

Criteria

Score	MARKET ASSESSMENT CRITERIA						SUSTAINABILITY CRITERIA					Suitability for Waste Management Facilities
	Access to Strategic Highway Network	Site Characteristics & Physical Constraints	Infrastructure	Market Attractiveness	Barriers to Development	Ownership Factors	Local Road Access	Proximity to Urban Areas	Compatibility of Adjoining Uses	Planning Sustainability	Sequential Status	
5	Within 2 km of SHN via unconstrained roads.	Level. Regular shape. Low risk of flooding. Not in COMAH zone. > 3 ha?	Well served by good quality site infrastructure: roads, lighting, landscaping, mains utilities.	Area of strong demand. Suit broad range of businesses. High profile location. Viable development location.	Serviced remediated plot with infrastructure to edge.	Single developer prepared to build speculatively.	Free moving, wide roads, avoid housing areas and bad junction.	Within 1 km of town centre. Good pedestrian access to housing areas. Close to bus / metro stop.	Within larger employment area. No incompatible land use.	Brownfield site. Compliant with LDF objectives. Strong settlement boundary. Extant planning consent.	In Town Centre (South Shields, Jarrow or Hebburn).	PDL. Not in flood risk area or adjoining water. Compatible with adjoining uses and areas of natural / historic importance. Not visually intrusive. One constraint
4	Within 2 km of SHN via constrained roads.	One constraint	All infrastructure. Average quality.	One constraint	Modest infrastructure or remediation.	Single developer will only build bespoke premises.	One constraint	Within 2 km of town centre. Good pedestrian access to housing areas. Close to bus / metro stop.	Edge of larger employment area. Separated by highway from incompatible land	One constraint	In minor centre.	
3	Within 2 km of other dual carriageway via unconstrained roads.	Two constraints	All infrastructure. Poor quality.	Two constraints	Modest infrastructure and remediation.	Single owner, not a developer.	Two constraints	One constraint Within 2km of town / district centre or bus/metro stop.	B1 adjoining residential areas	Two constraints	Edge of Centre (within 500 m).	Two constraints
2	Within 2 km of other dual carriageway via constrained roads.	Three constraints	Limited infrastructure	Three constraints	Major infrastructure provision or remediation.	Two owners	Three constraints	Two constraints Over 2km from town / district centre or bus/metro stop.	B2 & B8 adjoining residential areas	Three constraints	Out of Centre.	Three constraints
1	Over 2 km from dual carriageway.	Four constraints	Major infrastructure required.	Four constraints	Major infrastructure provision and remediation.	Site assembly required.	Four constraints	Three constraints Over 3km from town / district centre or bus/metro stop.	B2 & B8 adjoining residential areas on more than one side.	Four constraints	Out of Town.	Four constraints

Available Employment Sites			QUANTITATIVE ASSESSMENT				MARKET ASSESSMENT CRITERIA										SUSTAINABILITY CRITERIA					ADDITIONAL INFORMATION	
Site Ref	Site	Location	Gross Site Area (Ha)	Gross : Net Ratio	Estimated Net Area (ha)	Business Use Classes:	Availability	Greenfield / Brownfield	Within 2 km of SHN	Access to Strategic Highway	Site Characteristics and Physical	Infrastructure	Market Attractiveness	Barriers to Development	Ownership Factors	Local Road Access	Proximity to Urban Areas	Compatibility of Adjoining Uses	Planning Sustainability	Sequential Status	Comments / Notes	Recommendation	
General Employment Sites																							
E1	Land at Wagonway Industrial Estate, Hebburn	Hebburn / Jarrow	0.50	100%	0.50	B1b/c/ B2 / B8	IA	GF	N	1	4	4	2	5	3	3	3	5	4	2	Sportsfield in centre of industrial estate is owned by football club, but not laid out as pitch. Liddle Doors has tried to buy in past.	Owner unwilling to sell. Council to consider whether to deallocate given that this is an otherwise readily available site.	
E2	Former NGN gas holder, Curlew Road	Hebburn / Jarrow	0.68	100%	0.68	B2	RP	BF	Y	4	3	3	2	4	3	5	5	5	4	5	Gas holder within industrial area dismantled in 2017. Site available for re-use. The site was recently sold but no planning application for a change of use had been received at the time of this study.	Having regard to adjoining businesses, Council to consider retention for employment or commercial use	
E3	Land East of Pilgrims Way, Bedesway	Bede / Simonside / Middlefields	0.43	100%	0.43	B1b/c/ B2 / B8	IA	GF	Y	5	5	3	4	5	5	5	4	5	4	2	Undeveloped plot within established industrial estate. Owned by a developer - Northern Trust.	Council to consider retaining as employment land	
E4	West of Pilgrims Way (east of Mitsumi), Bede Ind Est	Bede / Simonside / Middlefields	1.41	100%	1.41	B1b/c/ B2 / B8	IA	GF	Y	5	4	3	4	4	5	5	4	5	4	2	Grassed former expansion land to east of former Mitsumi now owned by Northern Trust. Company prepared to build or sell plots.	Council to consider retaining as employment land	
E5	North of Tesco, Towers Place, Simonside Ind Est	Bede / Simonside / Middlefields	1.45	90%	1.31	B1b/c/ B2 / B8	RP	BF	Y	5	4	3	2	1	3	4	4	2	5	2	Cleared industrial site within established industrial estate. Further reclamation required to grub up floor slabs. Owned by Council and currently on market.	Council to consider retaining as employment land	
E6	Hobson Way, East of Simonside Ind Est	Bede / Simonside / Middlefields	0.47	100%	0.47	B1b/c/ B2 / B8	RP	BF	Y	5	4	5	3	4	3	5	4	4	4	2	Former car storage compound, currently in use as works compound for new road link. On completion of new junction there is potential to extend site to north.	Council to consider retaining for employment /commercial use.	
E7	South of Heddon Way, Middlefields Ind Est	Bede / Simonside / Middlefields	0.68	100%	0.68	B1b/c/ B2 / B8	IA	GF	N	3	3	4	2	5	3	3	2	5	4	2	Former expansion land for Feller UK now surplus to requirements and available for development.	Council to consider retaining as employment land	
E8	Land to rear of Western Approach Trade Park, Wilson Street	South Shields	0.31	100%	0.31	B1b/c/ B2 / B8	IA	BF	N	3	3	4	2	4	3	5	5	5	4	3	Terrace of trade counter units developed on site of former factory. Land to rear cleared and fenced.	Council to consider retaining for employment /commercial use.	
E9	Former Duncan House, Crossgate	South Shields	0.28	100%	0.28	B1a	RP	BF	N	3	3	4	2	4	3	5	5	4	4	3	Cleared site of office block. Planning consent granted for construction of seven units for B1/ B2 / B8	Council to consider retaining as employment land	
E10	Northern end of Boldon BP	Boldon Colliery	0.60	100%	0.60	B1/ B2 / B8	IA	GF	Y	5	4	5	4	5	4	5	5	5	4	2	Overhead high voltage cables; owner UK Land Estates sees potential for small unit or use for external storage.	Council to consider retaining as employment land	
E11	Land west of 16 Brooklands Way, Boldon Business Park	Boldon Colliery	0.61	100%	0.61	B1/ B2 / B8	IA	GF	Y	5	4	5	5	5	5	5	5	5	4	3	Owned by UK Land Estates (developer / investor). Outline consent for development of detached industrial unit granted in October 2008 (ST/1601/08/OUT).	Council to consider retaining as employment land	
E12	Land East of Lukes Lane, Monkton Fell (West) Hebburn	Monkton	3.92	85%	3.33	B1 / B2 / B8	RP	GF	Y	5	5	1	5	2	3	4	2	5	1	1	Grazing land. Knight Frank has been marketing with adjoining site P1 for industrial use since March 2015. Site requires access and infrastructure provision so whilst in an area where demand relatively strong, viability of development	Council to retain as employment site and to consider funding required to bring site forward for development.	
			11.34		10.61																		
Specialist Employment Sites - Port																							
E13	Beside MH Southern	Port of Tyne	0.44	100%	0.44	B1 / B2 / B8	RP	BF	Y	5	2	3	3	3	4	4	4	5	4	2	Landlocked site surrounded by land and premises leased to timber merchants. Port proposing to relocate tenant and to carry out works to mitigate flood risk.	Within Port Estate; Council to consider retaining as employment land.	
E14	Former Premier Waste	Port of Tyne	1.30	100%	1.30	B1 / B2 / B9	IA	BF	Y	5	1	3	4	3	4	4	4	5	4	2	On edge of Port Estate fronting Jarrow Road	Within Port Estate; Council to consider retaining as employment land.	
E15	Former TJ Thompson	Port of Tyne	1.26	100%	1.26	B1 / B2 / B10	IA	BF	Y	3	2	4	4	4	4	4	4	5	4	2	Within Port Estate with rail access. On market with Naylor's to let as whole or part.	Within Port Estate; Council to consider retaining as employment land.	
E16	Tyne Dock Infill	Port of Tyne	3.51	100%	3.51	B1 / B2 / B8	IA	GF	N	3	4	4	4	5	4	4	4	5	5	2	Within Port of Tyne Estate. Filling of former dock basin (ST/0944/09/FUL) has created development land and mitigated flood risk.	Within Port Estate; Council to consider retaining as employment land.	
E17	Hill 60	Port of Tyne	0.57	100%	0.57	B1 / B2 / B8	IA	BF	N	2	3	3	3	4	4	4	4	5	4	2	Land formerly used for aggregate storage on edge of Port Estate and fronting Templetown from which access could easily be taken.	Within Port Estate; Council to consider retaining as employment land.	
E18	Former car park, Garwood Street	Port of Tyne	1.60	100%	1.60	B1 / B2 / B8	IA	BF	N	2	3	1	1	2	4	3	4	5	4	2	Owned by Port of Tyne. Naylor's - to let whole or part,	Owned by Port; Council to consider retaining as employment land.	
E19	Tyne Dock Enterprise Park (former NcNulty Offshore), Commercial Road	Port of Tyne	7.04	100%	7.04	B1 / B2 / B8	IA	BF	N	2	4	3	1	2	4	3	3	4	4	2	Purchased by Port of Tyne to allow a down-river extension of Port Estate. The site has Enterprise Zone status and adjoins the Council's Holborn Riverside Regeneration Area.	Within Port Estate; Council to consider retaining as employment land.	
			32.19		30.87																		
Specialist Employment Sites - River Frontage																							
E20	Former Hawthorn Leslie Shipyard, Ellison Street, Hebburn	Hebburn / Jarrow Riverside	3.70	100%	3.70	B1 / B2 / B8	RP	BF	N	1	3	3	2	1	3	3	3	1	5	2	Former shipyard, vacant since 2006. Fabrication halls demolished in 2011, some buildings remain in southern corner. Site adjoins A&P Tyne fabrication hall. Marketing has attracted offers for continued employment use in 2008, 2010 & 2018. Owner proposing residential development	Substantial investment required to bring site back into use. Past demand for riverside sites weak but during the plan period this demand to grow strongly as offshore sectors expand e.g. vessel fabrication and operation and maintenance of turbines	
E21	Jarrow Green Business Park, Wagonway Road	Hebburn / Jarrow Riverside	6.31	80%	5.05	B1 / B2 / B8	RP	BF	N	4	3	1	2	2	3	4	4	5	4	2	Between Wagonway Road and the river's edge the site is situated between the Wagonway and Viking industrial estates. Some remediation, reclamation, and access works have been carried out but further expenditure on site preparation is required. Council has alternative development proposals for the site.	Substantial investment required to bring site back into employment use. Past demand for riverside sites weak but during the plan period this demand to grow strongly as offshore sectors expand. Council to consider further investment during plan period.	
E22	Former Dow Chemicals, Chaytor Street	Hebburn / Jarrow Riverside	14.11	90%	12.70	B1 / B2	RP	BF	Y	4	2	3	3	3	3	5	5	4	4	3	Large riverside works, closed 2015. Some buildings demolished but office block, gatehouse and weighbridge to be retained. On market with JK Property Consultants. Current owner to undertake remediation of site. Owner unwilling to consider alternative uses	Retain for employment. Council to consider restricting riverside areas for businesses requiring river access.	
			72.03		68.04																		
Specialist Employment Sites - Advanced Manufacturing																							
E23	IAMP South (North of Nissan Site)	International Advanced Manufacturing Park	3.31	100%	3.31	B2	RP	GF	Y	5	5	1	5	2	3	5	2	5	2	1	Arable farmland to north of Nissan. Part of 150 ha site being brought forward by South Tyneside and Sunderland Councils as an advanced manufacturing park. Funding for infrastructure has been secured. Henry Boot has been appointed as contractor. Land in Phase 1	Council to allocate as specialist employment site	

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E24	IAMP South (north west corner)	International Advanced Manufacturing Park	8.64	85%	7.34	B2	RP	GF	Y	5	5	1	5	2	3	5	2	5	2	1	Arable farmland to north of Nissan. Part of 150 ha site being brought forward by South Tyneside and Sunderland Councils as an advanced manufacturing park. Funding for infrastructure has been secured. Henry Boot has been appointed as contractor. Land in Phase 1	Council to allocate as specialist employment site
E25	IAMP North	International Advanced Manufacturing Park	50.00	85%	42.50	B2	RP	GF	Y	5	5	1	5	2	3	5	2	5	2	1	Arable farmland to north of Nissan. Part of 150 ha site being brought forward by South Tyneside and Sunderland Councils as an advanced manufacturing park. Funding for infrastructure has been secured. Henry Boot has been appointed as contractor. Land in Phase 2	Council to allocate as specialist employment site
			61.95		53.15																	
Mixed Use Sites																						
M	Argyle Street / Caledonian Street, Hebburn	Hebburn	6.90	N/K	N/K	B1 / B2 / B8	RP	BF	N	1	5	2	2	3	3	4	5	4	4	2	Proposed mixed use site. Development for economic development will have to be compatible with residential /educational surrounding uses and any residential / wildlife habitat areas developed/retained on site. See Local Brownfield Strategy	Council to consider allocation for mixed-use with nominal employment component.
M2	West of Fowler Street	South Shields	3.50	N/K	N/K	A2 / B1/ B2	RP	BF	N	2	2	3	2	3	1	1	5	5	5	5	Various small sites crossed by highways. Some laid out as public car parks. Currently vacant land totals 0.80 ha	Council to consider allocation for mixed-use with nominal employment component.
M3	Central Library, Anderson Street	South Shields	0.32	N/K	N/K	A2 / B1	RP	BF	N	2	4	4	2	2	3	2	5	4	5	5	Library has relocated	Council to consider allocation for mixed-use with nominal employment component.
M4	North of One Trinity Green, Laygate	South Shields	0.35	100%	0.35	B1	IA	GF	N	3	5	4	1	4	3	4	5	4	4	2	Formerly car parking for Circatex factory, now grassed plot adjoining serviced office building. Could accommodate further workspace or move-on accommodation.	Council to consider allocation for employment.
M5	Disused Gasholder, Oyston Street / Garden Lane	South Shields	0.33	100%	0.33	B2	RP	BF	N	2	4	4	1	2	1	3	5	5	4	5	Disused gas holder in commercial area on edge of town centre. Adjoins supermarket, car parks and local industrial estate.	Council to consider allocation for commercial mixed-use
M6	Harton Quay	South Shields	0.50	100%	0.50	B1	IA	GF	N	2	3	5	3	5	3	4	5	5	4	3	Regeneration of riverside coal staiths on edge of town centre. One plot taken up for bespoke office development. Remaining plot owned by Homes England. South Tyneside Council proposing speculative office and/or cultural block of 60,000 sq ft. Developer not yet appointed. Development would need to be sensitive to adjoining Conservation Area	Council to consider allocation for employment.
M7	Holborn Regeneration Area - Windmill Hill	South Shields	0.61	N/K	N/K	B1 / B2	RP	BF	N	2	4	3	1	1	2	3	3	5	5	3	Small sloping site separated by housing from Holborn Riverside Regeneration Area to north, and by roads from industrial areas to west and south. Currently laid out as parking and landscaping.	Council to consider allocation for non-employment use.
M8	Holborn Regeneration Area - Commercial Road / South of Laygate Street	South Shields	1.24	N/K	N/K	B1 / B2	RP	BF	N	2	4	3	1	1	2	3	3	5	5	3	Area of open space adjoining housing to south and separated by a road from the main part of Holborn Riverside Regeneration Area. Council own majority of site. Port owns riverside yard to west; a landscape buffer should be considered.	Council to consider allocation for non-employment use.
M9	Holborn Regeneration Area - Commercial Road / North of Laygate Street	South Shields	9.00	N/K	N/K	B1 / B2	RP	BF	N	2	4	3	1	1	2	3	3	5	5	3	Principal part of Holborn Riverside Regeneration Area and wholly owned by Council. Council promoting for office and residential development. The site is a regeneration priority and has Enterprise Zone status.	Council to consider allocation for mixed-use with employment component.
			22.75																			
Potential Employment Sites																						
P1	Land East of Lukes Lane, Monkton Fell (East) Hebburn	Monkton	3.52	85%	2.99	B1 / B2 / B8	RP	GF	Y	5	3	1	5	2	3	4	2	5	1	1	Grazing land. Knight Frank has been marketing with adjoining site E22 for industrial use since March 2015. Site requires access and infrastructure provision so whilst in an area where demand relatively strong, viability of development weak.	Council to consider allocating for employment and to consider funding required to bring site forward for development.
P2	Former Red Barns Garden Centre, West side of Mill Lane, Monkton	Monkton	1.94	85%	1.65	B1 / B2 / B8	IA	BF	Y	5	3	2	5	4	4	4	2	5	3	1	Former garden centre in Green Belt. Owner aspiration for B1/B2/B8	Council to consider allocating for employment, mindful of current designation
P3	Opposite Monkton South Business Park, Hebburn	Monkton	11.37	85%	9.66	B1 / B2 / B8	RP	GF	Y	5	5	1	5	2	3	4	2	5	1	1	Farmland in Green Belt. Owner aspiration for B1/B2/B8.	Council to consider allocating for employment, mindful of current designation
P4	Wardley Commerce Park, Follingsby Lane, Wardley	Monkton / Wardley	54.68	80%	43.74	B2 / B8	IA	BF	Y	5	5	4	4	3	4	3	1	5	2	1	Former coal handling depot in Green Belt which adjoins disused Leamside Line. Harworth Estates is marketing land to let. Current planning for rail loading head / mineral storage, container storage / anaerobic digester.	Council to consider allocating for employment, mindful of current designation
P5	North West of Testo's Roundabout	Boldon Colliery	34.40	75%	25.80	B1 / B2 / B8	RP	GF	Y	4	5	1	5	2	1	3	2	2	2	1	A prominent level greenfield site with frontages to the A186 and A19. The delivery of this site requires highway improvements to enable access from main road network. (Current access through housing estate). Given the scale of this site the cost of providing infrastructure will be substantial.	A very large site with substantial infrastructure costs that would compete with IAMP. Council to consider whether it is premature to allocate for employment.
P6	Rear of Shaftesbury Avenue, Tyne Point Ind Est	Bede / Simonside / Middlefields	0.59	100%	0.59	B2 / B8	IA	GF	Y	5	3	3	2	3	3	5	4	2	4	2	Grassed area on edge of industrial estate crossed by footpaths and adjoining housing.	Small area of open space adjoining industrial estate. Council to consider allocating for employment if resistant to release of land in Green Belt.
P7	West of National Grid sub-station, Hartford Road	Bede / Simonside / Middlefields	0.67	100%	0.67	B2 / B8	RP	GF	N	5	2	1	2	2	3	5	4	2	3	2	Adjoins National Grid Sub-station. Site crossed by UHV cables.	Forms buffer between housing and sub-station, topography unsuitable for employment.
P8	East of National Grid sub-station, Hartford Road	Bede / Simonside / Middlefields	0.81	80%	0.65	B2 / B8	RP	GF	N	5	4	2	2	3	3	3	4	2	3	2	Crossed by pylons and UHV cables. Could accommodate storage compounds if screened from housing.	Poor access through housing area. Council to retain as low grade open space.
			107.98		85.76																	