

TAKE-UP OF LAND FOR EMPLOYMENT PURPOSES 2003-2017

Business Park	Site Address	Use	Area	Date
Hebburn				
Prince Consort Industrial Estate	Adjoining Unit 16/17	Scrap yard	0.16	2010
Prince Consort Road	Former A&B Cranes	Compound	0.24	2014
Hebburn / Jarrow Riverside				
Viking Industrial Park	Strathmore & Hawthorne (EZ)	Offices	3.78	2004
Bladen Street Ind Est	Palmer Street	Ind	0.20	2016
Bede, Simonside, Elswick Way & Middlefields Industrial Estate				
Bede Industrial Estate	2a-2f Bede Trade Park, Abbotsway	Trade Park	0.34	2004
	Barbour Staff Car Park	Car Park	0.26	2014
Middlefields Industrial Estate	8 Throckley Way	Ind / Wh	0.35	2003
	9 Throckley Way	Ind / Wh	0.15	2005
Simonside East Industrial Park	1-9 Findlay Court	Ind / Wh	0.97	2006
	3-10 Waldrige Way	Ind / Wh	3.55	2007
Simonside Industrial Estate	6b, 6c Shaftesbury Avenue	Ind / Wh	0.07	2003
Elswick Way industrial Estate	Western end of Elswick Way	Compound	0.29	2015
Port of Tyne Estate				
Tyne Dock (Offices)	Collingwood House	Offices	0.08	2005
Tyne Dock (Warehouses)	Units1, 2 & 3 Tyne Dock East Side	Warehouse	2.70	2005
	Warehouse 21	Warehouse	2.50	2004
	Jarrow Road	Warehouse	2.33	2010
North of Jarrow Road	Nissan Export	Compound	3.84	2012
	Former JT Dove, Nissan	Compound	2.33	2016
	Former Tarmac, Nissan	Compound	1.20	2016
Former Tyne Dock	Wood pellet silos	Storage	2.72	2016
	Car Park west	Parking	0.48	2014
	Car park east	Parking	0.45	2015
	New wharf on river	Port operation	0.83	2017
South Shields Riverside & Town Centre				
Garwood Street	1, 2 Garwood Street	Ind / Wh	0.36	2006
	Former Jerry's Drums	Compound	0.34	2014
Harton Staithes	The Business Centre (BT)	Offices	0.30	2010
	Land at Station Rd / Commercial Rd	Parking B1	0.25	2010
Market Dock	1-10 Waverley	Offices	0.49	2006
	30/31 & 32 Low Lane	Offices	0.74	2007
Mitre Place	Plot L	Ind / Wh	0.18	2007
	Adjoining Plot L	Ind / Wh	0.05	2013
Portberry Street	Unit 16	Ind / Wh	0.04	2003
	Plot D	Ind / Wh	0.07	2007
Rekedyke Industrial Estate	1a -d, 2a-e	Ind / Wh	0.52	2005
	Cell Pack Solutions, West Walpole St	B1	0.12	2012
Tudor Rd / Wilson Street	Harkers Coaches	Ind / Wh	0.02	2009
Havelock Street	One Trinity Green	Offices	0.40	2011
	Compound to south west	Compound	0.07	2014
Forest Road Industrial Estate	Compound to rear of TEDCO	Compound	0.25	2013
Western Approach Trade Park	Former Be Modern	Warehouse	1.17	2016
Boldon				
Boldon Business Park	12 Burford Way	Ind / Wh	0.20	2004
	1-9 Boldon Court, Burford Way	B1	0.85	2006
	8/9 Brooklands Way	Ind / Wh	0.67	2003
	A1-3, B1-3, C1-3 Woodstock Way	Offices	0.79	2006
	Quadrus, Woodstock Way	Offices	0.85	2004
Boldon Colliery	15-20 Bensham Street	Ind / Wh	0.23	2006
	2-6 Bensham Street	Ind / Wh	0.16	2004
	7-14 Bensham Street	Ind / Wh	0.17	2007
Monkton				
Monkton Business Park North	Unit 4	Warehouse	1.85	2003
	Unit 5	Warehouse	2.71	2005
	Units 6 & 7	Ind / Wh	1.19	2006
Monkton Business Park South	2 Koppers Way	Offices	1.15	2004
	Apollo Court Phase 1	Offices	1.00	2006
	Blue Sky Way Phase 1	Offices	0.96	2006
	Merchant Court	Offices	2.02	2006
	Infinity Park	Ind / Wh	1.73	2017
Miscellaneous				
Cleadon Lane Ind Est	7a-7h	Ind / Wh	0.10	2006
Total			51.82	

Year	Take-up (hectares)	Port	All
1986	2.40		2.40
1987	2.00		2.00
1988	2.40		2.40
1989	11.40		11.40
1990	1.00		1.00
1991	3.35		3.35
1992	6.30		6.30
1993	6.20		6.20
1994	6.90		6.90
1995	1.67		1.67
1996	1.69		1.69
1997	2.08		2.08
1998	1.92		1.92
1999	3.33		3.33
2000	10.78	0.89	11.67
2001	3.73		3.73
2002	0.84	2.91	3.75
2003	2.98		2.98
2004	6.41	2.5	8.91
2005	3.38	2.78	6.16
2006	8.79		8.79
2007	4.90		4.90
2008	0.00		0.00
2009	0.02		0.02
2010	0.71	2.33	3.04
2011	0.40		0.40
2012	0.12	3.84	3.96
2013	0.30		0.30
2014	0.91	0.48	1.39
2015	0.29	0.45	0.74
2016	1.37	6.25	7.62
2017	1.73	0.83	2.56
2001-17	36.88	22.37	59.25

Period	Total Take-up (hectares)	Average Take-up (hectares p.a.)
Short Term (5 years)	4.60	0.92
Medium Term (10 years)	5.85	0.59
Long Term (15 years)	32.31	2.15
Very Long Term (25 years)	71.45	2.86

Period	Total Take-up	Average Take-up
Short Term (5 years)	12.61	2.52
Medium Term (10 years)	20.03	2.00
Long Term (15 years)	51.77	3.45
Very Long Term (25 years)	94.71	3.79

Application Ref	Site Address	Comments	Former Use	Area (ha)	Date
ST/306/04	The Hawthornes, Argyle Street, Hebburn	Former Warrant Distribution Depot demolished and redeveloped as housing.	B8	2.20	2005
ST/1578/04	Hedgeley Court, Hedgeley Road, Hebburn	Former Tyco Thermal factory demolished and redeveloped as housing.	B2	4.80	2005
ST/1228/03/FUL	Riverside Village, St Aloysius View, Hebburn	Former VA Tech Reyrolle Works demolished and redeveloped as housing. Engineering complex with very low employment density.	B2	8.00	2007
ST/0542/10/FUL	Riverside Village, St Aloysius View, Hebburn	DSS/ Reyrolle building demolished and redeveloped as housing and care home.	B2	1.70	2010
ST/0588/09/OUT	Laygate, Rekendyke Lane, Havelock Street	Circatex factory demolished. Houses now under construction on 4 ha of site. One Trinity Green constructed on 0.4ha, 0.35 ha retained for employment.	B2	4.00	2012
	Churchfield House, North Drive, Hebburn	Office redeveloped as single detached house	B1	0.15	2012
	Charlotte Street, South Shields	Cleared site to rear of workshops now surfaced and laid out as a public car park	B2	0.14	2013
	Bedewell Ind Est	Multi-let industrial complex with high void rate has been demolished. Council has identified site for residential redevelopment.	B2	8.71	2013
	Wouldhave House, Market Place, South Shields	Office block demolished as part of town centre regeneration and to be redeveloped as Library.	B1	0.31	2013
	Harton Staithes West	Derelict site of former Harton coal staithes now formally laid out as public parkland.	B8 (?)	0.98	2013
	Cotswold Lane, Boldon Colliery	Employment land developed as housing.		1.11	2014
	Glen Street, Hebburn	Former Council works depot and Tharsus Engineering redeveloped as housing	B8	0.84	2015
	South Drive, Hebburn	Trench UK, BSTS & UHV Laboratory demolished and being redeveloped as housing estate	B2	10.26	2017
	Harton Quay	Derelict site of former Harton coal staithes now laid out as parking for The Word.	B8	0.20	2017
ST/0088/17/PNCU	Long Row, South Shields	Vacant Garland call centre. Conversion to apartments.	B1	0.80	2017

Future Potential Losses of Employment Land

Cleadon Lane Ind Est	Vinci Construction workshop to be redeveloped as 18 apartments	B2	0.52	2018
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South Shields Riverside (Holborn, Middle Docks, High Shields)	Proposed mixed use regeneration. Materplan proposes residential and economic development but no redevelopment has yet taken place and exact amount of land to be lost from employment uncertain.	B2	10.00
Duncan House, Crossgate, South Shields	Vacant office block demolished. Not known if site will be redeveloped for employment use	B1	0.29