, however it is within 250m of a former colliery, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	YES	YES	Next 5 years	Deliverable	0.05	1	0.05 x50 = 3
SS.22.017	Leftover grassed area within newly built housing estate	Wear Court	South Shields	0.13	100% Greenfield							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.13	6	
SS.22.028	Residential garage court	Stanhope Rd	South Shields	0.04	100% PDL			Other centres				Site has housing potential	YES	NO	Not achievable	Not presently developable	0.04	2	
SS.22.032	Land at Ashley Road		South Shields	1.41	100% Greenfield	South Tyneside Council	Designated open space	SSADPD SA7 / DM Policies DM7	Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.269	40	
SS.22.033	Land at Ashley Road		South Shields	1.97	100% Greenfield	South Tyneside Council	Designated open space	SSADPD SA7 / DM Policies DM7	Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.773	60	
SS.22.034	Land at Ashley Road		South Shields	0.74	100% Greenfield	South Tyneside Council	Designated open space	SSADPD SA7 / DM Policies DM7	Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.666	24	
SS.22.035	Land at Ashley Road		South Shields	0.7	100% Greenfield	South Tyneside Council	Designated open space	SSADPD SA7 / DM Policies DM7	Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.63	23	
SS.22.036	Curtlages divided by access	Marlon Rd	South Shields	0.09	100% PDL							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.09	4	
SS.22.038	6 Wear Court		South Shields	0	100% PDL		Permitted - not started	Conversion to self contained dwelling				Site has housing potential	YES	YES	Next 5 years	Deliverable	0	1	
SS.23.019	South Shields Community School - Brinkburn campus	McAnary Avenue	South Shields	5.37	100% Greenfield	South Tyneside Council - BSF proposal to close school (relocating to King George V site).	Allocated site in a plan	SSADPD SA16/79	Open space - quality okay (School).	Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Zero potential due to mix of topography, contamination and vegetation.	NO	NO	6 to 10 years	Not presently developable	4.03	161	Redevelopment of school site likely to retain community facilities and built leisure facilities and playing fields, so any housing likely to be restricted to ~50 dwellings on south-west corner of site.
SS.23.020	South Shields Community School - Brinkburn campus	McAnary Avenue	South Shields	3.70	Both - mostly PDL	South Tyneside Council (Education) - BSF proposal to close school (relocating to King George V site), but retain community facilities and open new studio school.	Allocated site in a plan	SSADPD SA16/79	Open space - quality okay (School).	Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	2.78	139	(See also SS.23.020a) Redevelopment of school site likely to retain community facilities and built leisure facilities and playing fields, so any housing likely to be restricted to ~50 dwellings on South West corner of site. Dependant on any re-use of school for educational services.
SS.23.020a	Former Brinkburn Campus	McAnary Avenue	South Shields	1.32	Both - mostly PDL	South Tyneside Council (Education) - community facilities	Allocated site in a plan		Open space - quality okay (School).	Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required). Greater than 30 two way trips on SRN - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	next 5 years	Developable	0.99	53	
SS.23.027	Former Cleadon Park Library Site	Sunderland Road	South Shields	0.31	Both - 50/50	South Tyneside Council.	Allocated site in a plan	Allocated for residential development		Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	YES	Next 5 years	Deliverable	0.31	6	
SS.23.033	Former Local Authority housing	1-15 Bonsall Court	South Shields	0.10	100% PDL	South Tyneside Council.	No planning status			Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	NO	next 5 years	Developable	0.10	4	Only social housing appropriate here.
SS.24.009	Car salesroom and forecourt	Sunderland Rd	South Shields	0.2	100% PDL			Other centre. Area of potential Archaeological importance				Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.2	8	
SS.24.010	Residential garages	1 School Approach	South Shields	0.03	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		7 lock-up garages.	The future use of garages needs desktop study to be clarified. Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).		Site has housing potential	YES	NO	6 to 10 years	Developable	0.03	1	Void level 0% (2008/09). 0.03ha x 40ha = 1.2.
SS.24.017	Land at Falstone Avenue		South Shields	0.21	100% Greenfield	South Tyneside Council	No planning status		Impact on existing property			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.21	8	
SS.24.019	281 Sunderland Road		South Shields	0.08	100% PDL		Permitted - not started. Allocated site in a plan	SSADPD SA9 ST0811/10/FUL - Planning permission for 6 units.				Site has housing potential	YES	YES	next 5 years	Deliverable	0.08	6	
SS.25.008	Land at Hydon Avenue / Ede Avenue		South Shields	0.29	100% Greenfield	South Tyneside Council	No planning status		Impact on surrounding property and access will need to be considered further			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.29	9	Would require demolition to gain access, which could make site unviable?
SS.25.017	Public house	Prince Edward Rd	South Shields	0.25	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.25	10	
SS.27.003	Land at Finchale Terrace and Hadrian Road	Finchale Terrace and Hadrian Road	Simonside, Jarrow	0.08	100% Greenfield	South Tyneside Council - proposed disposal Mar 2010.	No planning status			Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	YES	next 5 years	Deliverable	0.08	2	
SS.27.004	Land at Barnard Grove	Low Simonside	South Shields	0.11	100% PDL	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.11	3	

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SS.27.005	Land at Finchale Terrace	Low Simonside	South Shields	0.09	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.09	4	
SS.27.009	Former Low Simonside Social Club	Starhope Road	Jarrow	0.33	100% PDL		Complete - no more units left to build	58 bed care home including parking				Site has housing potential	YES	YES	next 5 years	Developable	0.33	17	0.33 x 50 = 16.5
SS.27.013	Land at Starhope Road	Low Simonside	South Shields	0.17	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.17	7	
SS.27.016	Porlock Gardens	Low Simonside	South Shields	0.78	Both - mostly greenfield		Allocated site in a plan	Housing allocation in LDF	Open space - excellent quality			Site has housing potential	YES	YES	next 5 years	Developable	0.702	10	
SS.27.021	Land at 21 Bilton Hall Road	Bilton Hall Road	Simonside, Jarrow	0.25	100% Greenfield		No planning status	Pre-application enquiry - Erection of 3 no. houses to the rear of no. 21 Bilton Hall Road	Impact on existing property	Site is not an Area for Further Investigation, however it is within 250m of a former colliery, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	NO	NO	next 5 years	Not presently developable	0.25	10	0.25x40 = 10
SS.27.025	Land at Shaftsbury Avenue		South Shields	0.01	100% Greenfield		No planning status		Civic space/landscaping. Open space - below average quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.1	4	
SS.27.028	Land at Shaftsbury Avenue (N)		Jarrow	0.25	100% Greenfield	South Shields Football Club	No planning status		Part of Filona Park. Adjacent to Predominantly Industrial Area			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.25	10	
SS.29.008	Elizabeth Diamond House	Ethel Terrace	South Shields	0.10	100% PDL	South Tyneside Council - proposed disposal Mar 2010.	No planning status					Site has housing potential	YES	NO	next 5 years	Developable	0.10	5	
SS.29.010	Land to the south of 150 / 152 Boldon Lane		South Shields	0.02	100% PDL		Permitted - not started					Site has housing potential	YES	YES	next 5 years	Developable	0.02	2	
SS.29.012	Former Archbold Freightsage and grassed area	Land at Lavender Lane	South Shields	0.43	100% PDL		Complete - no more units left to build	Previous lapsed permission renewed.	Grassed area and wallfence.		Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Developable	0.39	12	Housing Association development - 100% social housing for rent.
SS.29.014	Grassed area at entrance to housing estate	Green Lane / Lavender Lane	South Shields	0.07	100% Greenfield	South Tyneside Council.	No planning status				Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	NO	YES	Not achievable	Not presently developable	0.07	3	
SS.29.014a	Land at Green Lane		South Shields	0.02	100% PDL		Complete - no more units left to build					Site has housing potential	YES	YES	Next 5 years	Developable	0.02	2	Complete
SS.29.025	Tarmac area	1820 Orchard Close	South Shields	0.03	Both - mostly PDL	South Tyneside Council.	No planning status					Site has housing potential	YES	NO	Next 5 years	Developable	0.03	1	0.03ha x 50/ha = 1.5.
SS.29.027	Residential garages and former LA housing area	Green Lane	South Shields	0.14	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		3 lock-up garages and some recently cleared land.		Need to clarify future use of garages. Site is not an Area for Further Investigation. If building on site desktop study required.	Site has housing potential	YES	NO	Next 5 years	Developable	0.14	6	0.14ha x 40/ha = 5.6.
SS.29.030	Land at Brockley Avenue	Biddick Hall	South Shields	0.28	100% Greenfield	South Tyneside Council	No planning status		Poor access	Poor access		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.28	3	(11)
SS.29.031	Land at Brockley Avenue		South Shields	1.34	100% Greenfield	South Tyneside Council	No planning status		Civic space/landscaping. Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	1.206	40	
SS.29.041	Land at Biddick Hall Drive	Biddick Hall Drive	South Shields	0.13	100% Greenfield		No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.13	4	
SS.29.044	Grassed playing space to rear of housing	Biddick Hall Drive	South Shields	0.3	100% Greenfield					Access issues.		Site has housing potential	YES	NO	next 5 years	Developable	0.3	6	
SS.29.058	Land at health clinic and car park	Boldon Lane / Green Lane	South Shields	0.17	100% PDL	Public/private (South Tyneside Council own car park) - c/o Chris Haggan, Big Tree Planning, Quasburn Building, Abdon Row, East Quayside, Newcastle-upon-Tyne, NE5 1LL.	No planning status			Loss of parking. Site is an Area for Further Investigation (former tile and brick works) and site is within 250m of Temple Park landfill so if building on site desktop study and investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	next 5 years	Developable	0.16	8	
SS.29.059	Former Prestige Car Sales	Boldon Lane	South Shields	0.96	100% PDL		Allocated site in a plan	SSADPD SA1/9		Poor access to Southern part of site - dependent on development of Northern part. Part of site is an Area for Further Investigation (former brick and tile works) and site is also within 250m of Temple Park landfill so if building on site desktop study and investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	6 to 10 years	Developable	0.86	34	
SS.30.003	Land at The Wynde		South Shields	0.25	100% Greenfield	South Tyneside Council	Designated recreational open space		Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.25	10	

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SS.30.005	Former Kwik Save supermarket	The Wynde	South Shields	0.4	100% PDL						Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	0.36	26	See SS.30.044 re: possible development brief.
SS.30.026	Grassed space with flowerbed at entrance to housing	Bankside Lane	South Shields	0.09	100% Greenfield							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.09	4	
SS.30.029	Grassed area within housing estate	Boldon Lane	South Shields	0.17	100% Greenfield							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.17	2	
SS.30.030	Land at Harton Grange	Boldon Lane / Low Lane	South Shields	3.17	100% Greenfield	Harton & Westoe Miners' Colliery Welfare Club, Perammon Homes.	Permitted – under construction	125 new homes (plus groundmaster's flat attached to new pavilion for adjacent revamped sports ground).	Open space - quality poor.	Greater than 30 two way trips on Strategic Route Network (peak impact 41-44) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	next 5 years	Deliverable	2.38	125	
SS.30.030a	Boldon Lane Library and Learning Centre		South Shields	0.18	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.18	9	
SS.30.044	Murtogh Diamond House	The Wynde	South Shields	0.52	100% PDL	South Tyneside Council - proposed disposal. Capital Receipts suggests 20/10/11 disposal.	No planning status	Proposed residential redevelopment of Murtogh Diamond House		Site is an Area for Further Investigation (former Colliery) and is within 250m of Temple Park landfill so if building on site (Desktop Study and investigative works proportionate to the end use required).		Site has housing potential	YES	YES	next 5 years	Deliverable	0.47	10	Potential for development brief to be prepared with adjacent vacant retail site (SS.30.005). Yield based on likely development of remaining land.
SS.30.045	Vacant Winkels PH	Boldon Lane/Harton Lane	South Shields	0.03	100% PDL		No planning status		White land.			Site has housing potential	YES	NO	next 5 years	Developable	0.03	2	Capacity for 2 dwellings, however, potential for (4-6) flat conversions.
SS.31.027	Land at Banbridge Avenue	64 Banbridge Avenue	South Shields	0.04	100% Greenfield	South Tyneside Council.	No planning status			Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	NO	NO	Not achievable	Not presently developable	0.04	2	Retained as open space.
SS.31.045	Public house and car park	Banbridge Av	South Shields	0.09	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.09	4	
SS.31.047	Residential garages	71 Henderson Road	South Shields	0.11	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		28 lock-up garages.	Need for clarification over future use of garages. Site is not an Area for Further Investigation. If building on site desktop study required (professional judgement if SI required).	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	6 to 10 years	Developable	0.11	4	Yield level 17% (2008/09). 0.11ha x 40ha = 4.4.
SS.31.048	Land at Arey Avenue / Dame Flora Robson Avenue		South Shields	0.25	100% Greenfield	South Tyneside Council	No planning status					Site has housing potential	YES	NO	next 5 years	Developable	0.25	4	
SS.31.053	Land at Sebin Avenue / Fox Avenue	47 Fox Avenue	South Shields	0.09	100% Greenfield	South Tyneside Council.	No planning status		Too many constraints	Site is not an AFI. If building on site DS required (professional judgement if SI required).		Site has housing potential	YES	NO	next 5 years	Developable	0.09	4	
SS.31.056	Land adjacent to 6 Clive Street	Clive St	South Shields	0.02	100% PDL	South Tyneside Council.						Site has housing potential	YES	YES	next 5 years	Deliverable	0.02	1	
SS.31.057	Residential garages	Clive St	South Shields	0.03	100% PDL							Site has housing potential	YES	NO	next 5 years	Developable	0.03	1	
SS.31.061	Grassed area to rear of 12-18 Dovecote Court	Colchester Street	South Shields	0.21	100% Greenfield	South Tyneside Council.	No planning status		AFI Site.	Site is an Area for Further Investigation (former engine shed and 'rear' to a former mineral railway and a former brick works) so if building on site desktop study and investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	NO	NO	Not achievable	Not presently developable	0.19	8	Removed and retained for open space.
SS.31.063	Public house and car park	Wenlock Rd	South Shields	0.08	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.08	3	
SS.31.064	Social club and car park	Wenlock Rd	South Shields	0.65	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.585	20	
SS.31.065	Albborough Street / Elchaster Street		South Shields	3.18	100% PDL	South Tyneside Council.	Permitted – under construction	UDF allocation for regeneration project - demolition of 124 homes and construction of ~150.		Site is not an AFI. If building on site DS required.		Site has housing potential	YES	YES	next 5 years	Deliverable	2.39	-2	Regeneration project - 124 homes demolished and construction of ~122.
SS.31.067	Monkton Infant School	St Simon Street	South Shields	1.07	Both - mostly PDL					Tight access constraints. However, school could be used for offices/community facilities. Site is not an AFI. If building on site DS required.	Both a water main and sewer crosses the site and NWL would require its diversion or within an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	0.963	38	
SS.31.068	Monkton Junior School	Dame Flora Robson Avenue	South Shields	0.69	Both - mostly PDL				Open space - quality okay (School).	Site is not an AFI. If building on site DS required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	0.621	25	
SS.31.069	Monkton Junior School	Dame Flora Robson Avenue	South Shields	1.6	100% Greenfield				Open space - quality okay (School).	Site is not an AFI. If building on site DS required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Not achievable	Not presently developable	1.44	58	
SS.31.070	Land at Henderson Road		South Shields	0.35	Both - mostly greenfield	South Tyneside Council	No planning status		Open Space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.35	10	(14)
SS.31.071	12/14 Edith Avenue		South Shields	0	100% PDL		No planning status					Site has housing potential	YES	NO	next 5 years	Developable	0	2	
SS.32.005	St Mary's RC Primary School	Ayr Drive	South Shields	0.77	100% Greenfield							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.55	22	
SS.32.006	St Mary's RC Primary School	Ayr Drive	South Shields	0.92	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.92	37	

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SS.32.017	Land at Moffat Avenue / Dumfries Crescent		South Shields	0.24	100% Greenfield	South Tyneside Council	No planning status		Poor access	Poor access		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.24	10	
SS.33.003	Texaco/Londis Petro Filling Station	393 King George Road	South Shields	0.20	100% PDL		Permitted - not started	SSADPD SA19			A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.20	8	
SS.33.005	Cleaton Park Community Centre	Sunderland Road	South Shields	0.99	100% PDL	South Tyneside Council.	Complete - no more units left to build	SSADPD SA8 - Proposed redevelopment for housing as part of Cleaton Park regeneration (SS.33.011).			A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	0.89	23	Part of ~750 units proposed for Cleaton Park regeneration (with relocation of community centre).
SS.33.011	Land at Cleaton Vale (Cleaton Park estate)	King George Road / Sunderland Road	South Shields	19.00	100% PDL	South Tyneside Council, Bellway Homes, NomadES Housing Association.	Permitted - under construction	SSADPD SA8 - 707 new homes proposed (538 demolitions) including community centre site SS.33.005.		Significantly greater than 30 two way trips on SRN (peak impact 203-217) - likely impacts may require mitigation (subject to further assessment).		Site has housing potential	YES	YES	next 5 years	Deliverable	14.25	169	Part of ~707 unit Cleaton Park estate regeneration (including new community campus) - 538 demolitions. +169 net revised yield estimate.
SS.34.007	Semi-temporary healthcare building	Hillside	South Shields	0.15	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.15	2	
SS.34.012	Land at Felside (West)		South Shields	0.14	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.14	5	
SS.34.013	Land at Felside (East)		South Shields	0.14	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.14	5	
SS.34.014	Land at Cragade		South Shields	0.12	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.12	5	
SS.34.015	Land at Quarry Lane / Cragade		South Shields	0.3	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.3	12	
SS.35.002	Neon Social Club	Perth Avenue	South Shields	0.54	100% PDL		Allocated site in a plan	SSADPD SA9 - Pre-application enquiry - Proposed housing development (28 dwellings)		Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	NO	next 5 years	Developable	0.49	20	0.49 x 40 = 19.6
SS.35.003	Perth Green Youth Centre and grassed area	Perth Avenue	Jarrow	0.78	Both - 50/50	South Tyneside Council.	Allocated site in a plan	SSADPD SA6		Community facility. Site is not an Area for Further Investigation. If building on site desktop study required.	A water main(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.70	28	0.7ha x 40ha = 28.
SS.35.004	Perth Green Community Centre	Inverness Road	South Shields	1.11	100% PDL							Site has housing potential	YES	NO	Next 5 years	Developable	0.999	40	
SS.35.005	Land at Inverness Road	Inverness Road	Jarrow	0.99	100% Greenfield	South Tyneside Council.	Allocated site in a plan	SSADPD SA7	Part is 'close' to flood zone 3 designation. Local Wildlife Site	Site is not an AFI. If building on site DS required.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.891	36	0.89ha x 40ha = 36.
SS.35.005a	Land at Perth Green	Inverness Road	South Shields	1	100% Greenfield		Allocated site in a plan		LDf Site-Specific Allocations DPD			Site has housing potential	YES	NO	Next 5 years	Developable	0.9	36	
SS.35.007	Residential garage court	File Av	South Shields	0.06	100% PDL							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.06	3	
SS.35.008	Residential garages	Mul Grove	South Shields	0.01	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		Poor size	Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	NO	NO	6 to 10 years	Not presently developable	0.01	1	Void level 25% (2008/09). 0.01 x 50 = 0.5.
SS.35.016	Land at Brookley Whins triangle	Land at Brookley Whins triangle	South Shields	3.36	100% Greenfield	Mr. A J LeBlond - South Lodge Farm, North Road, Helton-le-Viole, Durham, DH5 5JY.	No planning status		Too many constraints.	Severe access constraints. Site is an Area for Further Investigation (former mineral railway) so if building on site desktop study and investigative works proportionate to the end use required. Greater than 30 two way trips on Strategic Route Network (peak impact 43-46) - further assessment of potential impact required		Zero potential due to mix of above	NO	YES	next 5 years	Not presently developable	2.52	126	N.B. Proposals to re-instate the Eastern link of the railway line from Type Dock to East Boldon would largely prevent this site becoming available for development.
SS.35.017	Residential garages	Melbourne Gardens / Australia Grove	South Shields	0.10	100% PDL	South Tyneside Council (South Tyneside Homes).	No planning status		19 lock-up garages and grassed area.	Need clarification of future use of garages. Site is not an Area for Further Investigation. If building on site desktop study required.		Site has housing potential	YES	NO	6 to 10 years	Developable	0.10	5	Void level 5% (2008/09). 0.1ha x 50ha = 5.
SS.35.018a	Land at Tasmania Road		South Shields	0.2	100% Greenfield	South Tyneside Council	Designated recreational open space		Open Space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.2	8	
SS.35.022	Land at Sandstone Close		South Shields	0.36	100% Greenfield	South Tyneside Council	No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.36	14	
SS.36.01a	Former Care Home, Gerald Street	Whiteleas	South Shields	0.61	100% PDL	South Tyneside Council - disposal notice Oct 2010	Permitted - under construction					Site has housing potential	YES	YES	next 5 years	Deliverable	0.55	26	
SS.36.014	Whiteleas social club	Gosforth Av	South Shields	0.24	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.24	7	
SS.36.018	Land at Debea Avenue	Whiteleas	South Shields	0.15	100% Greenfield	South Tyneside Council	No planning status			Public Rights of Way across the site		Site has housing potential	YES	NO	next 5 years	Developable	0.15	4	
SS.36.020	Former PH, Gaskell Avenue	Whiteleas	South Shields	0.2	100% PDL		Permitted - not started					Site has housing potential	YES	YES	next 5 years	Deliverable	0.2	1	Proposed convenience store with fuel above
SS.36.029	Land at Cobbett Crescent	Whiteleas	South Shields	0.14	100% Greenfield	South Tyneside Council	No planning status					Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.14	4	
SS.36.032	Former Percy Hudson Youth Centre	Sheridan Road	South Shields	0.17	100% PDL	South Tyneside Council.	Complete - no more units left to build	Proposed erection of 6no. 2no. bedroom semi detached bungalows with car parking, boundary treatment and associated landscaping, including landscape planting on adjoining land at Kingsley Avenue.		Site is not an Area for Further Investigation. If building on site desktop study possibly required		Site has housing potential	YES	YES	next 5 years	Deliverable	0.17	6	0.17 x 30 = 5.1. HCA-funded Council housing.
SS.36.033	Underused car park with road frontage	Ainsworth Av	South Shields	0.11	100% PDL							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.11	3	
SS.36.035	Land at Banyan Avenue / Balbec Avenue		South Shields	0.44	100% Greenfield	South Tyneside Council	Designated recreational open space	SSADPD SA7	Open space - poor quality			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.39	12	
SS.36.036	King George V Playing Fields, Galloworthy Road	Whiteleas	South Shields	1.1	100% Greenfield	South Tyneside Council	Designated recreational open space	SSADPD SA7	Open space - poor quality, but King George V playing fields status now included as a Field in Trust.	Existing playing field land.	Sport England advise that they would expect to see a suitable replacement in accordance with exceptional circumstance E4.	Site has housing potential	YES	NO	Not achievable	Not presently developable	1	30	
SS.37.006	Temple Park Junior School	Manet Gardens	South Shields	1.43	100% Greenfield	South Tyneside Council - proposed TOPS school closure (August/September 2011).			LDf Site-Specific Allocations DPD - recreational open space	Covenant for community benefit use on site may preclude residential. Site is not an AFI however it is within 250m of a landfill so if building on site DS and perhaps investigative works proportionate to the end use required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	Site has housing potential	YES	NO	next 5 years	Developable	1.287	39	
SS.37.007	Temple Park Junior School	Manet Gardens	South Shields	0.65	Both - mostly PDL	South Tyneside Council - proposed TOPS school closure (August/September 2011).			LDf Site-Specific Allocations DPD - recreational open space	Covenant for community benefit use on site may preclude residential. Site is not an AFI however it is within 250m of a landfill so if building on site DS and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	next 5 years	Developable	0.585	18	
SS.39.002	Land at Hopkins Walk / Masefield Drive		South Shields	0.27	100% Greenfield	South Tyneside Council	No planning status			Poor access		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.27	11	
SS.39.012	Grassed area with parking spaces to side of proper	Chaucer Avenue	South Shields	0.04	100% Greenfield							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.04	2	

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SS.39.020	Westfield site	Masefield Drive / Orwell Close	South Shields	4.59	100% Greenfield	South Tyneside Council.	No planning status	Previous application by Parimmon Homes for 113 dwellings withdrawn.		Known to be a broken field drain, and adjacent to former landfill. Access is poor as well. Site included in Part Za investigation. Awaiting confirmation of results from statutory consultees. It is a known former landfill site and it is believed any building on site would require further investigation and subsequent remediation. Greater than 30 two way trips on Strategic Route Network (peak impact 31-34) - further assessment of potential impacts required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	3.4425	138	
SS.39.021	Chuter Ede Playing Fields		South Shields	3.19	100% Greenfield				Dependent on offsetting loss of playing fields.			Subject to Strategic Land Review	Subject to Strategic Land Review	NO	Next 5 years	Not presently developable	2.3925	96	2.39 x 40
SS.39.022	Chuter Ede Education Centre	Galworthy Road	South Shields	1.75	100% PDL	South Tyneside Council (Education)	No planning status		LDF Site-Specific Allocations DPD	Site is not an Area for Further Investigation, however it is within 250m of a former landfill, so if building on site a desktop study and possibly investigation works would be required		Site has housing potential	YES	NO	Next 5 years	Developable	1.575	47	
SS.39.035	Vacant former Bryan Court Nursing Home	Galworthy Road	South Shields	0.33	100% PDL		Full application (Live)	Proposed change of use from Use Class C2 residential care home to 41 assisted living units.				Site has housing potential	YES	NO	Next 5 years	Developable	0.33	10	Potential conversion or redevelopment.
SS.40.013	Land at Hobain Road	Whiteas	South Shields	0.31	100% Greenfield	South Tyneside Council	No planning status	SSADPD SA19.		Tight access		Site has housing potential	YES	NO	Next 5 years	Developable	0.31	5	
SS.40.014	Residential garage court	Millas Gardens	South Shields	0.12	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.12	4	
SS.40.015	Residential garage court	Millas Gardens	South Shields	0.14	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.14	4	
SS.40.016	Land at Millas Gardens	Whiteas	South Shields	0.19	100% Greenfield	South Tyneside Council	No planning status					Site has housing potential	YES	NO	Next 5 years	Developable	0.19	2	
SS.40.020	Residential garage court	Copley Av	South Shields	0.08	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.08	2	
SS.40.021	Residential garage court	Copley Av	South Shields	0.04	100% PDL							Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.04	1	
SS.40.027	Temple Park Infant School	Rubens Avenue	South Shields	0.71	100% PDL	South Tyneside Council				Potential to be reused in interim period for Council services. Site is not an AFI, if building on site DS required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.639	19	
SS.41.005	Grassed area	Horton Avenue	South Shields	0.13	100% Greenfield	South Tyneside Council.	No planning status			Capacity constraint. Site is not an Area for Further Investigation. If building on site desktop study required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	NO	NO	Not achievable	Not presently developable	0.13	4	To be retained as open space as poor access and space constraints.
SS.41.006	Land at Moreland Road	Moreland Road	South Shields	0.08	100% Greenfield	South Tyneside Council	No planning status		Constraints - Impact on existing property			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.08	2	
SS.41.008	Land at Sandalwood	Whiteas	South Shields	0.5	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.45	14	
SS.41.038	Land at Rodin Avenue	Whiteas	South Shields	0.11	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.11	3	
SS.41.039	Residential garage court	Rodin Av	South Shields	0.11	100% PDL							Site has housing potential	YES	NO	Not achievable	Not presently developable	0.11	3	
SS.41.040	Conolly House	Reynolds Avenue	South Shields	0.38	100% PDL							Site has housing potential	YES	NO	Next 5 years	Developable	0.38	11	
WH.01.002	Side garden to dwelling	1 Shearwater	Whitburn	0.14	100% PDL		No planning status			Site is an Area for Further Investigation (former mineral railway line and near former Whitburn Colliery and former paper mill) so if building on site desktop study and investigative works proportionate to the end use required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.14	4	
WH.01.003	Land at Llac Crescent		Whitburn	0.23	100% Greenfield	South Tyneside Council	No planning status		Too many constraints			Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.23	3	(7)
WH.01.005	Coast Road Garage and caravan storage site	Mill Lane/Coast Road	Whitburn	0.17	100% PDL		Allocated site in a plan	Pre-application enquiry - proposed residential development (3-4 dwellings). LDF SSADPD SA9		Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	NO	Next 5 years	Developable	0.17	5	
WH.01.034	Land at Rose Crescent		Whitburn	0.2	100% PDL	South Tyneside Council	No planning status		Poor access	Poor access		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.2	6	
WH.02.003	Side garden to dwelling	32 Geoffrey Street	Whitburn	0.02	100% PDL		No planning status		On-site use class C3 (Dwelling Houses).	Site is not an Area for Further Investigation however it is within 250m of a landfill so if building on site desktop study and perhaps investigative works proportionate to the end use required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.02	1	
WH.02.008	Alotments	Myrtle Avenue / Rackly Way / Holly Avenue / Beech Avenue	Whitburn	0.64	100% Greenfield	South Tyneside Council.	Designated recreational open space.			Site is not an Area for Further Investigation however it is adjacent to one (the ranges and near to former quarry). If building on site desktop study and perhaps investigative works proportionate to the end use required.		Zero potential due to mix of above	NO	NO	Not achievable	Not presently developable	0.68	17	
WH.02.009	Land at Rackly Way	Myrtle Avenue / Rackly Way / Holly Avenue / Beech Avenue	Whitburn	2.03	100% PDL	South Tyneside Council.	Complete - no more units left to build	SSADPD SA9		Site is not an AFI, if building on site DS required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Site has housing potential	YES	YES	Next 5 years	Deliverable	1.44	77	
WH.02.013	Garages	Elm Drive	Whitburn	0.14	100% PDL							Site has housing potential	YES	NO	Next 5 years	Developable	0.14	4	
WH.02.015	Social club with car park.	North Guards	Whitburn	0.17	100% PDL	Ownership.		Area of Potential Archaeological Importance (ENVB/2) & Conservation Area				Site has housing potential	YES	NO	Not achievable	Not presently developable	0.17	5	
WH.02.016	Rear garden to large historic property.	North Guards	Whitburn	0.22	100% PDL	Ownership, conservation area.		Area of Potential Archaeological Importance (ENVB/2) & Conservation Area	Whitburn Conservation Area			Site has housing potential	YES	NO	Next 5 years	Developable	0.22	2	
WH.02.017	Regents Close	Church Lane	Whitburn	0.75	100% PDL		DMS - Whitburn Conservation Area	Pre-application enquiry for residential development. Area of Potential Archaeological Importance (DME) & Conservation Area	Too many constraints. Policy constraint discouraging reason - Area of Potential Archaeological Importance (DME) & Whitburn Conservation Area	Site is not an Area for Further Investigation, if building on site desktop study possibly required		Zero potential due to mix of above	NO	NO	Next 5 years	Not presently developable	0.68	20	9.68 x 30 = 20.25
WH.02.019	Public house and car park.	Elders Court	Whitburn	0.12	100% PDL	Ownership, impact on existing property.		Area of Potential Archaeological Importance (ENVB/2) & Conservation Area				Site has housing potential	YES	NO	Not achievable	Not presently developable	0.12	4	
WH.02.037	Warehouse and goods yard	Adolphus Street	Whitburn	0.09	100% PDL		No planning status		Adjacent to Whitburn Conservation Area (DME) and area of potential archaeological importance.	Site is not an Area for Further Investigation, if building on site desktop study required.		Site has housing potential	YES	NO	Next 5 years	Developable	0.09	3	
WH.02.043	Church Lane House	Church Lane	Whitburn	0.21	100% PDL	H & D Davidson - Atlas Garage, Whitley Road, Longbenton, Newcastle upon Tyne, NE12 9SR	Permitted - not started	Proposed 3 apartments and 2 houses.		Site is not an Area for Further Investigation, if building on site desktop study required.		Site has housing potential	YES	YES	Next 5 years	Deliverable	0.21	5	