

Site Allocations Topic Paper - Appendix 1: Potential sites selected for allocation

Local Plan Site Ref	SHLAA Site Ref	SLR Site Ref	Site Address	Suitable	Available	Achievable	What impact did the Green Belt Review assess the site as having on the purposes of the Green Belt?	Is the site identified as designated open space or a playing pitch?	ELR	Is more than 1% of the site within Flood Zone 2 and/or 3	Would development have direct or indirect ecological constraints	Could development cause harm to heritage assets?	Is development likely to have a significant effect on N2K designations?	Sustainability Appraisal Summary	Reason the site has been allocated
H3.1	SBC096	BC40a	Land at Benton Road	Yes	Yes	Yes	Moderate	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. It is adjacent to the urban area. The site provides a number of sustainability benefits including that within 400m from a Local Neighbourhood Hub and a bus stop. It is also in close proximity to Forest View Primary School. The site is located within close proximity to a Local Wildlife Site; however a Metro line separates the two sites.
H3.2	SBC100	BC48b	Land south of Cleadon Park	Yes	Yes	Yes	Moderate	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. It is adjacent to the urban area and is within 400m of a public transport network and a local centre.
H3.3	SBC101	BC48c	Land west of Sunnyside Farm	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on biodiversity designations and heritage assets can be mitigated through design and environmental enhancements. Development would have a moderate impact on the Green Belt which could be mitigated. It is adjacent to the urban area and is within 400m of a public transport network and is 900m from a district centre.
H3.4	SIS013	ISS21	Land at 1 Robinson Street	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.5	SIS017	ISS28	Land adjacent to Ocean Road	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	++	The site is considered to be an achievable site within an accessible and sustainable location. The allocation policy requires that further

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															archaeological investigation and the adoption of any necessary scheme of archaeological investigation should be agreed and undertaken prior to the development having particular regard to Hadrian's Wall World Heritage Site.
H3.6	SIS018	ISS29	Land at Chatsworth Court	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	++	The site is considered to be an achievable site within an accessible and sustainable location.
H3.7	SIS023	ISS8	Former Wouldhave House (Site B)	Yes	Yes	Yes	n/a	No	n/a		No	Yes	No	++	The site is considered to be an achievable site within an accessible and sustainable location. Careful design and layout can mitigate impacts on the setting of South Shields Market Place and Old Town Hall Grade I Listed Building.
H3.8	SOS001	OSS10	South Shields and Westoe Sports Club and playing fields	Yes	Yes	Yes	n/a	Yes	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design. Development will require the mitigation of on-site playing pitches. It is within 400m of a public transport network and a district centre including community facilities and shops and is in close proximity to health care facilities.
H3.9	SOS007	OSS16a	South Tyneside College - South Shields Campus (playing fields)	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design. Development will require the mitigation of the on-site playing pitch. It is within 400m of a public transport network and a district centre including community facilities and shops and is in close proximity to health care facilities.
H3.10	SOS009	OSS19	Former Brinkburn Comprehensive School	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development will require the mitigation of the on-site playing pitch. It is within 400m of a public transport network and a district centre including community facilities and shops and is in close proximity to health care

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															facilities.
H3.11	SOS025	OSS28	Land to rear of Simonside Arms Public House	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.12	SOS040	OSS40	Land at Chuter Ede Education Centre (excluding Brydon Court)	Yes	Yes	Yes	Moderate	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development will require the mitigation of the on-site playing pitch. It is adjacent to the urban area and is within 400m of a public transport network and a local centre including community facilities and shops.
H3.13	SOS043	OSS44	Former Temple Park Infant School	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. It is within 400m of a public transport network and a local centre.
H3.14	SOS044	OSS45	Connolly House, Reynolds Avenue	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.15	SOS045	OSS46a	Former Temple Park Junior School (west)	Yes	Yes	Yes	n/a	No	n/a	No	Yes	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on biodiversity designations can be mitigated through design and environmental enhancements. It is within 400m of a public transport network, just over 400m from a district centre and within close proximity to existing health care facilities.
H3.16	SOS050		Land at Bradley Avenue	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.17	SOS053	OSS54	Land at Farding Square	Yes	Yes	Yes	n/a	Yes	n/a	No	Yes	No	Yes	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on open space and biodiversity impacts (HRA) can be addressed through mitigation. It is within 400m of a public transport network and two local centres.
H3.18	SOS069	OSS73	Landreth House, Boldon Lane/South Dene	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.19	SOS071	OSS75	Demolished nursery school, Wharfedale Road	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.20	SOS072	OSS76	Land at Orchid Close	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.

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H3.21	SOS082		Land south of Bedale Court / Heworth Court	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on open space can be addressed through mitigation. It is within 400m of a public transport network, a local centre and healthcare facilities
H3.22	SOS087		Land behind Ryedale Court	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Environmental impacts can be addressed through mitigation. It is within 400m of a public transport network and a local centre and less than 1km from healthcare facilities.
H3.23	SOS221		Land at Lizard Lane	Yes	Yes	Yes	n/a	No	n/a	No	Yes	No	Yes	+	The site is considered to be an achievable site within an accessible and sustainable location. Biodiversity impacts (HRA) can be addressed through mitigation. It is within 400m of a public transport network and a district centre. It is also within close proximity to existing health care facilities.
H3.24	SOS222		Land at Dean Road	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	++	The site is considered to be an achievable site within an accessible and sustainable location. It is within 400m of a public transport network and a district centre. It is also within close proximity to existing health care facilities. The policy requires that development should be of a high quality that preserves or enhances the character or appearance of the Westoe Conservation Area and preserves the special architectural or historic significance the Grade II Listed Building.
H3.25	SFG004	FG17a	Land adjacent Lakeside Inn	Yes	Yes	Yes	Moderate	No	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on biodiversity designations can be mitigated through design and environmental enhancements. Development would have a moderate impact on the Green Belt which could be mitigated. Potential impacts on archaeological remains can be mitigated.

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H3.26	SFG012	FG32	Land at Hedworthfield Community Association Car Park	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.27	SFG015	FG7	Land to east of Lakeside Inn	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on biodiversity designations can be mitigated through design and environmental enhancements. Development would have a moderate impact on the Green Belt which could be mitigated. Potential impacts on archaeological remains can be mitigated.
H3.28	SFG044	FG29	Land at Heathway, Hedworth	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.29	SFG045	FG30	Land at Heathway/Greenlands, Hedworth	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.30	SFG046	FG31	Land at Kings Meadow, Hedworth	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on open space can be mitigated. It is within 400m of a public transport network and within 300m of a local centre.
H3.31	SFG048	FG26	Land at Calf Close Walk	Yes	Yes	Yes	n/a	Yes	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on archaeological remains and open space can be mitigated. It is within 500m of a public transport network, a local centre and the nearest health care facility.
H3.32	SFG053	FG28	Land at Wark Crescent/Pathside, Primrose	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is within 400m of a public transport network and in close proximity to a local centre.
H3.33	SFG068	FG3	Land to North and East of Holland Park Drive	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated.
H3.34	SJA003	JA15	Land at Grange	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	It is considered to be an achievable site

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			Road/Monkton Road												within an accessible and sustainable location. Potential impacts on heritage assets can be mitigated through the design process.
H3.35	SJA008	JA21	Land at Salcombe Avenue	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on archaeological remains and open space can be mitigated. It is within 400m of a public transport network and a local centre.
H3.36	SJA011	JA31	Neon Social Club, Perth Avenue	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated.
H3.37	SJA013	JA32	Perth Green Youth Centre, Perth Avenue	Yes	Yes	Yes	n/a	Yes	n/a	No	Yes	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is within 400m of a public transport network and a local centre and less than 1km from a healthcare facility. Potential biodiversity impacts can be mitigated.
H3.38	SJA015	JA36	Land at Kirkstone Avenue / Coniston Road	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.39	SJA019	JA41	Land at previously Martin Hall, Prince Consort Road	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Jarrow Town Centre is in close proximity.
H3.40	SJA020	JA42	Land at previously Nolan Hall, Concorde Way	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	++	The site is considered to be an achievable site within an accessible and sustainable location. Jarrow Town Centre is in close proximity.
H3.41	SJA049	JA23	Land at Falmouth Drive	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is within 400m of a public transport network and a district centre and less than 1km from existing medical facilities.
H3.42	SJA050	JA24	Land at rear of Shaftesbury Avenue	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. It is within 400m of a public transport network and a district centre and less than 1km from existing medical facilities.

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H3.43	SJA063		Land at Ayrey Avenue	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.44	SJA088		Phase 2 – Eskdale Drive, Primrose	Yes	Yes	Yes	n/a	No	n/a		Yes	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.45	SHB004	H12a	Land of Glen Street (Hebburn New Town)	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	++	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design. Hebburn Town Centre is in close proximity.
H3.46	SHB005	H12b	Land at Westmoreland Court	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design. Hebburn Town Centre is in close proximity.
H3.47	SHB006	H12c	Former Roadhouse Public House, Victoria Road West	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design.
H3.48	SHB012	H14	Ashworth Frazer Industrial Estate and Hebburn Community Centre	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design. Hebburn Town Centre is in close proximity.
H3.49	SHB013	H15	Land to North of former day care centre	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. It is within 400m of a public transport network.
H3.50	SHB015	H17	The Clock playing field, Victoria Road East	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development will require the mitigation of the on-site playing pitch. It is within 400m of a public transport network and within 60m of a local centre.
H3.51	SHB018	H22	Campbell Park Road Civic Site/ Hebburn Police Station	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Hebburn Town Centre is in close proximity.
H3.52	SHB020	H23a	Storage building and land at Quarry Road	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location.

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H3.53	SHB024	H29	Land at Campbell Park Road	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is within 400m of a public transport network and within 1km of 5 local centres.
H3.54	SHB032	H36	Land at Beresford Avenue	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is within 400m of a public transport network and within 1km of 3 local centres.
H3.55	SHB034	H39	Land at South Tyneside College, Hebburn Campus	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. The site performs moderately with regard to Green Belt. Development would have an adverse impact/some mitigation is feasible. Potential biodiversity impacts can be mitigated. It is within 400m of a public transport network and within 450m of a local centre.
H3.56	SHB045	H9a	Land south-west of Prince Consort Road	Yes	Yes	Yes	n/a	Yes	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is 500m from Hebburn Town Centre.
H3.57	SHB046		Father James Walsh Day Centre, Hedgeley Rd	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	++	The site is considered to be an achievable site within an accessible and sustainable location..
H3.58	SHB112	H31	Land at Southend Parade	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	++	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on open space can be mitigated. It is within the urban area and is within 400m of a public transport network and a local centre
H3.59	SBC003	BC25a / BC25b	Land at North Farm	Yes	Yes	Yes	Moderate	No	n/a	Yes	Yes	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.

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															Development would have a moderate impact on the Green Belt which could be mitigated. Flood Risk issues and impacts upon biodiversity can be mitigated through design and environmental enhancements. It is in close proximity to numerous public transport links and is less than 1km from East Boldon Metro station and Station Road Local Centre with shops and services.
H5.60	SBC025	BC7	The Disco Field, Henley Way	Yes	Yes	Yes	n/a	Yes	n/a		No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Potential impacts on the park can be mitigated. It is within 400m of a public transport network, a health facility and is adjacent to a large supermarket and a district centre.
H3.61	SBC087	BC33a	Land south of St John's Terrace and Natley Avenue	Yes	Yes	Yes	Moderate	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. It is in close proximity to numerous public transport links including East Boldon Metro station. Its development would support the continued vitality and viability of the Station Road Local Centre.
H3.62	SBC102	BC18	Land to North of Town End Farm	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. Impacts on biodiversity and heritage assets can be mitigated through design and environmental enhancements. It is within 400m of bus routes, less than 450m from a cluster of shops and within 1km of a surgery. It is within 400m of St John Bosco Primary Academy and within 150m of Town End Primary Academy. It is also situated in close proximity to the International Advanced Manufacturing Park.

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H3.63	SBC104	BC13a	Former Boldon CE Primary School	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area can be addressed through design. It is within 400m of a public transport network and a local centre.
H3.64	SBC106	BC15	The Paddock, Glebe Farm, Newcastle Road	Yes	Yes	Yes	n/a	No	n/a	No	Yes	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Impacts on the conservation area and biodiversity designations can be addressed through design. It is within 400m of a public transport network and a local centre and less than 1km from a doctor's surgery.
H3.65	SBC111	BC20	Land West of Boldon Cemetery	Yes	Yes	Yes	Relatively Strong	No	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. The site performs relatively strongly with regard to Green Belt. Development would have an adverse impact/some mitigation is feasible. Impacts on biodiversity and heritage assets can be mitigated through design and environmental enhancements. It is within 400m of a public transport network and within 800m of Boldon Colliery District Centre and is within a reasonable distance of healthcare facilities.
H3.66	SBC113	BC22	Former storage yard Hardie Drive	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.67	SBC114	BC24	Former garage site Hindmarch Drive	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location.
H3.68	SBC120	BC58	Land to the North of New Road	Yes	Yes	Yes	Relatively Strong	No	n/a	No	No	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. The site performs relatively strongly with regard to Green Belt. Development would have an adverse impact/some mitigation is feasible. It is also less than 400m from the Colliery Court Medical Group and from Boldon Colliery District Centre.
H3.69	SBC121	BC61	Open space at Dipe Lane/Avondale Gardens	Yes	Yes	Yes	n/a	Yes	n/a	No	No	Yes	No	+	The site is considered to be an achievable site

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H3.70	SBC051	BC44	Land at West Hall Farm	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	No	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. Impacts upon biodiversity can be mitigated through design and environmental enhancements. It is well served by public transport and is less than 600m from Cleadon Village Local Centre.
H3.71	SWH009	WH17a	Land at Wellands Farm	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. Biodiversity impacts (HRA) can be mitigated through design and environmental enhancements. It is within 400m of a bus stop and is less than 600m from Whitburn Village Local Centre. It is also less than 450m away from Whitburn Surgery.
H3.72	SWH013	WH19	Land north of Cleadon Lane	Yes	Yes	Yes	Moderate	No	n/a	No	No	Yes	No	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. Impacts on the conservation area can be addressed through design. It is well served by public transport and it is 600m from Whitburn Village Local Centre with shops and services and is less than 650m away from Whitburn Surgery.
H3.73	SWH025	WH8	Land at Whitburn Lodge	Yes	Yes	Yes	Moderate	No	n/a	No	Yes	No	Yes	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact

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															on the Green Belt which could be mitigated. Biodiversity impacts (HRA) can be mitigated through design and environmental enhancements. It is within 400m of the public transport network and adjacent to areas of recreational open space which can promote physical activity and health and wellbeing.
H3.74	SWH026	WH9a	Land to North of Shearwater	Yes	Yes	Yes	Moderate	Yes	n/a	No	Yes	No	Yes	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. Biodiversity impacts (HRA) can be mitigated through design and environmental enhancements. It is within 400m of the public transport network and adjacent to areas of recreational open space which can promote physical activity and health and wellbeing.
H3.75	SWH027	WH9b	Land to North of Shearwater and East of Mill Lane	Yes	Yes	Yes	Moderate	Yes	n/a	No	No	No	Yes	+	The site is considered to be an achievable site within an accessible and sustainable location. Development would have a moderate impact on the Green Belt which could be mitigated. Biodiversity impacts (HRA) can be mitigated through design and environmental enhancements. It is within 400m of the public transport network and adjacent to areas of recreational open space which can promote physical activity and health and wellbeing.
RG1 (a)	SOS014	OSS1b	Holborn Middle Dock and Windmill Hill - South Shields Riverside	Yes	Yes	Yes	n/a	No	n/a	Yes	No	Yes	No	+	This is a key regeneration site within South Shields. It is considered to be an achievable site within an accessible and sustainable location. The site has flood risk issues which can be factored into design principles and mitigated. It is within 400m of a public transport network and a district centre. It is in close proximity to existing healthcare facilities.
RG1 (b)	SIS022		Harton Quay	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	+	This is a key regeneration site within South Shields. It is considered to be an achievable site within an accessible and sustainable location.

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RG1 (c)			Customs House Car Park	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No		This is a key regeneration site within South Shields. It is considered to be an achievable site within an accessible and sustainable location.
RG2	SOS080		Tyne Dock housing-led Regeneration Site, South Shields	Yes	Yes	Yes	n/a	No	n/a	No	No	No	No	+	This is a key regeneration site within South Shields. It is considered to be an achievable site within an accessible and sustainable location. It is within 100m of a public transport network and a district centre and is 560m from healthcare facilities.
RG3	SIS007		Winchester Street Dock housing-led Regeneration Site, South Shields	Yes	Yes	Yes	n/a	No	n/a	No	No	Yes	No	+	This is a key regeneration site within South Shields. It is considered to be an achievable site within an accessible and sustainable location. Potential impacts on heritage assets can be mitigated through the design process. It is within South Shields Town Centre.
RG4	SHB035	H4	Argyle Street housing-led Regeneration Site , Hebburn	Yes	Yes	Yes	n/a	No	n/a	No	Yes	No	No	+	The key regeneration site within Hebburn. It is considered to be an achievable site within an accessible and sustainable location. Potential impacts on biodiversity designations can be mitigated through design and environmental enhancements. It is within 400m of a public transport network and a local centre.
RG5	SBC010	BC37	Land at Cleadon Lane Industrial Estate	Yes	Yes	Yes	n/a	No	n/a	No	Yes	No	No	+	This is a key regeneration site which is considered to be an achievable site within an accessible and sustainable location. Flood Risk issues and impacts upon biodiversity can be mitigated through design and environmental enhancements. It is within 400m of a public transport network and a local centre and within close proximity to existing health care facilities.
ED2.1			Bede Industrial Estate (E5)	Yes	Yes	Yes	n/a	No	Retain for employment	No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.
ED2.1			Bede Industrial Estate (E6)	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.
ED2.2			Simonside Industrial Estate (E7)	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.

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ED2.2			Simonside Industrial Estate (E8)	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.3			Middlefields Industrial Estate (E9)	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.4			Western Approach Industrial Estate (E10)	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.5			Former Duncan House, Crossgate	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.6			Monkton Business Park	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.7			Land east of Luke's Lane, Monkton Fell	Yes	Yes	Yes	n/a	No	Retain for employment	No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.8			Boldon Business Park	Yes	Yes	Yes	n/a	No		No	No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR.	
ED2.9			Wardley Colliery	Yes	Yes	Yes	Moderately	No	Consider allocating for employment		No	No	n/a	+	The site is considered suitable for employment use in the ELR. The Development would have a moderate impact on the Green Belt which could be mitigated. Impacts on adjacent biodiversity designations can be mitigated.	
ED3.1			Port of Tyne	Yes	Yes	Yes	n/a	No		Retain for employment		No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR
ED3.2			Land bounded by Priory Road and Church Bank	Yes	Yes	Yes	n/a	No				No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR
ED3.3			Land bounded by Chaytor Street, Ellison Place, the Metro Line and Berkley Way	Yes	Yes	Yes	n/a	No			No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR	

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ED3.4			Green Business Park, Hebburn / Jarrow Staithes	Yes	Yes	Yes	n/a	No			No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR
ED3.5			Industrial Estate off Wagonway Road	Yes	Yes	Yes	n/a	No			No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR
ED3.6			Former Hawthorne Leslie Shipyard, Hebburn	Yes	Yes	Yes	n/a	No	Consider for specialist riverside employment		No	No	n/a	+	The site is within an accessible and sustainable location and is considered suitable for employment use in the ELR. Impacts on biodiversity and flood risk issues can be mitigated.