

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

Ref No	Site Name	Site Address	Settlement	Total Site Area (ha)	PDL or greenfield	Ownership Details	Present Planning Status	Infrastructure / Utility Constraints	Approach to Overcome Infrastructure / Utility Constraints	Does the Site have Caravan Pitch/Plot Potential?	Is the Site Suitable?	Is the Site Available?	Is the Site Achievable?	Is the Site Deliverable/Developable?	Estimated Developable Area (ha)	Revised Pitch/Plot Yield Estimate
BC.01.021	Industrial land	Cotswold Lane	Boldon Colliery	1.80	100% PDL	Private	LDF 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	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	Yes	YES	NO	Not achievable	Not presently developable	1.62	15-20
BC.02.027a	Land at Boldon Business Park		Boldon Colliery		100% Greenfield	Private	LDF Core Strategy Policy E1	Services		NO	NO	NO	Not achievable	Not presently developable	0.25	>6
GB.01.014	Land at White Mare Pool		Wardley	0.2	100% PDL	Gypsy and Traveller Community	LDF SA10 - safeguarded for gypsy and traveller pitches	Services / Access		YES	YES	YES	next 5 years	Deliverable	0.2	>5
GB.01.015	Land at West Pastures		West Boldon	0.8	100% Greenfield	Gypsy and Traveller Community	LDF SA10 - allocated for gypsy and traveller pitches	Services / Access		YES	YES	YES	next 5 years	Deliverable	0.8	13-15
GB.02.001a	Former MoD bunkers and medical stores	Green Lane	East Boldon	6	Both - mostly greenfield	Mayflower Glass Ltd	LDF Core Strategy Policy EA1 - Green Belt and Great North Forest, DM Policies DM7 - Area of Landscape Significance.	Access		YES	NO	NO	Not achievable	Not presently developable	4.5	>40
HB.02.013	Former Local Authority housing area	Argyle Street / Caledonian Street	Hebburn	6.93	100% PDL	South Tyneside Council.	LDF SA9	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.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	YES	YES	NO	next 5 years	Developable	5.1975	>40
HB.03.010	Garage and car wash	Victoria Road East	Hebburn	0.47	100% PDL	Private	LDF SA9	Former petrol filling station, therefore AFI site.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	YES	YES	NO	Not achievable	Not presently developable	0.42	>6
HB.03.039	Bedewell Primary School	Coleridge Square	Hebburn	2.36	100% PDL	South Tyneside Council	LDF 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.	YES	NO	NO	Not achievable	Not presently developable	1.77	15-20
HB.03.039a	Bedewell Primary School (playing field)	Coleridge Square	Hebburn	1.83	100% Greenfield	South Tyneside Council	LDF SA4	Playing fields may be retained. Not believed to be an Area for Further Investigation. If building on site desktop study required.		YES	NO	NO	Not achievable	Not presently developable	1.65	15-20
HB.04.024	Land at Hebburn Riverside		Hebburn	1	100% PDL	South Tyneside Council	LDF SA1, SA3, SA10	Flood Risk Zones 2 and 3		YES	YES	NO	next 5 years	Developable	1	>10
HB.06.012	Bedewell Industrial Estate	Adair Way / Red House Road	Hebburn	7.15	100% PDL	Private	LDF SA9	Site is an Area for Further Investigation (next to former steel tubeworks and quarry). If building on site desktop study 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.	YES	YES	NO	Not achievable	Not presently developable	5.36	>40
HB.06.015	Disused playing field	Red House Road	Hebburn	2.47	Both - mostly greenfield	Private	LDF SA9	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.	YES	YES	NO	Not achievable	Not presently developable	1.85	15-20
HB.13.002	Land at Monkton Fell	Lukes Lane / Monkton Lane	Hebburn	14.37	100% Greenfield	Barratt Newcastle / Taylor Wimpey - joint control	LDF SA9	Access improvements required. Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Coke 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.	YES	YES	NO	Not achievable	Not presently developable	10.78	>40
HB.13.003	Land at Monkton Fell	Lukes Lane / Leam Lane	Hebburn	4.25	100% Greenfield	Barratt Newcastle / Taylor Wimpey - joint control	LDF SA9	Access improvements required. Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Coke 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.	YES	YES	NO	Not achievable	Not presently developable	3.1875	>40
LL.01.001	Land at Monkton Fell	Monkton Lane	Hebburn	4.36	100% Greenfield	Barratt Newcastle / Taylor Wimpey - joint control	LDF SA9	Access improvements required. Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Coke Works) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	Site is not an Area for Further Investigation however it is adjacent to one (next to former Monkton Coke Works) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	YES	YES	NO	Not achievable	Not presently developable	3.27	>40

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LL.01.001a	Land at Monkton Fell	Monkton Lane	Hebburn	1.08	100% Greenfield	Barratt Newcastle / Taylor Wimpey - joint control	LDF SA9	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 Coke Works) so if building on site desktop study and perhaps investigative works proportionate to the end use required.	YES	YES	NO	Not achievable	Not presently developable	0.97	13-15
LL.01.003	Open space	Marine Drive / Campbell Park Road	Hebburn	0.89	100% Greenfield	South Tyneside Council.	LDF SA6/7	Not an AFI. If building on site DS required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	YES	NO	NO	Not achievable	Not presently developable	0.801	13-15
LL.01.003a	Lukes Lane Community Primary School	Marine Drive / Campbell Park Road	Hebburn	0.52	Both - mostly PDL	South Tyneside Council.	LDF SA6/7	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.	YES	NO	NO	Not achievable	Not presently developable	0.468	>6
LL.01.004	Open space	Marine Drive / Campbell Park Road	Hebburn	1.47	100% Greenfield	South Tyneside Council.	LDF SA6/7	Not an AFI. If building on site DS required.	A sewer(s) crosses the site and NWL would require its diversion or an easement.	YES	NO	NO	Not achievable	Not presently developable	1.323	>15
LL.01.004a	Lukes Lane Community Primary School	Marine Drive / Campbell Park Road	Hebburn	0.82	Both - mostly PDL	South Tyneside Council.	LDF SA6/7	Not an AFI. If building on site DS required.		YES	NO	NO	Not achievable	Not presently developable	0.738	13-15
LL.01.032a	Land at Marine Drive		Lukes Lane Hebburn	1.3	100% Greenfield	South Tyneside Council	Core Strategy SC6 - Wildlife Corridor, Linked Open Space System (LOSS), DM7 - Green Infrastructure.	Access/Public Footpath		YES	NO	NO	next 5 years	Not presently developable	1.17	>15
LL.01.033	Land at Monkton Fell	Leam Lane	Hebburn	3.67	100% Greenfield	Private	LDF SA7	Flood Risk Zone 3		YES	NO	NO	Not achievable	Not presently developable	2.7525	>40
SS.03.004	SAFT battery factory	River Drive / Wapping Street	South Shields	1.44	100% PDL	SAFT Battery Factory.	LDF SA9	Adjacent to Arbeia / 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.	YES	YES	NO	Not achievable	Not presently developable	1.30	15-20
SS.04.001a	Car Park adjacent to the Amusement Park Caravan Site		South Shields	0.2	100% PDL	South Tyneside Council				YES	YES	NO	Not achievable	Not presently developable	0.2	6
SS.04.002a	Land adjacent to south of Site 11	Amusement Park Caravan Site	South Shields	0.03	100% PDL	Private	LDF SA10 - informally safeguarded for travelling showpeople plots			YES	YES	YES	next 5 years	Deliverable	0.03	1
SS.04.002b	Land adjacent to north of Site 11	Amusement Park Caravan Site	South Shields	0.06	100% PDL	Private	LDF SA10 - informally safeguarded for travelling showpeople plots			YES	YES	YES	next 5 years	Deliverable	0.06	2
SS.04.003a	Land at the Amusement Park Caravan Site		South Shields	0.1	100% Greenfield	Private				YES	NO	NO	Not achievable	Not presently developable	0.1	3
SS.11.022	Land at Garwood Street		South Shields		100% PDL	0.3	LDF SA3	Site might be an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required.		YES	NO	NO	Not achievable	Not presently developable	0.3	>6
SS.11.027	Land at Garwood Street		South Shields		100% PDL	0.7	LDF SA3	Site might be an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required.		YES	NO	NO	Not achievable	Not presently developable	0.7	>10
SS.11.028	Land at Garwood Street		South Shields		100% PDL	0.9	LDF SA3	Site might be an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required.		YES	NO	NO	Not achievable	Not presently developable	0.9	13-15

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SS.20.007	Land next to Misumi	Bedesway	South Shields		100% PDL	1.2	LDF SA3	Site might be an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required.		YES	NO	NO	Not achievable	Not presently developable	1.2	>15
SS.28.004	Land at Towers Place	Shaftsbury Avenue	South Shields		100% PDL	1.3	LDF SA3	Site might be an Area for Further Investigation. If building on site desktop study and investigative works proportionate to the end use would be required.		YES	NO	NO	Not achievable	Not presently developable	1.3	>15
SS.35.005	Land at Inverness Road	Inverness Road	Jarrow	0.99	100% Greenfield	South Tyneside Council.	LDF SA7	Site is not an AFI. If building on site DS required.		YES	NO	NO	Not achievable	Not presently developable	0.891	13-15
SS.37.006	Temple Park Junior School	Manet Gardens	South Shields	1.43	100% Greenfield	South Tyneside Council	LDF SA6	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.	YES	YES	NO	Not achievable	Not presently developable	1.287	>15
SS.37.007	Temple Park Junior School	Manet Gardens	South Shields	0.65	Both - mostly PDL	South Tyneside Council	LDF SA6	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.	YES	YES	NO	Not achievable	Not presently developable	0.585	>6
SS.39.020	Westfield site	Masefield Drive / Orwell Close	South Shields	4.59	100% Greenfield	South Tyneside Council.	LDF SA9	Known to be a broken field drain, and adjacent to former landfill. Access is poor as well. required.	Both a water main and sewer crosses the site and NWL would require it to be diverted or within an easement.	YES	YES	NO	Not achievable	Not presently developable	3.4425	>40