

# Strategic Housing Land Availability Assessment (2024)



South Tyneside Council

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## 1. INTRODUCTION

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical background document that all Local Authorities are required to prepare under the National Planning Policy Framework (NPPF 2023). The National Planning Policy Framework (paragraph 159) states that Local Planning Authorities should “have a clear understanding of housing need in their area” and should “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.
- 1.2 The primary role of the SHLAA is to identify and assess sites to determine if they have potential to provide for housing in South Tyneside.
- 1.3 The South Tyneside SHLAA is a key component of the evidence base that informs housing policies in the Publication Draft Local Plan 2023-2040. The SHLAA report will identify a supply of specific deliverable sites for the first five years of the plan and a supply of specific developable sites for years 6-10 and 11-15 years. Where possible, the SHLAA will identify supply beyond 15 years, however, this is not required by the planning policy guidance. The South Tyneside SHLAA will identify supply to support the Draft Local Plan Period up to 2040. The SHLAA will be updated on an annual basis or when appropriate.
- 1.4 **The SHLAA does not represent planning policy and does not allocate sites for development.** This can only be done through the Plan which will take into account all other relevant evidence such as the distribution of South Tyneside’s housing needs and requirements for other land uses in the borough.
- 1.5 The SHLAA identifies all sites in the borough with potential for future housing development, assessing their suitability, availability and how soon development could reasonably be achieved, as well as making assumptions of how many homes they could yield if they were to be ultimately developed for housing.
- 1.6 The SHLAA helps to plan for and enable the continuous delivery of a flexible supply of land for new housing over a period of at least 15 years (in order to meet Local Plan housing allocations), including ensuring and managing a continuous 5 year supply of deliverable sites.
- 1.7 The Government monitors authorities’ 5-year supply of deliverable sites; The SHLAA, therefore, is required to be updated regularly on an annual basis to feed into the monitoring of the development plan and meet the requirements of the National Planning Policy Framework.

## PURPOSE OF THE REPORT

1.8 The SHLAA is a key component of the evidence base that underpins housing policies in the Plan. The purpose of the SHLAA is to;

- Identify sites and broad locations with potential for housing;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability); and
- Provide an indicative trajectory of anticipated development.

## STRUCTURE OF THE REPORT

1.9 The report will be structured as follows;

- Planning Policy Context – this section will provide an overview of national, regional and local planning policies and the requirement for Local Planning Authorities to undertake a SHLAA.
- Methodology – this section provides detail of the step by step process undertaken to identify and assess SHLAA sites, and the assumptions applied in the estimation of housing delivery of sites.
- Strategic Housing Land Availability Assessment Findings – this section summarises the outcomes of the SHLAA assessment including;
  - the quantum and capacity of deliverable and developable housing sites;
  - the quantum and capacity of housing sites not currently developable;
  - the sites sieved from the SHLAA assessment; and
  - the sites that have completed since the last update of the SHLAA
- Five Year Housing Supply – this section details the sources of sites that compose the five year housing supply and sets out the five year housing supply calculation.

## 2. PLANNING POLICY CONTEXT

### NATIONAL CONTEXT

- 2.1 The policy context for the SHLAA is set out in the National Planning Policy Framework (NPPF) 2023 and Planning Practice Guidance (PPG) 2019.
- 2.2 There are two key outputs from the SHLAA process. Firstly, in accordance with paragraph 31 of the NPPF, local planning authorities should ensure that the Local Plan is based on an adequate, up-to-date and relevant evidence base that takes into account relevant market signals. The Government views SHLAAs as an important source of evidence to inform plan-making and decision-taking and the identification of a five-year supply of housing land. It can also inform, as well as make use of sites in Brownfield Registers.
- 2.3 To determine the minimum number of homes needed in the local planning authority area, strategic policies should be informed by a local housing needs assessment conducted using the standard method in national planning guidance. Unless exceptional circumstances justify an alternative approach, planning policies should identify sufficient land to provide for the minimum number of homes required.
- 2.4 The NPPF advocates the efficient and effective use of land, in locations that offer good access to a range of community facilities, key services, economic opportunities and infrastructure. Local Planning Authorities need to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 2.5 The second key output of the SHLAA is to inform the short term supply position. Councils need to ensure that they identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. Where a 5 year supply of developable land cannot be identified, the presumption in favour of sustainable development will apply to enable the development of alternative sites to meet the policy requirement.

### PLANNING PRACTICE GUIDANCE

- 2.6 Planning Practice Guidance was issued in March 2014 and updated in July 2019 to support the NPPF and its requirement for LPAs to undertake SHLAA assessments. The Housing and Economic Land Availability Assessment sets out the processes and inputs LPAs are required to undertake to identify a future supply of housing land.
- 2.7 The PPG states that an assessment should:
  - identify sites and broad locations with potential for development;
  - assess their development potential;
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

- 2.8 Plan makers should have regard to the PPG in preparing their assessments to ensure a robust assessment of land availability. Where they depart from the guidance, plan makers will have to set out reasons for doing so. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

#### TYNE AND WEAR SHLAA PARTNERSHIP

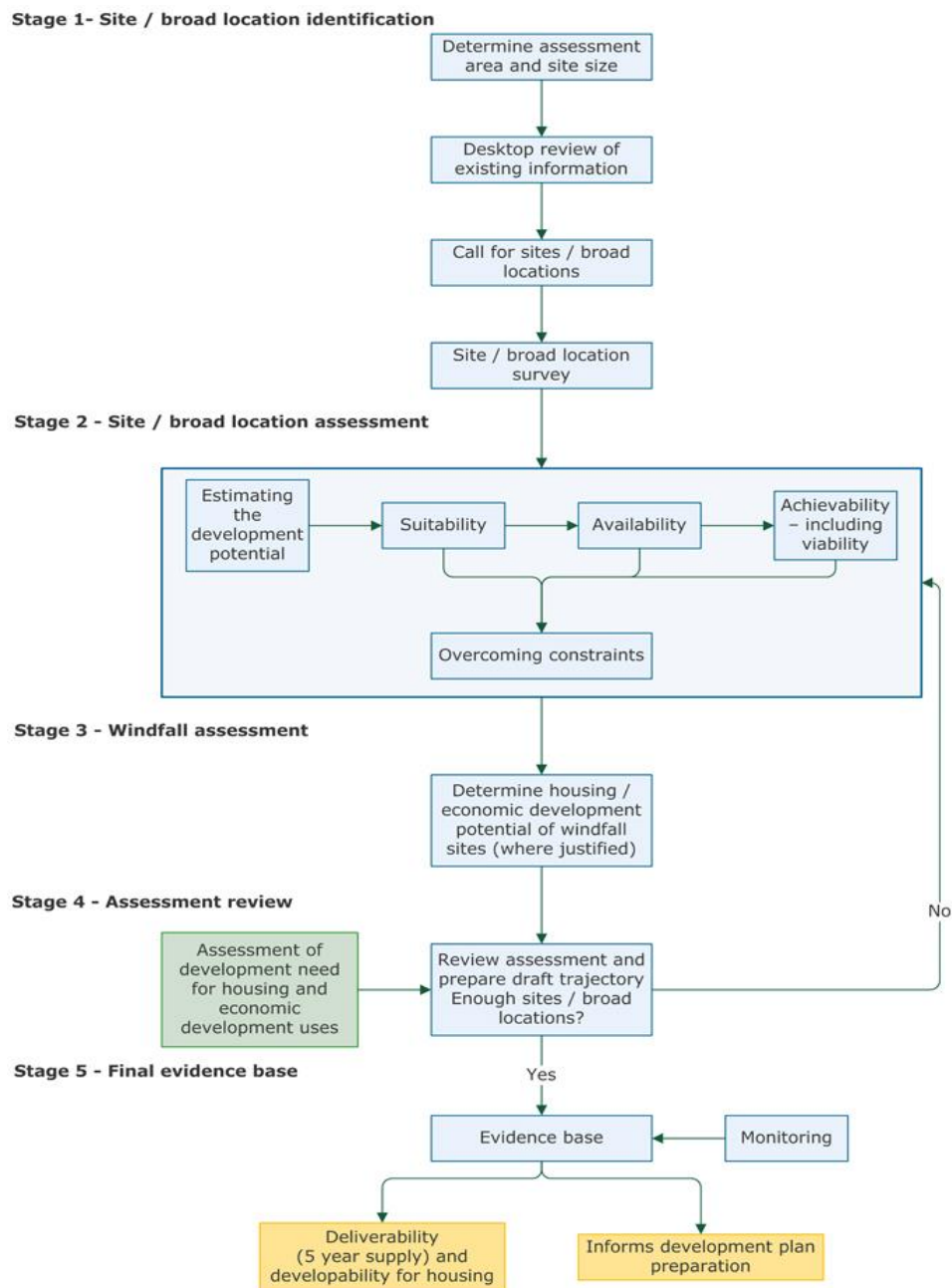
- 2.9 The SHLAA Tyne and Wear Partnership was set up in 2008, to enable and coordinate collaborative sub-regional working on the SHLAAs and to ensure an element of sub regional consistency within the flexibilities provided by the regional guidance. A key stakeholder partnership was subsequently established comprising local authority planning and housing officers together with representatives of housebuilders/developers, Registered Providers and private sector consultants and agencies.
- 2.10 This Partnership has coordinated the sub-regional approach to the SHLAA in the past and also produced a Tyne and Wear SHLAA Concept Paper. This was developed in order to set out some key assumptions for the sub-region and provide an area-specific guidance note for Tyne and Wear that reflected local conditions. This SHLAA builds upon principles established during this process.



### 3. METHODOLOGY

3.1 The assessment and identification of housing land potential in South Tyneside is consistent with the broad methodology identified in the PPG for Housing and Economic Land Availability Assessment produced by the DCLG. The PPG details the methodology that should be implemented to produce a robust assessment of housing land. Figure 1 illustrates the inputs and processes which should be included and undertaken to produce a robust SHLAA assessment.

Figure 1 SHLAA Methodology



## STAGE 1 – IDENTIFYING SITES AND BROAD LOCATIONS

3.2 The SHLAA covers the geographical area of land within South Tyneside Council's administrative boundary (Map 1). In determining the sites to be included in the SHLAA assessment process, the PPG recommends that the search be as wide and as comprehensive as possible, both in terms of sources of information and in terms of not applying constraints to narrow the potential choice of sites except where this is clearly appropriate and where the constraints in question cannot be appropriately mitigated.



Map 1 South Tyneside Council's Administrative Boundary

## WORKING IN PARTNERSHIP

3.3 The PPG advocates a partnership approach, involving key partners and stakeholders in the SHLAA process. The council recognises the importance of working in partnership with others and identified the following groups to contribute where possible:

- developers;
- those with land interests;
- land promoters;
- local property agents;

- local communities; and
  - partner organisations
- 3.4 The council has set up a Partnership SHLAA Review Panel which will comprise of a number of stakeholders with key skills and knowledge of housing and housing delivery. The panel will be asked to review the draft SHLAA and site assessments.
- 3.5 A Panel meeting was held 24 March 2022 to discuss the sites which had been identified for inclusion. A copy of the meeting minutes has been included at appendix F .

## SITE SIZE

- 3.6 Guidance advocates the consideration of all sites or broad locations capable of delivering five or more dwellings and provides plan makers with the option of applying different site size thresholds in their SHLAA's, where appropriately justified. In accordance with PPG, this assessment has included only those sites capable of delivering five or more dwellings. There are a small amount of sites under this threshold that have been included as they are a part of the council's disposal strategy.

## DESKTOP REVIEW OF EXISTING INFORMATION

- 3.7 The Stage 1 desktop review provides a baseline position and the starting point for sites to be considered as part of the SHLAA. The South Tyneside SHLAA has proactively identified sites from as far a wide range of sources as possible. Regard has been given to the potential sources of sites set out in both the PPPG and the Regional Implementation Guide (2008). The following site sources were for identification of sites for this assessment:

Type of Site	Data Sources
<b>Planning Applications</b> <b>Reviewed annually and planning application information inputted into the South Tyneside SHLAA database.</b>	Planning application records (outline and full planning permissions Pending applications (including awaiting s106 agreements) Expired and withdrawn applications Development starts and completions records Pre-App process / discussions
<b>SHLAA Sites</b> <b>Sites including the previous call out for sites will be reviewed to ensure the site assessments are up to date and accurate.</b>	Previous SHLAA database
<b>Brownfield and Vacant / Derelict land and Buildings</b> Brownfield land which is currently considered to be underutilised is a further source of potential development sites. Derelict and vacant sites will be identified through a site search process carried out by planning officers using a variety of	LA records Brownfield Sites Register

methods including desktop survey, local knowledge and suggestions from residents through consultation exercises.	
<b>Existing / Allocated Sites</b> Since the publication of the Site Allocations Development Plan Document (April 2012), a number of undeveloped allocations will be assessed to ascertain their current suitability and deliverability for housing.	Information and progress of sites monitored against planning applications and completions and commencements data. Additional information will be sourced from planning officers (Development Management and Spatial Planning).
<b>Local Authority Land Surplus to Requirements</b> Sites which are surplus to the council's requirements will be assessed for their housing potential.	Local authority records Council's Capital Programme
<b>Housing sites put forward during a "call for sites" consultation and those received throughout the local plan process to date</b>	Any sites/broad locations submitted directly to the council for consideration through periods of consultation and/or submitted independently e.g. from landowners, agents, Registered Providers and developments etc.
<b>Internal Site Suggestions from Council Officers from various departments.</b>	Development Briefs Technical Assessments Council Disposal Strategies

Table 1 Site sources

- 3.8 The SHLAA provides an assessment of a site at a specific point in time, based upon best information available to a planning officer in order to make the assessment. A site can change between the publication of SHLAA documents, and the council welcomes early engagement and accepts comments regarding inaccuracies at the earliest opportunity. Some broad areas for housing may be needed in the short to medium term and they will be continually assessed in the SHLAA if submitted to the council for assessment during the next call for sites.

## CALL FOR SITES

- 3.9 A call out for sites was undertaken between 8<sup>th</sup> April 2021 and 30<sup>th</sup> April 2021 to ensure we had the most up to date information on the potential sites. The council publicised 'the call' via letter, email (see Appendix E) and the council's webpage, inviting new sites to be submitted for assessment in the SHLAA. The call out for sites required the submission of detailed information via a proforma which was then checked for accuracy then added to the council's SHLAA database. The call for sites was significantly revised to capture more detailed and accurate information regarding deliverability and when sites are expected to come forward for development.
- 3.10 New sites were also submitted as part of the Draft Local Plan Regulation 18 Consultation which ran from June – August 2023 and the Publication Draft Regulation 19 Consultation which ran from January – March 2024.



3.11 The council also encourages submission of new sites for assessment in the SHLAA throughout the year via a proforma on our website. New SHLAA sites submitted to the council will be held on file and will continue to be included and assessed in annual updates to SHLAA, to provide an accurate and current housing land supply position. In order to assess a site, as a minimum, the following information was required to be submitted via completion of a site proforma (Appendix E):

- Details of the location and size, including an appropriately scaled site location plan;
- The current / proposed use of the site;
- Details of ownership;
- Details of legal or financial constraints;
- Details of infrastructure or physical constraints;
- The scale of development proposed; and
- The timescale for bringing development forward.

3.12 Where Brownfield sites had been identified but no ownership details were available, Land Registry searches were undertaken and the ownership details of the sites were added to the Call for Sites mailing list.

## DESKTOP SURVEY

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3.13 All sites submitted for assessment in the SHLAA were digitised in mapping software and information about sites was recorded in a SHLAA database.

3.14 A desk top survey was undertaken in which sites were assessed against national policies and designations to establish which sites had a reasonable potential for development. PPG advises that particular types of land or areas of designation may be excluded from a SHLAA where justified.

3.15 The Regional SHLAA Implementation Guide (March 2008) is consistent with PPG and advocates this approach, advising that the following categories of site, known as Category 1 sites, are deemed to have no housing potential. 52 sites were sieved out where the site was significantly covered by one or more of the designations below:

- Sites of Special Scientific Interest (SSSIs)
- Ramsar Sites
- Special Protection Areas (SPAs)
- Special Areas of Conservation (SACs)
- National Nature Reserves
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- Health and Safety Executive Inner Zones
- Areas identified as flood zone 3

3.16 If only a small area of a site was identified by one of the above designations, the remainder of the site was subject to an assessment where it was demonstrated that mitigation of the impact of development on the category 1 designation could be achieved.

3.17 PPG suggests that plan makers are proactive in the identification of a wide range of sites and as part of the desktop review it is important to test again the appropriateness of other previously defined constraints, rather than to simply accept them. The council chose to reconsider the appropriateness of locally significant designations such as open space and employment land. The Open Space Assessment and Employment Land Review (ELR) were reviewed and identified potential sites that could be de-allocated and developed for other uses. Such sites were considered in the site survey process.

## SITE SURVEY

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3.18 In accordance with the PPG, the following information was recorded by Officers at the site survey stage through site visits, which supplemented the desktop survey:

- Site size, boundaries and location;
- Current use(s) and character;
- Land uses and character of the surrounding area and surrounding land use(s);
- Character of surrounding area;
- Physical and potential environments constraints e.g. access, steep slopes, potential for flooding, natural features of significance and locations of pylons;
- An initial assessment of whether the site is suitable for housing or housing as part of a mixed use development;
- Where relevant, development progress; and
- Suitability of residential use and viability.

3.19 National guidance advises that particular types of land or areas may be excluded from the assessment as long as they as the reasons are justified. The council has excluded:

- Completed sites: sites are completed when they have no remaining units left to build out. As a result, such sites have not been assessed for their suitability, availability, achievability, and deliverability. Completion of sites will be monitored through the annual monitoring report and will inform future update to the SHLAA.
- Category 1 sites: these sites were discounted due to significant category 1 designations on the site. Sites with category 1 designations, were sieved from further assessments and were not assessed for suitability, availability and achievability.
- Sites that have not been submitted to the council's Call out for Sites or have not currently or previously had planning permission for residential development.

## STAGE 2 – SITE AND BROAD LOCATION ASSESSMENT

3.20 Further to the site survey process sites were assessed for their suitability, availability and achievability for housing development. In accordance with PPG, sites can be assessed against the existing development plan, national policy, emerging policy and the market and industry requirements for housing in the market area to determine a sites development potential.

### GROSS AND NET DEVELOPABLE AREA

3.21 The developable area is the likely proportion of the site which will be available for residential development, after taking into account the provision of infrastructure, open space and other land uses designed to complement housing development. For the larger sites, a greater percentage of the total site area is deducted in order to derive the developable area that can be used for housing. This takes into account the other uses that are likely to be incorporated into larger housing schemes, for example, education provision or the need for critical infrastructure such as new road.

3.22 The Tyne and Wear SHLAA Sub-Regional Addendum Concept Paper and Supplementary Guidance set out assumptions for estimating net developable area which are considered appropriate for the SHLAA. For example, a site over 2 hectares in size with multiple significant constraints including ecology and typology constraints, would have a percentage net of 75% applied to account for mitigation measures required for ecology buffers and available developable land which would make the site suitable for housing development.

Gross site area (ha)	Percentage net
Less than 0.4 ha	100%
0.4 to 2 ha	90%
Over 2 ha	75%

Table 2 Site Gross to Net Ratio

### ESTIMATING THE HOUSING POTENTIAL OF EACH SITE – CAPACITY YIELD

3.23 Where there is known information of a site capacity from planning applications, the call for sites process or discussion with the council this has been taken into account. Where no such information has been provided, site capacity has been based on informed estimates, which may be subject to change as a detailed scheme is developed for a site. This is principally calculated from the 'developable area' multiplied by an appropriate housing density.

3.24 The NPPF does not identify a minimum density threshold; however, paragraph 122 of the NPPF suggests planning policies and decisions should support development that makes efficient use of land. The NPPF also encourages minimum density standards and policies to optimise the use of land where there is an existing or anticipated shortage of land for meeting identified housing needs.

3.25 The adopted Local Development Framework Core Strategy (June 2007) encourages higher densities in the most accessible locations in accordance with distances from town or other main shopping centres or Metro stations. This approach was initially used to estimate site densities for sites in the SHLAA :

- Average 50 dwellings per hectare on sites within 400m;
- Average 40 dwellings per hectare on sites between 400-800m; and
- Average 30 dwellings per hectare on sites beyond 800m

3.26 The South Tyneside Density Report (2024) looks at current densities across the borough and where higher densities may be achieved in the future. The study indicates that higher densities have been achieved across the borough and sets out recommendations for encouraging higher densities in the emerging Local Plan. Based on distances from town or other main shopping centres or Metro stations, the recommendations for the Local Plan are:

- Average 60 dwellings per hectare on sites within 400m in the Jarrow and Inner South Shields areas;
- Average 55 dwellings per hectare on sites within 400m in the rest of the borough;
- Average 45 dwellings per hectare on sites between 400m -800m;
- Average 35 dwellings per hectare on sites beyond 800m.

3.27 Based on the recommendations in the South Tyneside Density Study (2024) the increased density thresholds were used to estimate site capacity in the SHLAA where there was no better information available. If other information on potential site capacities was available, such as information from the site's promotor or from planning permissions, this information was used rather than the standard density calculation.

## SUITABILITY

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3.28 In accordance with the PPG, a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The suitability of sites or broad locations for development should be guided by the development plan, emerging plan policy and national policy.

3.29 The following considerations are taken into account when determining whether or not a site can support development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk,
- hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas.
- Information gathered at Stage 1 of the SHLAA methodology (desk top survey, site survey and information submitted as part of the site submission) also informed the suitability assessment.



- 3.30 Sites which fall within areas designated as Category 2 were assessed for their suitability. Whilst Category 2 does not automatically render a site unsuitable, there may be instances where the designations may affect the nature or extent of a development site, or the cumulative impact of multiple Category 2 designations may render a site unsuitable. Sites falling within Category 2 designations were assessed for suitability on an individual basis.
- 3.31 Consultation with statutory bodies and infrastructure providers has been undertaken for all SHLAA sites to ascertain site suitability from a statutory bodies' perspective as part of the ongoing Local Plan process. Responses to previous consultations have also been used to inform the assessment of a site's suitability.

<b>Category 2 Designations</b>	
Allotments	Groundwater Flooding
Archaeological Site	Green Belt
Ancient Woodland	Historic Landscape
Agricultural land grade 1-3a	HSE Middle and Outer Zones
Area of Significant Historic Landscape	Minerals Safeguard Area
Conservation Area	Protected Species or Habitat
Critical Drainage	Source Protection Zone
Coal Referral Area	Surface Water Flooding
Designated Open Space	Wildlife/Green Infrastructure Corridor
Non Designated Open Space	2km of Coastal Wildlife Corridor (HRA)
EA Flood Risk Zones 2 and 3a	7.6km of Coastal Wildlife Corridor (HRA)
Existing Car Park	Local Nature Reserves (LNRs)
Grade I Listed Building	Local Wildlife Sites and Local Geological Sites
Grade II* Listed Building	Local Wildlife Sites and Local Geological Sites
Grade II Listed Building	

Table 3 Category 2 Designations

## AVAILABILITY ASSESSMENT

- 3.32 A site was considered available for development, when, on the best information available (confirmed by the call out for sites and information from land owners and legal searches where appropriate) that land is available for development, and there was confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. In such circumstances, this will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Although generally speaking, the existence of a planning permission suggests a site is available, there may be instances where it does not and this was identified in the availability conclusion for a site.
- 3.33 In addition to the above, a site's existing use was also considered in terms of the timing of its availability. Where an existing use is in operation on a site that requires relocation or needs to be wound down, the council took this into consideration on a 'site by site' basis and, where necessary, pushed the site back later. A site was considered deliverable only where it could be demonstrated

clearly, by a developer, agent or landowner that the existing use would cease operation speedily, allowing for housing development to come forward on the site in the five year period. Where this could not be demonstrated a site was assessed as developable.

3.34 Where potential issues arose regarding a site's availability, an assessment was made using best available information submitted by the developer/agent/landowner as to how and when such issues could be realistically overcome. Consideration was also given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site demonstrated a history of unimplemented permissions. In such instances, a history of unimplemented permissions required dialogue with the developer to ascertain their intent for the site and timescales for implementation of a scheme. Where clear implementation of a scheme could not be demonstrated, a site was assessed as 'not available'.

3.35 In order to ensure a transparent and reasonable process, all sites are treated equally regardless of whether they are in public or private ownership. Sites lacking in precise ownership information were assessed as 'not currently available' at this point in time until evidence is provided to the contrary.

## **ACHIEVABILITY ASSESSMENT**

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3.36 In accordance with the PPG, a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

3.37 Achievability will be affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- delivery factors – including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

3.38 Local housing market factors form part of various components of planning evidence bases, including the Viability Assessment and Strategic Housing Market Assessment. This evidence was used to underpin the assessment of sites as part of the SHLAA. The evidence includes examination of sales values, levels of sales, and market demand. Consideration was given to precise localities and the attractiveness of areas as places to live. The achievability assessment was also informed by other information which was gathered during the site survey or the desktop review.

3.39 Cost factors were informed by other evidence based studies, including the draft South Tyneside Local Plan Viability Testing (2023). Cost factors were additionally informed by site survey and desk-top

review which considered site specific characteristics and the potential for abnormal costs. In accordance with national Planning Practice Guidance the achievability assessment took into consideration the capacity of a developer(s) to complete or sell homes over a certain time period.

3.40 The viability assessment points to Cleadon as being the highest value area, followed by East Boldon and Whitburn. West Boldon then falls between East Boldon / Whitburn and Boldon Colliery. Jarrow is the lowest value area, followed by South Shields and Hebburn with a slightly uplifted average. For residential sites, the typology tests show that development across the borough is viable and able to deliver some level of policy contribution.

## **DELIVERY OF DEVELOPMENT**

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3.41 Once the suitability, availability and achievability of sites had been assessed, and the constraints identified, the likely timescale and rate of development for each site was then identified. The timescale and rate of development is assessed at a point in time and will be continuously updated throughout the Local Plan process, with advice being sought from developers, landowners and agents on likely timetables for construction start up, site preparation, site delivery rates and of any further constraints that may arise. For sites submitted through the call for sites process, the updated call for sites proforma has been used to ascertain clear timescales for delivery.

3.42 The NPPF requires that sites are considered to be deliverable, developable or not currently developable for housing development. The NPPF (Annex 2) defines “deliverable and developable” as:

- Deliverable – sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
  - a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will no longer be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that they will be available and could be viably developed at the point envisaged. Sites that are not expected to be delivered in the first five years will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

3.43 For the purposes of the SHLAA, the council does not consider any site deliverable if it requires a change of land use through the development plan process. Therefore all sites such as those currently in the Green Belt or playing pitches are not currently considered deliverable.

## **DELIVERY ASSUMPTIONS**

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### *Sites with planning consent*

3.44 The NPPF indicates that sites with planning permission should only be considered deliverable where there is clear evidence that schemes will be implemented within five years. In accordance with the NPPF, sites with permission have been assessed as deliverable in this SHLAA where evidence has been provided by developers, land owners and agents through the call for sites and subsequent communications. Where no information is received on anticipated delivery, delivery information from previous years will be used to inform a delivery forecast. If no recent delivery information has been recorded, delivery assumptions will be applied (see Table 4).

### *Sites without planning consent*

3.45 PPG indicates that planning permission is not a prerequisite for a site to be considered deliverable within five years. However, the council has made a general assumption that sites without planning consent sites will not deliver within five years unless there is evidence to suggest otherwise.

3.46 Sites without planning consent that may start to deliver within five years include;

- sites where an application is expected to be submitted within 12 months;
- sites which have gained planning approval while the SHLAA is being collated (i.e. approved after the SHLAA publication base date); and
- sites where there is a pending application recommended for approval and are most likely to progress (this includes sites with a resolution to approve subject to a S106 agreement).

3.47 These sites were considered part of the five year land supply. Occasionally other non-consented sites may be included in the five year supply. Where this occurs reasoned justification for this will be provided. Otherwise, sites will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

3.48 Table 4 shows the delivery and build out rate assumptions that have been applied to the SHLAA sites where no information about delivery rates has been received. A standard rate of 30 dwellings per annum was used for a single developer site. It is however, acknowledged that delivery rates for single developer sites may be higher where market demand is higher for the product on offer. Where developers indicate that a higher delivery rate is possible for their site, this was taken into consideration and reflected in delivery forecasts for the site. Similarly, lower delivery rates in lower value market areas were considered where indicated.

3.49 Where it is known that there are two developers on a site, an assumption was made that housing would be delivered at a standard rate of 40 dwellings per annum (20 dwellings per annum each).



Similarly, multi developer sites with three or more outlets have assumed a delivery rate of 20 dwellings per annum, per outlet.

3.50 The council will continue to keep these delivery assumptions under review and seek advice from the SHLAA panel to ensure they remain appropriate through future iterations of the SHLAA.

3.51 The assessment of a site's delivery in the SHLAA does not preclude sites from coming forward for development before or after the estimated start date.

<b>Site Category</b>	<b>Assumption</b>
<b>Sites under construction</b>	Delivery of units will continue at the previous rate. If there is no delivery history, delivery of units will start from year 1 at a rate of no more than 30 dwellings per annum
<b>Small sites under construction or with extant permission</b>	Delivery of units will be determined by the application of an average delivery rate, based on historical small site delivery rates, and will start to deliver from years 1. This is referred to as a small site windfall allowance
<b>Sites with full planning consent (including recent permissions since SHLAA base date)</b>	Delivery of units will start from year 2 at a rate of no more than 30 dwellings per annum
<b>Sites with outline planning consent (including recent permissions since SHLAA base date)</b>	Delivery of units will start from year 3 at a rate of no more than 30 dwellings per annum
<b>Developable sites with applications pending a decision (including those subject to S106 agreement)</b>	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum
<b>Allocated housing sites with known recent developer interest</b>	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum
<b>Developable sites on which an application is expected within 12 months</b>	Delivery of units will start from year 4 at a rate of no more than 30 dwellings per annum
<b>Other developable SHLAA sites</b>	Delivery of units will start from year 6 at a rate of no more than 30 dwellings per annum

Table 4 Delivery Rate Assumptions

## WINDFALL

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- 3.52 Paragraph 70 of the NPPF states that where authorities make an allowance for windfall sites as part of anticipated supply, there should be “compelling evidence that they will provide a reliable source of supply”.
- 3.53 With regards to the definition of windfalls the glossary to the NPPF states: ‘Sites not specifically identified in the development plan’. Sites which meet the windfall definition have been delivered in previous years. Sources of windfalls include conversions to residential use, the subdivision of existing dwellings and sites not identified within the Strategic Housing Land Availability Assessment (SHLAA).
- 3.54 Windfalls can be categorised into small and large windfalls (i.e. those of less than 5 dwellings and those of 5 dwellings or more). Although the SHLAA is considered to be a robust assessment of land in the borough, by their nature, windfalls are difficult to predict and come forward unexpectedly, for example, through factory closures. Forecasting large windfalls is difficult based on their unpredictability however, South Tyneside has experienced large numbers of these sites coming forward in recent years.
- 3.55 The South Tyneside Efficient Use of Land Paper (2024) assesses windfall developments that have come forward in recent years. It is acknowledged that the council’s Local Development Framework (LDF) Site-Specific Allocations was adopted over 10 years ago in 2012. However, the LDF does allocate sites to meet the borough’s housing need up to 2026.
- 3.56 Over the past five years, there have been an average of 113 windfall dwellings delivered each year. However, given the progression of the Draft Local Plan and the thoroughness of the SHLAA assessment, it would be unreasonable to assume that these levels of windfall delivery will continue.
- 3.57 Given that call out for sites process, an assumption has been made that the SHLAA captures large scale sites such as factories and current employment that are likely to be brought forward for housing. An assumption has also been made that the SHLAA captures council renewal projects.
- 3.58 After removing these types of sites from the previous five years’ windfall delivery, this leaves an average of 27 dwellings per year. Therefore, windfall allowance has been made for 27 per year from year 6 onwards.
- 3.59 Although there is no lower threshold for a site’s inclusion in the SHLAA, many small sites that come forward for development cannot be identified through site survey work, for example, building conversions and changes of use. The most recent data for small windfalls for the last 5 years indicates that on average 10 dwellings are delivered from this source each year. It is reasonable to assume that this rate will continue over the SHLAA period. An estimate for small windfalls, at a rate of 10 dwellings per annum, is forecast from year 6 onwards.

## DEMOLITIONS

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- 3.60 South Tyneside has previously experienced relatively high levels of demolitions as a result of housing stock clearance and regeneration. These demolitions schemes were part of estate regeneration programmes of high density housing with planned new housing rebuild programme for each scheme.
- 3.61 Demolitions and net losses to housing stock will be monitored on an annual basis through the Authority Monitoring Report and demolition forecasts will be adjusted accordingly depending on the rate of demolitions and information regarding demolitions known the authority. There are, however, no further large scale demolitions anticipated at the time of writing.
- 3.62 Similar to windfall sites, the nature of demolitions and net losses to housing stock can be unpredictable. However, it is appropriate to account for a nominal loss attributable to demolitions going forwards as they can unexpectedly come forward through the planning process. As plans for demolitions within the next two years are largely known through discussions with the Council's Housing Strategy team, it is considered appropriate to account for unknown demolitions from year 3 onwards.
- 3.63 As there are no plans to carry out any further major clearance, for the remainder of the plan period, an allowance of 11 demolitions per year from year 3 are included, this being the historic average (when excluding the large-scale demolitions as part of council renewal programmes).

## EMPTY HOMES

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- 3.64 The PPG states that 'to be included as a contribution to completions it would be necessary for the authority to ensure that empty homes had not already been counted as part of the existing dwelling stock'. Due to resource constraints the authority no longer has an Empty Homes Team. Some empty homes were brought back into use when more resources to do so were available to the authority. However, the numbers were very modest and it is not possible to ensure that they had not already been counted as part of the existing dwelling stock.

## STAGE 4 – ASSESSMENT REVIEW

- 3.65 Following the assessment of all sites, the development potential of all sites was collected to produce an indicative housing trajectory. This sets out how much housing can be provided, and at what point in the future.
- 3.66 If insufficient sites were identified against objectively assessed need, then the council would have revisited its assumptions. Following the review if there were still insufficient sites, then it would have been necessary to investigate how this shortfall would be planned for. If there is evidence that the needs cannot be met locally, it would have been necessary to consider how needs might be met in adjoining areas in accordance with the Duty to Cooperate.
- 3.67 As the housing supply within the SHLAA cannot meet the objectively assessed housing need, this exercise has been undertaken to try and determine how the shortfall can be met. Details of this exercise are set out within the Green Belt Assessment Stage 1 (2022).

- 3.68 The Green Belt Stage 2 Report (2022) subdivided the Green Belt in South Tyneside into 118 parcels and assessed the potential harm to the Green Belt purposes that sites would cause. The report assesses the entirety of South Tyneside's Green Belt against the purposes of Green Belt as set out in national policy - National Planning Policy Framework (NPPF). The assessment provides an overall rating for each parcel of Green Belt assessed. These sites then went through assessment stages 1-3 as outlined above.
- 3.69 The South Tyneside Green Belt Study (2023) was undertaken by independent consultants. This study assessed all of the Green Belt land in the Borough and considered the harm associated with the release of specific sites. The study identifies which land, if released for development, would cause greater or lower harm to the Green Belt purposed.
- 3.70 The outcomes of this report were used to inform the assessment stages 1-3 as outlined above, in particular the suitability assessment. Generally, sites with a lower harm rating were considered to be more suitable, notwithstanding other suitability considerations.

## STAGE 5 – FINAL EVIDENCE BASE

### SHLAA DATA OUTPUTS

- 3.71 The SHLAA produces the following outputs to ensure consistency, accessibility and transparency of the SHLAA:

A list of all sites, cross referenced to their locations on a map. This will include:

- Deliverable sites
- Developable sites
- Sites not considered currently developable

An assessment of each site in terms of its suitability for development, availability, and achievability to determine whether a site is realistically expected to be developed and when.

The potential quantity of development that could be delivered on each site, including an estimate of build out rates.

An indicative trajectory of anticipated development will indicate for each site the years in which dwellings are expected to be delivered.

Table 5 SHLAA Outputs

### MONITORING

- 3.72 Once site assessments have been collated into a schedule this will be used to continuously monitor sites. The SHLAA will be updated annually as well as the Council's Annual Monitoring Report.

## FIVE YEAR LAND SUPPLY

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- 3.73 In accordance with the NPPF, Local Planning Authorities are required to maintain a rolling five year supply of deliverable housing land. The assessment of this supply is a material consideration in the determination of residential planning applications and helps to ensure that the objectively assessed housing needs of the local area is met over the life of the plan period.

## 4. SOUTH TYNESIDE STRATEGIC HOUSING LAND AVAILABILITY FINDINGS

- 4.1 This section of the report presents the overall findings of the South Tyneside SHLAA 2023- 2024. It will identify South Tyneside's deliverable and developable housing land supply and will provide a housing trajectory for information.
- 4.2 It is important to note that the data relating to sites reflects the position at 31 March 2024. The circumstances of some sites may have changed in the intervening period and, where appropriate, this has been picked up in the qualitative comments related to individual sites and outlined in the site schedules. However, in order to ensure consistency, the total figure of outstanding planning permissions reflects this 31 March 2024 position.
- 4.3 The South Tyneside Publication draft Local Plan base date is April 2023 for housing completions and commitments (planning permissions).

## SETTING THE FUTURE HOUSING REQUIREMENT

- 4.4 The adopted Core Strategy (2007) outlines a housing requirement, however, this pre-dates the publication of the NPPF. The NPPF sets out a standard approach for assessing local housing need unless there are exceptional circumstances to justify an alternative approach.

## STANDARD METHOD

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- 4.5 The 2023 National Planning Policy Framework (NPPF) (Paragraph 61) states 'to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for'.
- 4.6 PPG comments that 'the standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic

under-supply. It identifies a minimum annual housing need figure. It does not produce a housing requirement figure.

- 4.7 In December 2020, Planning Practice Guidance updated the standard methodology for assessing overall housing need which involves: setting a baseline; adjusting for affordability; capping increases where necessary and applying uplifts in some urban areas; and considering if it is appropriate to plan for a higher housing need figure.
- 4.8 The Strategic Housing Market Assessment (SHMA) (2023) considers the future number of dwellings needed across South Tyneside based on the latest version of the 'standard method' for identifying housing need set out in PPG updated in December 2020.
- 4.9 Over the plan period, the total number of households under the 2014-based household projections is set to increase by 292 each year. The average annual projected household figure from Step 1 is then adjusted based on the affordability of the area using median workplace-based affordability ratios published by the ONS. The PPG states that the affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes.
- 4.10 A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban areas list devised by ONS (PPG Paragraph 004 Reference ID: 2a004-20190220). This does not apply to South Tyneside.
- 4.11 The SHMA and objectively assessed needs analysis identifies a housing requirement for South Tyneside of 309 dwellings per annum; a total 5253 dwellings over the plan period.

## UPLIFTS AND ALTERNATIVE APPROACHES

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- 4.12 The SHMA then provides a review of alternative demographic scenarios to confirm if the standard method provides an appropriate base for the assessment of need or whether any there are exceptional circumstances that would justify an alternative approach.

### *Uplift to meet Economic Growth from the Local Plan*

- 4.13 The North East Local Enterprise Partnership (NELEP) Strategic Economic Plan (2017) and South Tyneside Vision and Council Strategy demonstrates the council's commitment to economic growth. The NELEP's Strategic Economic Plan aspires to increase the number of jobs in the North East by 100,000 between 2014 and 2024.
- 4.14 The Local Plan is supportive of this in ensuring that an adequate supply of employment land is allocated to meet the identified need. Except for Wardley Colliery, all the allocated employment land is on already established employment areas. The modest scale of additional land being proposed for release at Wardley Colliery means that it is unlikely to have a discernible impact on housing need.
- 4.15 We acknowledge that the International Advanced Manufacturing Park (IAMP) is a strategic scale allocation and there will be some interaction with the housing market as a result. However, the evidence suggests that this will be relatively modest. The SHMA, therefore, does not recommend an uplift based on the council's economic ambitions.

4.16 The 'Sunderland City Council and South Tyneside Council - IAMP Impact Study's Housing Topic Paper' (Arup, 2016) forecast the scale of local housing requirements likely to be generated by IAMP. The report suggested that at least 90% of potential IAMP workers are already projected to be living in the North East, based on analysis of advanced manufacturing parks elsewhere where the majority of employees originate from the primary area of influence. South Tyneside therefore would only be likely to require dwellings to provide for up to an additional 122 households to support further in-migration generated by the IAMP, over and above the borough's Objectively Assessed Need (OAN) for housing. Therefore, the Council does not consider that there is firm evidence of a need for an uplift in the figure that is produced by the application of the standard methodology.

*Uplift to address SHMA affordable housing need*

4.17 The SHMA identifies an affordable housing need of 361 per annum which is higher than the overall need identified through the standard method. There is a considerable need for affordable housing which reflects an increase in homelessness, interest rates rises affecting households and the overall cost of living crisis.

4.18 PPG says that 'The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes.'

4.19 The Publication Draft Local Plan (2024) sets affordable housing requirements based on the identified need as well as viability. In order to meet the affordable housing need of 361 per annum, the Council would need to deliver over 1500 dwellings per annum based on an average affordable housing requirement of 20%. Delivering an additional 1500 dwellings per annum would require significant Green Belt release and is not considered to be a deliverable approach.

4.20 Additionally, the SHMA does not recommend any further uplift to the housing number to help meet affordable housing need and recognises that the council are making positive steps to help address the affordable housing shortfalls across the borough and will continue to keep this under review.

4.21 The Draft Local Plan aims to help address affordable housing need is expected through the application of affordable housing policies. In order to meet affordable need, the council works closely with housing association and developer partners to deliver a range of new affordable housing products, including affordable rent and discounted home ownership. The council also plans to develop additional council-owned homes.

## DELIVERABLE AND DEVELOPABLE HOUSING SUPPLY

4.22 The NPPF defines a deliverable site as one which is "available now, offers a suitable location for development now, is achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence

that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.” For a site to be considered developable it “should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”

4.23 In total, 55 specific sites have been identified as deliverable and developable for housing over the remainder of the Plan period (2024-2040), with a total combined indicative capacity for 2660 potential homes (Table 6).

	Years 1-5	Years 6-10	Years 11+
<b>SHLAA sites</b>	348	650	224
<b>Permitted Sites</b>	808	394	236
<b>Totals</b>	1156	1044	460

Table 6 SHLAA Developable Capacity

4.24 It is possible that some of the commitments will not come forward during the Plan period for a variety of reasons such as abnormal costs (e.g. contamination) or a lack of house builder interest. Non-delivery of some of these commitments could affect the Plan’s ability to meet the identified housing need. An assessment of the lapse rate of planning permissions has been undertaken which identifies a lapse rate of 10% on sites that are not yet under construction.

4.25 Table 9 sets out the calculation used to determine how many houses the council must plan for and allocate specific housing sites across the borough. This equates to a residual housing requirement target of 4862. This means there is a shortfall in supply of at least 2202 dwellings (Table 10).

A	Local Plan minimum housing requirement 2023 to 2040	5235
B	Completions (net)	194
C	10% lapse rate for commitments On sites not yet started	100
D	Projected demolitions / losses	165
E	Windfalls	444
F	<b>Residual housing requirement = A – B + C + D - E</b>	<b>4,862</b>

Table 7 Housing Requirement



A Residual Requirement	4,862
B Developable SHLAA sites	2660
C Supply Against Target (A-B)	-2202

Table 8 Supply against Target

4.26 The council has taken a proactive approach to identifying additional sources of land to meet the shortfall and ensure flexibility is built in to the supply, as set out in paragraph 4.7. However, since the initial SHLAA assessments did not identify enough capacity to meet the borough's identified housing need, it is necessary to assess Category 2 sites (as outlined in Section 2), principally Green Belt sites.

4.27 Given that the council is unable to meet its housing needs in full without Green Belt release, the council wrote to all neighbouring authorities in 2018, and again in 2021 and 2022, to ascertain whether they would be able to accommodate any of this growth within their area. All authorities responded to confirm that they would not be able to accommodate any of South Tyneside's growth.

#### DELIVERABLE AND DEVELOPABLE HOUSING SUPPLY – INCLUDING GREEN BELT SITES

4.28 The SHLAA has assessed 72 Green Belt sites that were either submitted through the Call for Sites process or are council owned sites. These sites were initially ruled out due to their Category 2 designation, however, given the acute shortfall in housing land supply, these sites were revisited to determine their suitability.

4.29 65 of the sites were assessed as not being deliverable or developable. 7 of the sites were assessed as being developable with a combined capacity for 2308 dwellings. None of the sites were assessed as deliverable. Before development of any of these sites they would first have to be removed from the Green Belt through the Local Plan process so it is not considered realistic that any of these sites would come forward in the first 5 years.

	Years 1-5	Years 6-10	Years 11+
<b>SHLAA sites</b>	348	650	224
<b>SHLAA sites currently in the Green Belt</b>	109	1050	1149
<b>Permitted Sites</b>	808	394	236
<b>Totals</b>	1265	2094	1609

Table 9 SHLAA sites capacity

- 4.31 Of the 67 sites making up the developable supply, 46 of these are on brownfield land, accounting for 2084 dwellings. The relative shortage of brownfield sites is a reflection of the existing land-use patterns in the borough. Much of the borough is comprised of compact areas of established residential development which results in limited scope for future infill or redevelopment
- 4.32 25 of the sites identified in the deliverable supply already have planning permission for residential development, with 11 of those already under construction. These sites have a total remaining capacity of 1262 dwellings.
- 4.33 A schedule of the deliverable and developable sites can be viewed in Appendix A.

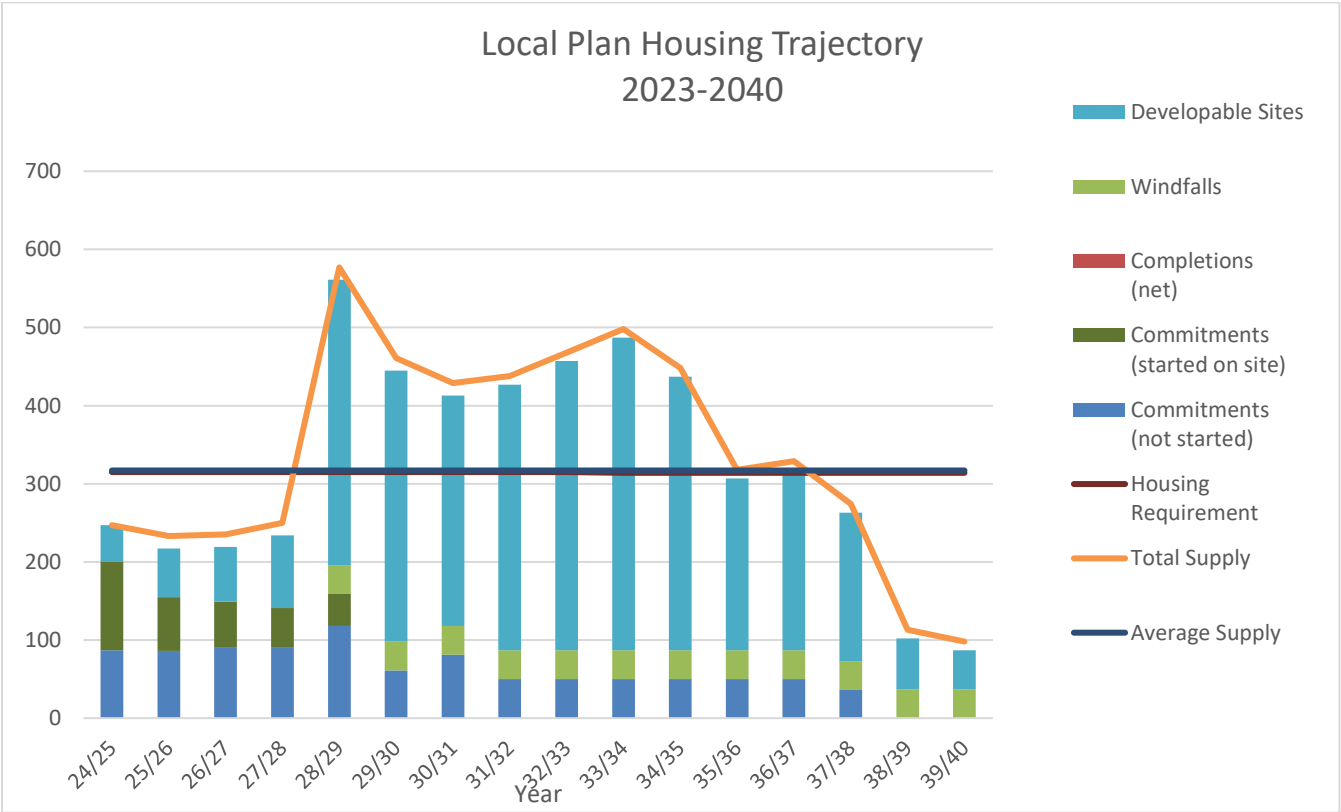


Table 10 SHLAA housing Trajectory

NOT CURRENTLY DEVELOPABLE HOUSING SUPPLY SITES

- 4.34 Of the 199 SHLAA sites assessed, 140 sites were assessed as not being currently developable. Based on the best information at the time of the assessments, these sites were considered to have constraints which would prevent the delivery of the site. Sites identified as “not currently developable” will be reassessed in the next SHLAA for any new information or change of circumstances which may impact the assessment. A site’s identification as “not currently developable” does not exclude the site from coming forward should a suitable planning application be submitted. Should a site gain planning permission, the site’s status will be updated and reflected in subsequent iterations of the SHLAA.

4.35 A list of sites 'not currently developable' can be found in Appendix B.

## SIEVED HOUSING SUPPLY SITES

4.36 In accordance with the SHLAA methodology, the following sites were not assessed:

- Completed sites: sites are completed when they have no remaining units left to build out. As a result, such sites have not been assessed for their suitability, availability, achievability, and deliverability. Completion of sites will be monitored through the annual monitoring report and will inform future update to the SHLAA.
- Category 1 sites: these sites were discounted due to significant category 1 designations on the site. Sites with category 1 designations, were sieved from further assessments and were not assessed for suitability, availability and achievability.
- Sites that have not been submitted to the council's Call out for Sites or have not currently or previously had planning permission for residential development.

## 5. SUMMARY

5.1 As the above analysis shows, there is an insufficient supply of sites to meet South Tyneside's housing need if we were to rely solely on non-Green Belt sites.

A Residual Requirement	4,862
B Developable SHLAA sites	2660
C Supply Against Target (A-B)	-2202

Table 11 Supply against target before assessing Green Belt

5.2 By assessing Green Belt sites for their housing potential we have been able to identify enough capacity to meet the housing need identified through the Local Plan process.

A Residual Requirement	4862
B Developable SHLAA sites (inc. Green Belt Sites)	4968
C Supply Against Target (A-B)	106

Table 12 Supply against target including Green Belt sites

5.3 Due to the fact the SHLAA has identified such a wide range of sites and a large number of potentially developable units, there are genuine options for the identification of land through the Local Plan process. This will also be supplemented by the additional delivery from windfall and small sites.

5.4 The SHLAA does not give planning status to any of the sites assessed; the Local Plan process will refine the suite of sites alongside the Plan's emerging spatial objectives and select the most sustainably appropriate sites.

## 6. FIVE YEAR SUPPLY

### FIVE YEAR HOUSING LAND SUPPLY METHODOLOGY – CALCULATING THE REQUIREMENT

- 6.1 The council's methodology for the calculation of the five-year housing land supply has been adapted from previously published versions by the council, to reflect changes to the NPPF and PPG.
- 6.2 There are two parts to calculating a five year housing land supply:
- **the requirement** - which comprises the annual housing requirement, the buffer and any shortfall.
  - **the supply** – which comprises the list of specific deliverable sites with information as to the number of dwellings which are expected to be delivered within 5 years and when.

### ESTABLISHING THE ANNUAL HOUSING REQUIREMENT

- 6.1 Paragraph 74 of the NPPF states that LPA's should:
- "...identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old".*
- 6.2 The PPG further corroborates this approach, stating:
- "Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:*
- *'the plan was adopted in the last 5 years*
  - *or other strategic housing policies have been reviewed within the last 5 years and found not to need updating.'*
- 'In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method'.*
- 6.3 The South Tyneside Core Strategy was adopted in 2007. It is therefore outside of the five year timeframe identified above. Other strategic housing policies have been reviewed and found to need updating. Housing need has therefore been calculated using the standard method. The standard method establishes a minimum housing need of 309 dwellings each year.

### FIVE YEAR HOUSING REQUIREMENT

- 6.4 Based on the standard method, the housing requirement is to deliver 309 dwelling per annum.
- 6.5 This report was prepared under the December 2023 NPPF which required authorities to identify a supply of specific deliverable sites to provide a minimum of 5 years' worth of housing. However, paragraph 226 stated that where an authority have an emerging local plan that has either been submitted for examination or has reached the Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012), the authority need only demonstrate a 4 year supply of deliverable sites.
- 6.6 The council consulted on the Regulation 19 Draft Local Plan in January-March 2024, therefore the provisions under paragraph 226 apply and the council needs to demonstrate a 4 year supply of deliverable sites.

6.7 The baseline position for the five year housing land supply requirement for 1st April 2024 to 31st March 2028 is **1,236** net additional dwellings.

## HOUSING DELIVERY TEST

6.8 Paragraph 79 of the NPPF requires councils to monitor the delivery of sites which have permission. The Housing Delivery Test (HDT), published annually by the Government, assesses the performance of the development industry in delivering sites across each local authority area, against the dwellings required by the adopted strategic policies for each area. Where delivery falls short, the NPPF specifies that councils must either produce an action plan (below 95% of the requirement, as set out in paragraph 74 of the NPPF); add a 20% buffer to the 5 year housing supply (below 85% of the requirement, as set out in footnote 41 of the Framework); or apply the presumption in favour of sustainable development under paragraph 11d of the Framework (below 75% of the requirement, as set out in footnote 7 of the Framework). Delivery in the borough has fallen below 85% of the requirement. Therefore a 20% buffer is appropriate.

Delivery Test	Number of homes required			Total number	Number of homes delivered			Total number	Housing delivery	Consequence
	2018/19	2019/20	2020/21		2018/19	2019/20	2020/21			
2018/19	353	320	227	997	247	236	182	665	74%	Presumption in favour of sustainable development & 20% Buffer

Table 13 Housing Delivery Test

6.9 The local planning authority acknowledges that there is a discrepancy between the record of housing completions shown in the Strategic Housing Market Assessment (SHMA) (2021) and that shown in the Housing Delivery Test. The local planning authority is confident that the figures shown in the SHMA, which it has provided, are accurate. However the discrepancy is not materially relevant to the outcome of the Housing Delivery Test. For transparency the record of the local planning authority for net completions over this period is as follows:

Year	Completions	Demolitions / losses	Net delivery
2018/19	402	154	248
2019/20	251	15	236
2020/21	182	2	180
2021/22	221	14	207
2022/23	179	4	175
2023/24	205	14	191

Table 14 Local Planning Authority Housing Completions Data

## SUMMARY OF FIVE YEAR HOUSING LAND SUPPLY REQUIREMENTS

6.10 As set out in Para 6.5 , given the advanced stage of the Council’s Draft Local Plan, the Council is required to demonstrate a four year supply of housing sites. The baseline position for the five year housing land requirement, therefore, is 1,236 net additional dwellings over the period from 1 April 2024 to 31 March 2028. It is then necessary to apply adjustments to the baseline requirement to take account of any shortfall over the plan period to date and apply the appropriate buffer.

<b>Annual Housing Requirement</b>	<b>309</b>
<b>Baseline Four Year Housing Requirement for period</b>	<b>1,236</b>
<b>Previous Undersupply from start of Plan Period</b>	<b>118</b>
<b>+ 20% buffer</b>	<b>247</b>
<b>Four Year Land Supply Requirement</b>	<b>1624</b>

Table 15 Four year supply requirement

6.11 Table 15 shows that the five year housing land supply requirement is **1624** dwellings with the addition of a 20% buffer.

## FOUR YEAR LAND SUPPLY

6.12 Sites categorised as ‘A’ are considered to be deliverable unless evidence can justify otherwise. Category ‘B sites’ and ‘other sites’ require further evidence to be considered deliverable. Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or
- whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example,
- written agreement between the local planning authority and the site developer(s)
- which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

6.13 The composition of site sources of the five year supply is set out in Table 16 below. The sources of supply are identified in the SHLAA Methodology (2016) and have been compiled in compliance with this land supply methodology.

	1-5 Years
SHLAA Deliverable units under construction	163
SHLAA Deliverable units with consent	545
SHLAA Deliverable units pending approval/strong developer interest	557
Demolition Forecast	-33
<b>5 years supply total</b>	<b>1232</b>

Table 16 Four year supply

6.14 Table 17 shows that the council is not able to demonstrate a five year supply of deliverable housing sites to meet the housing requirement (including the NPPF 20% buffer) over the next 5 years when considering the projected housing delivery in the borough. The council is committed to achieving a 5 year supply deliverable housing sites and intends to do so through the Plan.

Requirement for 1st April 2024 to 31st March 2028 taking into account previous under supply and NPPF 20% buffer	1624 dwellings
Average annual requirement for 1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2028 (1624/4)	406 dwellings
Projected delivery (net) 1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2028	1,232 dwellings
<b>Supply (1232 / 406)</b>	<b>3 years</b>

Table 17 Four year supply against requirement

#### FIVE YEAR LAND SUPPLY – NPPF 2024 UPDATE

6.15 The NPPF was revised and a new version published in December 2024. The revised NPPF removes the provision for Council's to demonstrate a four year housing land supply and reinstates the expectation for Council's to demonstrate a five year housing land supply.

6.16 Table 18 demonstrates the five year housing requirement as table 19 assesses this against the supply as per paragraph 78 of the revised NPPF.



<b>Annual Housing Requirement</b>	<b>309</b>
<b>Baseline Five Year Housing Requirement for period</b>	<b>1,545</b>
<b>Previous Undersupply from start of Plan Period</b>	<b>118</b>
<b>+ 20% buffer</b>	<b>332</b>
<b>Five Year Land Supply Requirement</b>	<b>1995</b>

Table 18 Five year supply

Requirement for 1st April 2024 to 31st March 2029 taking into account previous under supply and NPPF 20% buffer	1995 dwellings
Average annual requirement for 1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2029 (1995/5)	399 dwellings
Projected delivery (net) 1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2029	1,232 dwellings
<b>Supply (1232 / 399)</b>	<b>3.1 years</b>

Table 19 Five year supply against requirement

## 7. MONITORING, REVIEW AND NEXT STEPS

- 7.1 The SHLAA is updated regularly in order to take account of house building, new permissions and changes of circumstance to sites assessed in the SHLAA. Updating the SHLAA regularly is important in order to ensure an effective understanding of the housing land supply position by:
- Identifying potential capacity for housing development over the next 15 years
  - Identifying and assessing new sites
  - Identifying a five-year supply of deliverable housing land in order to meet the requirements of the NPPF and inform the development management process.
- 7.2 House building in the borough is regularly monitored. This information will be used to keep the SHLAA database up to date with housing completions and sites where development has begun on site. Planning permissions will also be monitored in order to keep the SHLAA database up to date with sites that have received permission and information on the number of dwellings expected to be delivered and the timescale of development.
- 7.3 The SHLAA site submission pro-forma will be kept on the council's website so that new sites or updated information on sites can be submitted at any time. This information will be used to keep the SHLAA database up to date and inform the next update of the SHLAA.
- 7.4 Monitoring information will also be used to compare predictions of delivery against the number of new homes actually delivered. This information will be used to update delivery predictions in the SHLAA and, if necessary, the methodology will be updated to reflect changes in average housebuilding rates.
- 7.5 The SHLAA will form part of the evidence base that will inform the decision making on sites to allocate for housing as part of the Plan. This decision making process will also be informed by various other evidence documents which address issues such as playing field provision, the need for open space and the needs for employment land.

Appendix A Developable Supply

SHLA A Refer ence	Site Name	Brownfield/Gr eenfield?	Total site capa city	dwel lings built to date	Remai ning Capaci ty	Fir st 5 ye ars	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Ye ars 6- 10	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	Ye ars 11- 17	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Planning application number	Plannin g Status
SBC003	Land at North Farm(west)	Greenfield	263	0	263	28					28	150	30	30	30	30	30	85	30	30	25					
SBC010	Land at Cleadon Lane Industrial Estate	Brownfield	202	0	202	109		15	32	31	31	93	31	31	31			0							ST/1109/21/FUL	applica tion submitt ed
SBC051	Land at West Hall Farm	Greenfield	259	0	259	20					20	200	40	40	40	40	40	39	39							
SBC089	Formerly Vinci Construction UK Ltd	Brownfield	18	15	3	3	3					0						0							ST/0322/17/FUL	under constru ction
SBC090	Vacant former Mayflower Glass	Brownfield	9	0	9	9	9					0						0							ST/0389/22/FUL	permitt ed - not started
SBC102	Land to North of Town End Farm	Greenfield	400	0	400	25					25	200	40	40	40	40	40	175	40	40	40	40	15			
SBC104	Former Boldon CE Primary School	Brownfield	5	0	5	5			5			0						0							ST/0139/22/FUL	Permitt ed - not started
SBC113	Former storage yard Hardie Drive	Brownfield	3	0	3	0						3	3					0								
SBC114	Former garage site Hindmarch Drive	Brownfield	10	0	10	10		10				0						0							ST/0904/20/LAA	permitt ed - not started
SBC124	Former Boldon Colliery Working Mens Social Club	Brownfield	7	0	7	7	7					0						0							ST/0670/18/FUL	Under constru ction
SBC132	Kymel House	Brownfield	6	0	6	6		6				0						0							ST/0956/20/FUL	Permiss ion lapsed
SFG042	Land East of Lukes Lane	Greenfield	127	0	127	100		10	30	30	30	27	27					0							ST/0882/21/FUL	permitt ed-not started

SFG043	Land at Trent Drive	Greenfield	8	0	8	8				8		0						0									
SFG044	Land at Heathway	Greenfield	0	0	3	0						0						3		3							
SFG045	Land at Heathway/Greenlands	Greenfield	0	0	10	0						0						10			10						
SFG048	Land at Calf Close Walk	Greenfield	0	0	33	0						0						33	18	15							
SFG068	Land to North and East of Holland Park Drive	Greenfield	0	0	35	0						35			15	15	5	0									
SFG075	Land South of Fellgate	Greenfield	1200	0	1200	0						350		50	50	100	150	850	150	150	150	150	150	150	50		
SHB004	Hebburn New Town	mixed	110	0	110	0						110	15	30	35	30		0									
SHB012	Ashworth Frazer Ind Estate and Hebburn Community centre	Brownfield	100	0	100	70			10	30	30	30	30					0								ST/0412/20/FUL	permitted - not started
SHB018	Campbell Park Road Civic Site/Hebburn Police Station	Brownfield	91	77	14	14	14					0						0								ST/0812/19/FUL	under construction
SHB033	Site of former Siemans and Narec Clothier Laboratories	Brownfield	326	279	49	49	40	9				0						0								ST/0773/16/FUL / ST/0983/18/FUL	Under construction
SHB034	South Tyneside College, Hebburn Campus - playing fields	Greenfield	115	0	115	0						115		20	30	40	25	0									
SHB040	Former Hawthorn Leslie Shipyard	Brownfield	446	0	446	0						210	30	30	50	50	50	236	50	50	50	50	36			ST/0228/21/FUL	permitted - not started
SHB045	Land south-west of Prince Consort Road	Greenfield	46	0	46	0						0						46	16	30							
SHB046	Father James Walsh Day Centre	Brownfield	11	0	11	11		11				0						0								ST/0971/21/FUL	permitted - not started

SHB105	Land at Monkton Fell	Greenfield	292	274	18	18	18					0					0								ST/0461/15/RES	Under construction
SHB107	Bedewell Industrial Estate and Disused Playing Fields	Brownfield	335	283	52	52	18	34				0					0								ST/0539/15/FUL	Under construction
SHB112	Land at Southend Parade	Brownfield	6	0	6	0						6	6				0									
SIS007	Fowler Street Improvement Area – Winchester Street housing-led regeneration site	Brownfield	35	0	35	0						35	25	10			0									
SIS009	Land to the rear of Fowler Street	Brownfield	40	0	40	0						40		20	20		0									
SIS013	Land at 1 Robinson Street	Brownfield	8	0	8	8		8				0					0									
SIS043	31 Beach Road	Brownfield	6	0	6	6		6				0				0	0								ST/0065/23/FUL	permitted - not started
SIS016	South Tyneside House	Brownfield	24	0	24	24	10	14				0					0								ST/0138/21/PNCU	permitted - not started
SIS017	Land adjacent to Ocean Road Community Centre	Brownfield	4	0	4	0						4					4	0								
SIS018	Land at Chatsworth Court	Greenfield	15	0	15	0						0					15	5	10							
SIS024	30-31 and 32 Long Row	Brownfield	43	41	2	2	2					0					0								ST/0088/17/PNCU	Under construction
SIS042	Site of Former St Aidans Church	Brownfield	14	0	14	14		14				0					0								ST/0330/17/FUL ST/0083/20/FUL ST/0592/22/FUL	Permitted - not started
SIS059	Land at Long Row Car Park	Brownfield	13	0	13	13		13				0					0								ST/0693/20/FUL	Permitted - not started

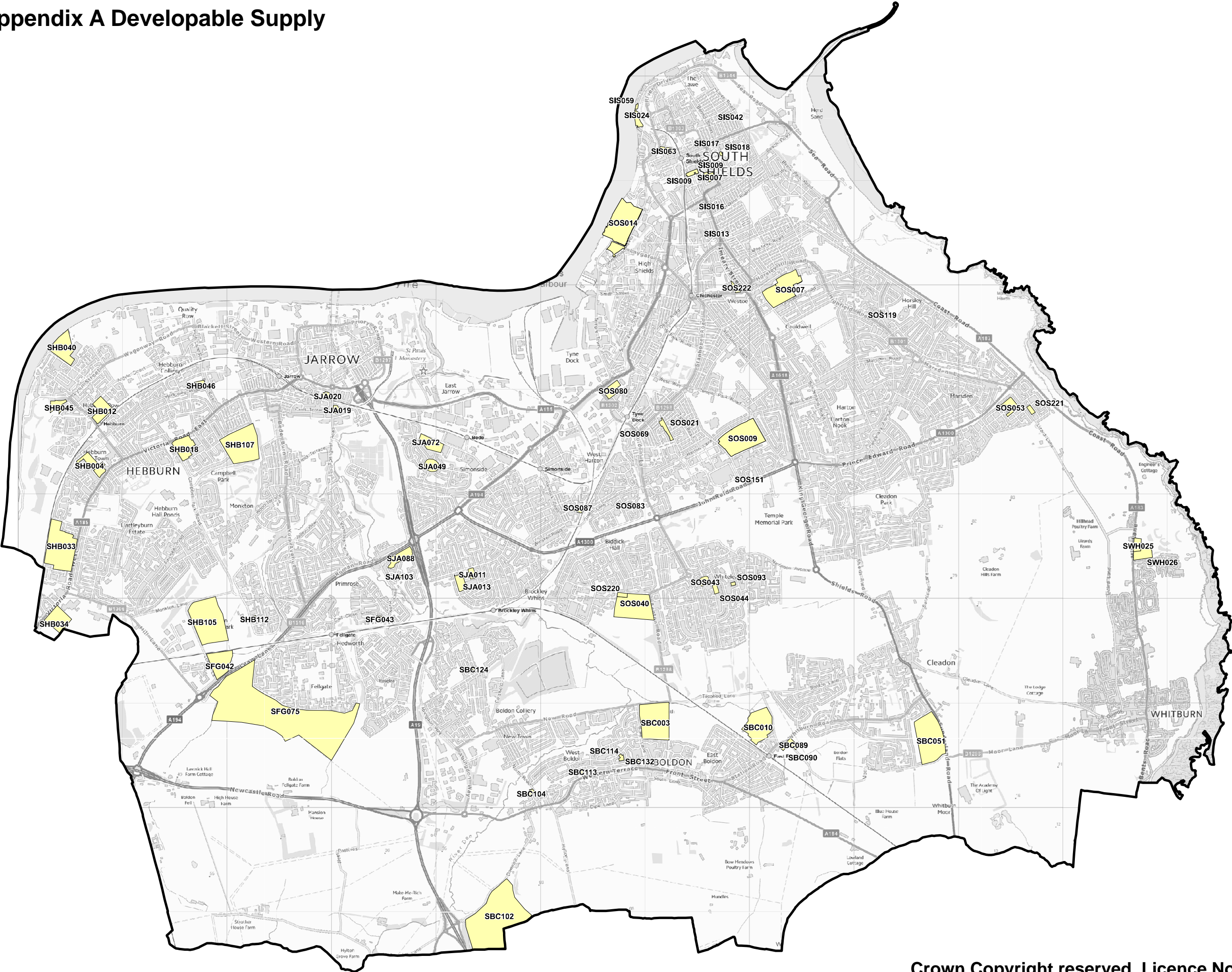
SIS06 2	Land at Queen St	Brownfield	20	0	20	0						20	20					0								
SIS06 3	Land at Salem Street	Brownfield	18	0	18	0						18	18					0								
SJA01 1	Neon Social Club	brownfield	14	13	1	1	1					0						0							ST/0718/1 7/FUL ST/0054/2 2/VC	Permitt ed - not started
SJA01 3	Perth Green Youth Centre	Greenfield	50	0	50	50			20	25	5	0						0							ST/0876/2 3/FUL	Applica tion submitt ed
SJA01 9	Land at previously Martin Hall	Brownfield	15	0	15	0						15	15					0								
SJA02 0	Land at previously Nolan Hall	Brownfield	12	0	12	12		12				0						0							ST/0903/2 1/FUL	permitt ed - not started
SJA04 9	Land at Falmouth Drive	Greenfield	40	0	40	0						0						40	10	30						
SJA07 2	Land at Shaftesbury Avenue	Greenfield	69	46	23	23	20	3				0						0							ST/0628/2 1/FUL	permitt ed - not started
SJA08 8	Land at Eskdale Drive	Brownfield	62	60	2	2	2					0						0							ST/0160/1 9/FUL	Under constru ction
SJA10 3	Land at Kirkstone Avenue	Greenfield	2	0	2	0						0						2	2							
SOS00 7	South Tyneside College - South Shields campus	mixed	163	0	163	95				45	50	68	50	18				0							ST/0676/2 3/FUL	
SOS00 9	Former Brinkburn School	Brownfield	151	0	151	0						11 0			30	40	40	41	20	21						
SOS01 4	Land at Holborn	Brownfield	299	41	258	23 6	36	50	50	50	50	22	22					0							ST/0245/2 1/FUL	permitt ed - not started
SOS02 1	Land at Associated Creameries	Brownfield	30	0	30	30				10	20	0						0							ST/0417/1 7/FUL	Permiss ion Lapsed
SOS04 0	Land at Chuter Ede Education Centre (excluding Brydon Court)	Greenfield	190	0	190	30				15	15	15 0	30	30	30	30	30	10	10							

SOS043	Former Temple Park Infant School	Brownfield	22	0	22	0						22	22					0								
SOS044	site of former Connolly House	Brownfield	17	0	17	17			10	7		0						0							ST/0741/23/LAA	
SOS053	Land at Farding Square	Brownfield	62	49	13	13	13					0						0							ST/1107/18/FUL	under construction
SOS069	Landreth House	Brownfield	6	0	6	6	6					0						0							ST/0336/21/PNCU	permitted - not started
SOS080	Tyne Dock Regeneration Scheme	Brownfield	69	0	69	20					20	49	30	19				0								
SOS083	Land at Biddick Hall Drive	Greenfield	6	0	6	0						0						6	6							
SOS087	Land at Ryedale Court	Greenfield	15	0	15	0						0						15	15							
SOS093	Open space (Horton Avenue)	Greenfield	4	0	4	0						0						4	4							
SOS119	Open space (Cheviot Road)	Greenfield	25	0	25	0						0						25	25							
SOS151	Bonsall Court	Greenfield	16	0	16	0						0						16					16			
SOS220	Former Brydan Court Nursing Home	Brownfield	22	19	3	3	3					0						0							ST/0232/15/FUL	under construction
SOS221	Land at Lizard Lane (former shops/flats)	Brownfield	12	0	12	0						12	12					0							ST/0691/23/LAA	Permitted - not started
SOS222	Land at Dean Road	Brownfield	62	0	62	62			62			0						0								
SOS233	Simonside Lodge	Brownfield	4	0	4	0						0						4	4							
SOS234	Simonside Arms	Brownfield	13	0	13	13		13				0						0							ST/0218/23/FUL	application submitted
SWH025	Land at Whitburn Lodge	Brownfield	30	0	30	15					15	15	15					0							ST/0712/23/FUL	
SWH026	Land to North of Shearwater	Greenfield	41	0	41	21					21	20	20					0								



SWH052	Land at Former Crystal Creations	Brownfield	5	0	5	5			5			0						0							ST/0432/23/FUL	Permitted - not started
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Appendix A Developable Supply



## Appendix B - Not presently developable

SHL AA Reference	Site Name	Settlement Ward	Suitabl e	Availabl e	Achievabl e	Brownfield /Greenfield ?
SBC004	Land at North Farm(East)	Cleadon & East Boldon	No	Yes	No	Greenfield
SBC006	Land to south of South Lane and west of Belle View Lane	Boldon	No	Yes	Yes	Greenfield
SBC007	Land to south of South Lane	Boldon	No	Yes	Yes	Greenfield
SBC009	Land at Glencourse	Cleadon & East Boldon	Yes	No	No	Greenfield
SBC024	The Shack Field (west)	Boldon Colliery	Yes	No	No	Greenfield
SBC025	The Disco Field	Boldon Colliery	No	no	Yes	Greenfield
SBC052	Land between Cleadon and S.Shields Community School	Cleadon	No	Yes	No	Greenfield
SBC053	Land north west of Cleadon North Farm	Cleadon	No	Yes	No	Greenfield
SBC054	Land south west of Cleadon North Farm	Cleadon	No	Yes	No	Greenfield
SBC055	Land west of Cleadon North Farm	Cleadon	No	Yes	No	Greenfield
SBC056	Cleadon North Farm inner farmyard	Cleadon	No	Yes	No	Brownfield
SBC057	Cleadon North Farm inner farmyard	Cleadon	No	Yes	No	Brownfield
SBC058	Land north of Cleadon North Farm	Cleadon	No	Yes	No	Greenfield
SBC059	Land south of Cleadon North Farm	Cleadon	No	Yes	No	Greenfield
SBC060	Cleadon Grange	Cleadon	No	Yes	No	Brownfield
SBC063	Land south east of Sunnyside Lane	Cleadon	No	Yes	No	Greenfield
SBC066	Land south of Cleadon Lane	Cleadon	No	Yes	No	Greenfield
SBC067	Land south of Cleadon Lane and north east of Sunderland Road	Cleadon	No	Yes	No	Greenfield
SBC069	Southern Playing Fields at Oakleigh Gardens	Cleadon	Yes	No	No	Greenfield
SBC070	Land to the west of Sunnyside Lane	Cleadon	No	Yes	Yes	Greenfield
SBC077	Land to East of Cleadon Lane Industrial Estate	Cleadon / East Boldon	No	Yes	No	Greenfield
SBC080	Land at Green Lane	East Boldon	No	Yes	Yes	Greenfield
SBC081	Land at Green Lane east of Mundles Lane	East Boldon	No	Yes	Yes	Greenfield
SBC084	Former MoD bunkers, medical stores and associated land	Cleadon & East Boldon	No	Yes	Yes	Brownfield
SBC085	Low House Farm	East Boldon	No	Yes	Yes	Greenfield
SBC087	Land south of St John's Terrace and Natley Avenue	Cleadon & East Boldon	No	Yes	Yes	Greenfield
SBC094	Land at Lyndon Grove	Cleadon & East Boldon	Yes	No	Yes	Greenfield
SBC096	Land at Benton Road	Cleadon & East Boldon	Yes	No	Yes	Greenfield

SBC1 00	Land south of Cleadon Park	Cleadon & East Boldon	No	Yes	Yes	Greenfield
SBC1 01	Land west of Sunnyside Road	Cleadon & East Boldon	No	Yes	Yes	Greenfield
SBC1 05	Former Boldon CE Primary School playing field	West Boldon	Yes	No	No	Greenfield
SBC1 06	The Paddock	Boldon Colliery	Yes	No	Yes	Greenfield
SBC1 07	Land north of Lawn Drive	West Boldon	No	Yes	Yes	Greenfield
SBC1 08	Land North of Downhill Lane	Boldon	No	Yes	No	Greenfield
SBC1 15	Land south of the Boldons	West Boldon	No	Yes	Yes	Greenfield
SBC1 17	Land at Boldon Golf Course	West Boldon	No	Yes	Yes	Greenfield
SBC1 20	Land to the North of New Road	Boldon Colliery	No	Yes	Yes	Greenfield
SBC1 21	Open space at Dipton Lane/Avondale gardens	Boldon Colliery	No	Yes	Yes	Greenfield
SBC1 22	Land north of Cleadon Lane	Cleadon	No	Yes	Yes	Greenfield
SBC1 23	Land between Downhill Lane and Hylton Lane	West Boldon	No	Yes	Yes	Greenfield
SBC1 25	Land west of North Road	Boldon Colliery	Yes	Yes	No	Greenfield
SBC1 26	Land West of Glebe Farm	West Boldon	No	Yes	No	Greenfield
SBC1 27	Land east Of Boldon Substation	West Boldon	No	Yes	No	Greenfield
SBC1 28	Land South of Boldon substation	West Boldon	No	Yes	No	Greenfield
SBC1 31	Sunnyside Lane		No	Yes	Yes	Greenfield
SBC1 33	Land off Station Approach	Cleadon and East Boldon	No	Yes	Yes	Brownfield
SBC1 34	Land at Sunderland Greyhound Stadium	Cleadon and East Boldon	No	Yes	Yes	Brownfield
SFG0 10	Land south east of Durham Drive	Fellgate	No	Yes	Yes	Greenfield
SFG0 12	Land at Hedworthfield CA car park	Fellgate and Hedworth	Yes	No	No	Greenfield
SFG0 15	Land to east of Lakeside Inn	Fellgate	No	Yes	Yes	Greenfield
SFG0 16	Land adjacent A19 South of Hedworth Lane	Fellgate Jarrow	Yes	No	No	Greenfield
SFG0 38	Land at the junction of Leam Lane/Mill Lane	Hebburn	No	Yes	No	Brownfield
SFG0 41	Land north of Leam Lane	Hebburn	No	Yes	No	Greenfield
SFG0 44	Land at Heathway	Fellgate and Hedworth	No	No	Yes	Greenfield
SFG0 45	Land at Heathway/Greenlands	Fellgate and Hedworth	No	No	Yes	Greenfield
SFG0 46	Land at Kings Meadow	Fellgate and Hedworth	No	No	Yes	Greenfield
SFG0 48	Land at Calf Close Walk	Fellgate and Hedworth	No	No	Yes	Greenfield
SFG0 53	Land at Wark Crescent/Pathside	Fellgate and Hedworth	Yes	No	No	Greenfield
SFG0 57	Land south of Follonsby Terrace	Wardley	No	Yes	No	Greenfield

SFG0 67	Land and hanger Building	West Boldon	No	Yes	No	Brownfield
SFG0 68	Land to North and East of Holland Park Drive	Fellgate and Hedworth	No	No	Yes	Greenfield
SFG0 71	Land at Mypetstop	Fellgate and Hedworth	No	Yes	No	Brownfield
SFG0 72	Land South of Fellgate - whole area	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 73	Land South of Fellgate Urban Extension A	Fellgate and Hedworth	No	Yes	Yes	Greenfield
SFG0 74	Urban Extension B	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 76	Eastern Parcel - Land south of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 77	Western Parcel - Land south of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 78	Northern Parcel - Land south of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 79	Southern Parcel - Land south of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 80	Land south west of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 81	Land West of A19 and Testo's Roundabout	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 82	Land South West of Testo's Roundabout	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 83	land South East of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SFG0 84	Land South West of Fellgate	Fellgate and Hedworth	No	Yes	No	Greenfield
SHB 007	Former Mountbatten Medical Centre	Hebburn	Yes	No	No	Brownfield
SHB 013	Land to North of former day care centre	Hebburn north	No	No	Yes	Greenfield
SHB 015	The Clock playing field	Hebburn north	Yes	No	No	Greenfield
SHB 021	Large Open Grassed Space	Hebburn	No	No	Yes	Greenfield
SHB 035	Former Local Authority housing area	Hebburn North	Yes	Yes	No	Brownfield
SHB 038	Land adj Hawthorne Court	Hebburn	Yes	No	No	Brownfield
SHB 051	Land at Cambridge Avenue	Hebburn	Yes	No	Yes	Greenfield
SHB 092	Land off Mountbatten Avenue	Hebburn South	No	No	Yes	Greenfield
SHB 111	Former Lukes Lane Primary School and open space	Lukes Lane, Hebburn	Yes	No	Yes	Brownfield
SHB 120	Vacant Former Balfour Beatty Utility Solutions Ltd	Hebburn	Yes	No	Yes	Brownfield
SHB 121	Land at Lilac Walk	Hebburn South	No	No	Yes	Greenfield
SISO 06	Fowler Street Improvement Area – Land off Prince Georg Square housing-led regeneration site (former library site)	Beacon and Bents	Yes	No	Yes	Brownfield
SISO 11	Land at Fowler Street West (Phase 2)	South Shields	Yes	No	Yes	Brownfield
SISO 20	Land at River Drive/Wapping Street	South Shields	Yes	No	Yes	Brownfield
SISO 22	Land at Harton Quay	South Shields	Yes	No	Yes	Greenfield

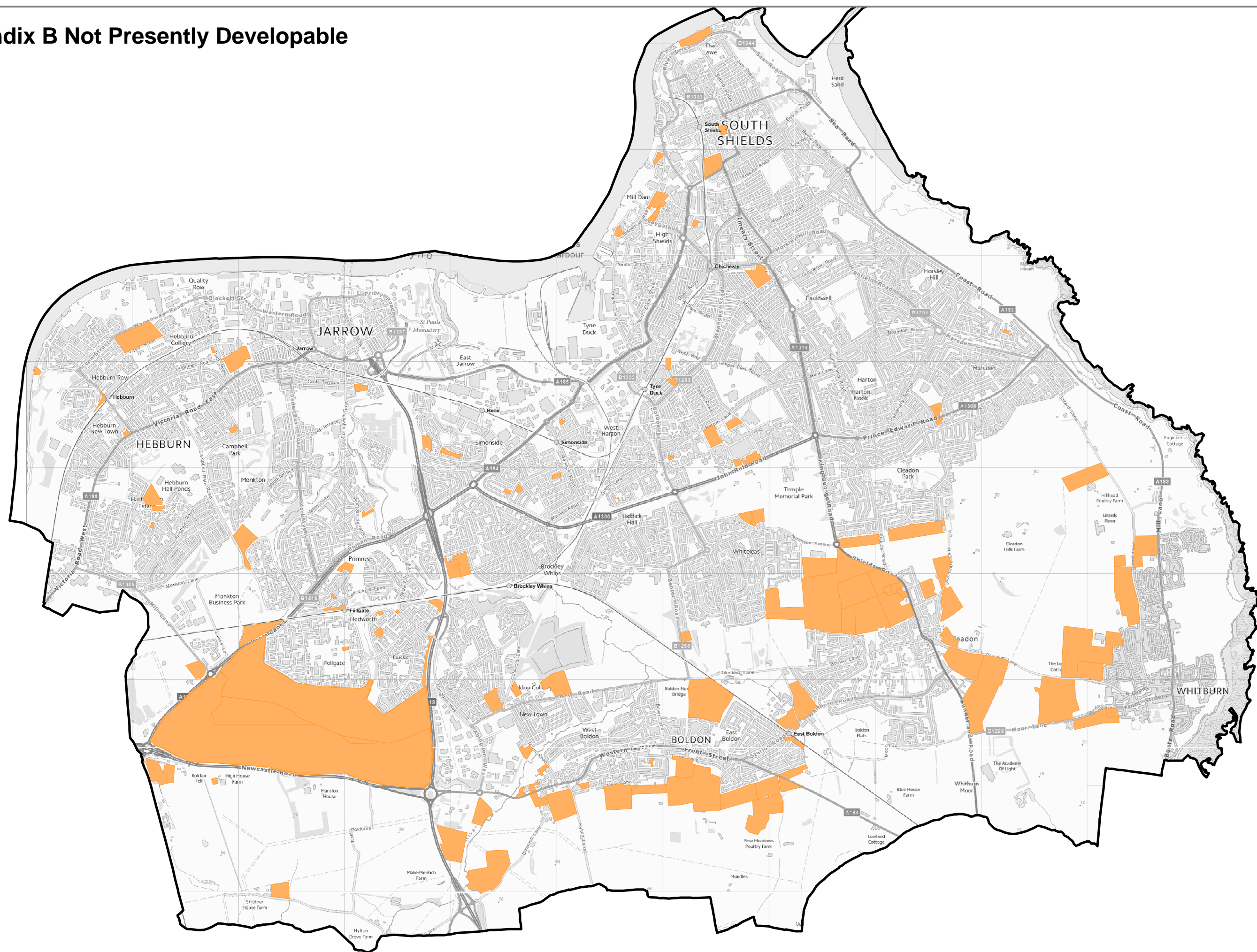


SISO 61	Land at Saville Street	South Shields	Yes	No	Yes	Brownfield
SJA0 08	Land at Salcombe Avenue	Bede	No	No	Yes	Greenfield
SJA0 14	Land at Bedes Children Centre and playing fields	Jarrow	Yes	No	Yes	Greenfield
SJA0 21	Land at Leamside	Primrose	Yes	No	No	Greenfield
SJA0 36	Epinay Business and Enterprise School	Jarrow	Yes	No	Yes	Brownfield
SJA0 40	Land at Calf Close Lane	Primrose, Jarrow	Yes	No	Yes	Greenfield
SJA0 51	Porlock Gardens	South Shields	Yes	No	Yes	Greenfield
SJA0 53	Open space (Peel Gardens)	Bede	Yes	No	No	Greenfield
SJA0 57	Land at Perth Green Community Centre	South Shields	Yes	No	Yes	Brownfield
SOSO 01	South Shields and Westoe Sports Club and playing fields	Westoe	Yes	No	No	Mixed
SOSO 06	South Tyneside College - South Shields campus playing fields		Yes	Yes	No	Greenfield
SOSO 15	Land at Commercial Road/Tudor Road	South Shields	Yes	No	Yes	Brownfield
SOSO 16	Land at Laygate	South Shields	Yes	No	Yes	Greenfield
SOSO 19	Large open grassed space (Gresford Street)	South Shields	Yes	No	No	Greenfield
SOSO 20	Large open grassed space (Gresford Street)	South Shields	Yes	No	Yes	Greenfield
SOSO 25	Land to rear of Simonside Arms PH	Simonside and Rekendyke	Yes	No	Yes	Brownfield
SOSO 39	Car park and open space	South Shields	Yes	No	Yes	Brownfield
SOSO 45	Former Temple Park Junior School (west)	Whiteleas	No	No	Yes	Brownfield
SOSO 46	Temple Park Junior School Playing field	South Shields	Yes	No	No	Greenfield
SOSO 50	Land at Bradley Avenue	Harton	Yes	Yes	No	Greenfield
SOSO 58	Land at Harton Lane/The Wynde	South Shields	Yes	No	No	Brownfield
SOSO 59	Land at McAnany Avenue	South Shields	Yes	No	No	Brownfield
SOSO 60	Land at John Reid Road	South Shields	Yes	No	No	Brownfield
SOSO 61	Land at John Reid Road/Bonsall Court	South Shields	Yes	No	Yes	Greenfield
SOSO 73	open space at Bedford Avenue/St Marks Way	South Shields	Yes	No	Yes	Greenfield
SOSO 84	Open space (Boldon Lane)	South Shields	Yes	No	Yes	Greenfield
SOSO 85	Open space (Edhill Avenue)	South Shields	Yes	No	Yes	Greenfield
SOSO 88	Land at Henderson Road	South Shields	Yes	No	Yes	Greenfield
SOS1 98	Sutton Hall and land to the rear	South Shields	Yes	No	No	Brownfield
SOS2 24	Land at South Shields School	South Shields	Yes	No	No	Brownfield

SOS2 30	Land at Essex Gardens	Horsley Hill	Yes	Yes	Yes	Greenfield
SOS2 31	Land at Brockley Avenue	Biddick and All Saints	Yes	Yes	Yes	Greenfield
SOS2 34	Simonside Arms		Yes	Yes	No	Brownfield
SWH 003	Land South of Whitburn Golf Club	Marsden	No	Yes	Yes	Greenfield
SWH 005	Caravan storage site and Coast Road Garage	Whitburn	Yes	No	Yes	Brownfield
SWH 006	Land south of Kitchener Road	Whitburn	Yes	Yes	No	Greenfield
SWH 009	Land at Wellands Farm	Whitburn and Marsden	No	Yes	Yes	Greenfield
SWH 013	Land north of Cleadon Lane	Whitburn and Marsden	No	Yes	Yes	Greenfield
SWH 019	Glebe Farm farmstead	Whitburn	Yes	Yes	No	Brownfield
SWH 020	Land to south of Moor Lane	Whitburn	No	Yes	Yes	Greenfield
SWH 021	Land North of Moor Lane	Whitburn	No	Yes	Yes	Greenfield
SWH 048	Land south of Wellhouse Farm	Whitburn and Marsden	No	Yes	Yes	Greenfield
SWH 049	Land west of Lizard Lane and Fairfield Drive	Whitburn and Marsden	No	Yes	Yes	Greenfield



Appendix B Not Presently Developable



## Appendix C Sieved Sites

SHLAA Ref	Site Name	Area
SBC001	Large open grassed space on North Road	Boldon
SBC002	Large open grassed space on Western Terrace	Boldon
SBC005	Grange Park	Boldon
SBC008	Land to south of Boldon	Boldon
SBC011	East Boldon Junior and Nursery School	Boldon
SBC012	West Boldon Primary School fields	Boldon
SBC013	West Boldon Primary School	Boldon
SBC014	Open space along Keats Ave/Boker Lane	Boldon
SBC016	Land at Rectory Bank	Boldon
SBC017	Land at Western Terrace/Aviemore Road	Boldon
SBC018	Land at Western Terrace	Boldon
SBC019	Land at Grampian Grove/Nevis Grove	Boldon
SBC021	Colliery Wood	Boldon Colliery
SBC022	Large open grassed space on Cotswold Lane	Boldon Colliery
SBC023	The Shack Fields (east)	Boldon Colliery
SBC026	Land north of Brooklands Way	Boldon Colliery
SBC029	Land inbetween Abingdon Way and Hedworth Lane	Boldon Colliery
SBC030	Land and car parking at front of 1 to 16 Aged Miners Homes	Boldon Colliery
SBC031	Land on Abingdon Way from Hedworth Lane to Fareham Grove	Boldon Colliery
SBC032	Land on Abingdon Way between Hedworth Lane and Cotswold Lane	Boldon Colliery
SBC033	Hedworth Lane Primary School grounds	Boldon Colliery
SBC034	Allotments	Boldon Colliery
SBC036	Land at Gladstone Terrace	Boldon Colliery
SBC037	Grassed area on Cinderford Close / Cotswold Lane	Boldon Colliery
SBC040	East View Allotments	Boldon Colliery
SBC041	Land at Boldon Business Park	Boldon Colliery
SBC042	Car park	Boldon Colliery
SBC044	Boldon Comprehensive School	Boldon Colliery
SBC045	Land at Reginald Street	Boldon Colliery
SBC046	Land at Sidney Street	Boldon Colliery
SBC047	Land at Wilfred Street	Boldon Colliery
SBC048	Compound and land south of Brookside	Cleadon
SBC049	Land between Shields Road and Metro Line	Cleadon
SBC050	Land south of Moor Lane and West of Sunderland Road	Cleadon
SBC061	Cleadon North Farm farmstead	Cleadon
SBC062	Land North of Cleadon Lane	Cleadon
SBC064	Land between East Farm and Undercliffe	Cleadon
SBC065	Land South of Cleadon Lane	Cleadon
SBC068	Northern Playing Fields at Oakleigh Gardens	Cleadon
SBC072	Land at Buttermere/Grasmere	Cleadon
SBC075	Cleadon Village Primary School playing fields	Cleadon
SBC076	Cleadon Village Primary School	Cleadon
SBC086	Land north west of Sunderland Greyhound Stadium	East Boldon
SBC088	Land south east of Natley Avenue	East Boldon

SBC091	Land to North and West of Cleadon Lane Ind. Est.	East Boldon
SBC092	Land to North and West of Cleadon Lane Ind. Est.	East Boldon
SBC095	Land to the North of Tiledshed Lane	South Shields
SBC097	Land south of Landseer Gardens	South Shields
SBC098	Land to South of Cleadon Park	South Shields
SBC099	Land east of Sunderland Road and south of Cleadon Park	South Shields
SBC103	Land at North Road Farm	West Boldon
SBC109	Land West of Hylton Lane	West Boldon
SBC110	Land West of Hylton Lane	West Boldon
SBC112	Caravan storage site	West Boldon
SBC116	Land north of New Road (west of River Don)	West Boldon
SBC118	Land West of Boldon Downhill	West Boldon
SBC119	Land east of Downhill Lane	West Boldon
SFG013	Land at Calfclose Burn	Fellgate
SFG014	Playing fields south of Hedworth Community Association	Fellgate
SFG018	Land at Don Dixon Drive	Fellgate Jarrow
SFG019	Garages and Open space (Coventry Way)	Fellgate Jarrow
SFG021	Car park and Open space (Limecroft)	Fellgate Jarrow
SFG022	Car park and Open space (Lawnsway)	Fellgate Jarrow
SFG023	St Josephs Primary School	Fellgate Jarrow
SFG024	St Josephs Primary school playing fields	Fellgate Jarrow
SFG025	Open space and footpaths (Durham Drive)	Fellgate Jarrow
SFG026	Open space between Durham Drive and Leam Lane	Fellgate Jarrow
SFG027	Open space (Ashfield / Broomfield)	Fellgate Jarrow
SFG028	Garages site	Fellgate Jarrow
SFG029	Open space	Fellgate Jarrow
SFG030	Open space	Fellgate Jarrow
SFG031	open space around Hazeldene	Fellgate Jarrow
SFG032	Garages site	Fellgate Jarrow
SFG034	Open space	Fellgate Jarrow
SFG039	Land at existing/former Red Barns Quarry	Hebburn
SFG040	Land at Whitemare Pool	Hebburn
SFG047	Public house and car park.	Hedworth
SFG049	Fellgate Primary School	Jarrow
SFG050	Fellgate Primary School	Jarrow
SFG051	Hedworthfield Primary School	Jarrow
SFG052	Hedworthfield Primary School	Jarrow
SFG054	Open space and electricity sub station	Primrose, Jarrow
SFG055	Open space at Calf Close Lane/Thames Ave	Primrose, Jarrow
SFG056	Open space between housing estate and Metro line	Primrose, Jarrow
SFG058	Land south of Wardley Colliery spoil tip	Wardley
SFG059	Land at Laverick Gardens	West Boldon
SFG063	Land Southwest of A19 Testos Roundabout	West Boldon



SFG064	Land east of Wardley Colliery Spoil tip	West Boldon
SFG065	Land south east of Red Fox Nursery	West Boldon
SFG066	Former Wardley Colliery disposal point and spoil tip	West Boldon
SHB001	Jarrow / Hebburn Staithes	Hebburn
SHB002	Hebburn Riverside Park	Hebburn
SHB003	Land at Siemans	Hebburn
SHB011	Fountain Square	Hebburn
SHB014	Land to the rear of electricity substation (Beech Street)	Hebburn
SHB016	Garage and car wash (Victoria Road East)	Hebburn
SHB017	Large open grassed space along part of Monkton Mineral Line	Hebburn
SHB019	Carr Ellison Park	Hebburn
SHB022	Campbell Park	Hebburn
SHB023	Monkton Hall	Hebburn
SHB024	Land at Campbell Park Road	Hebburn South
SHB025	Lukes Lane playing fields	Hebburn
SHB026	Open space (Monkton Lane)	Hebburn
SHB027	Open space (Mill Lane)	Hebburn
SHB028	Large Open Grassed Space adjacent to the Cock Crow Inn	Hebburn
SHB029	Land adj Cock Crow Inn	Hebburn
SHB030	Large open grassed space south of Mill Lane	Hebburn
SHB031	Large open grassed space (College Road)	Hebburn
SHB032	Land at Beresford Avenue	Hebburn South
SHB036	Land at Monkton Stadium	Hebburn
SHB039	Hand car wash on Mill Lane	Hebburn
SHB041	Large open grassed space	Hebburn
SHB042	Hebburn boatyard	Hebburn
SHB043	Compound adj Hebburn Boatyard	Hebburn
SHB044	King George V playing Fields	Hebburn
SHB047	Land at A&P Tyne	Hebburn
SHB048	Land at A&P Tyne	Hebburn
SHB053	Open space (Waggonway Road)	Hebburn
SHB054	St Aloysius Junior School playing field	Hebburn
SHB055	St Aloysius Infant school playing field	Hebburn
SHB056	Land at A&P Tyne	Hebburn
SHB057	St Aloysius Infant school	Hebburn
SHB058	St Aloysius Junior School	Hebburn
SHB059	St Oswalds Primary School playing fields	Hebburn
SHB060	St Oswalds Primary School	Hebburn
SHB061	Garages site and open space (Ralph Street)	Hebburn
SHB062	Open space (rear of Byron Avenue)	Hebburn
SHB063	Open space (Byron Avenue)	Hebburn
SHB064	Open space (rear of Tennyson Avenue)	Hebburn
SHB065	Bedewell Primary School	Hebburn
SHB066	Bedewell Primary School	Hebburn
SHB067	Former Sunday school and surrounding land	Hebburn
SHB068	Landscaped green space	Hebburn

SHB072	Open space	Hebburn
SHB073	Open space	Hebburn
SHB075	Open space	Hebburn
SHB076	Car park	Hebburn
SHB077	Open space	Hebburn
SHB078	Hebburn Comprehensive School Playing fields	Hebburn
SHB079	St James Primary School	Hebburn
SHB080	Hebburn Comprehensive School	Hebburn
SHB081	Open space (between Coniston Avenue and Campbell Park Road)	Hebburn
SHB083	Open space	Hebburn
SHB086	Open space	Hebburn
SHB091	Grassed area (Lilac Walk)	Hebburn
SHB097	Open space (Crawley Avenue)	Hebburn
SHB098	Toner Avenue School fields	Hebburn
SHB099	Toner Avenue School	Hebburn
SHB100	Toner Avenue School	Hebburn
SHB101	Open space and garages site (Cloverhill Avenue)	Hebburn
SHB102	Open space (Victoria Road West)	Hebburn
SHB108	West Park	Jarrow
SHB109	Bede Burn Primary School playing fields	Jarrow
SHB110	Jarrow Cross Primary School	Jarrow
SHB113	Open space (Southport Parade/Brighton Parade)	Hebburn
SHB114	Garages site and car park (Brighton Parade)	Hebburn
SHB115	Open space (Eastbourne Avenue/Skegness Parade)	Hebburn
SIS001	Open space (River Drive)	South Shields
SIS003	Land at Mile End Road	South Shields
SIS004	Land at Barrington Street	South Shields
SIS005	Transport Interchange	South Shields
SIS010	Oyston Street Car Park	South Shields
SIS012	Land at Crossgate	South Shields
SIS015	Land at Station Road/ Commercial road	South Shields
SIS019	Land at St Stephens Gardens	South Shields
SIS025	Disused railway	South Shields
SIS026	Undeveloped land behind Captain's Wharf/Waverley	South Shields
SIS027	Undeveloped land	South Shields
SIS028	Open space next to Cookson House	South Shields
SIS029	Hadrian Primary School playing fields	South Shields
SIS030	Hadrian Primary School	South Shields
SIS031	open space at Coston Drive/Mile End Road	South Shields
SIS032	open space to the rear of Livingstone Place	South Shields
SIS033	open space behind Longleat Gardens	South Shields
SIS034	Marine Park Primary School	South Shields
SIS035	Marine Park Primary School playing fields	South Shields
SIS036	Open space along Erskine Road	South Shields
SIS037	Land at Broughton Road	South Shields
SIS038	Car park (Maxwell Street)	South Shields

SIS039	Open space (Claypath Lane)	South Shields
SIS040	St Bedes Primary School	South Shields
SIS041	Land at Foreshore car park	South Shields
SIS044	Market square	South Shields
SJA005	Land adjacent and under Albert Road flyover	Jarrow
SJA006	Open space (Burn Road)	Jarrow
SJA007	Previously Police Station & Magistrates Court	Jarrow
SJA009	Land at Filtrona Park	Jarrow
SJA010	Land at Shaftsbury Avenue	Jarrow
SJA015	Land at Kirkstone Avenue / Coniston Road	Bede
SJA016	Land at Rohm and Haas	Jarrow
SJA022	Land at Palmer Street	Jarrow
SJA023	Land at Be Modern to rear of Tyne Point	Jarrow
SJA024	Land adjacent to A19	Jarrow
SJA027	Land above new Tyne Tunnel	Jarrow
SJA028	Land above new Tyne Tunnel	Jarrow
SJA029	Public house, parking and curtilage	Jarrow
SJA031	St. Bede's Roman Catholic Primary School	Jarrow
SJA033	Epinay Business & Enterprise School (Playing Field	Jarrow
SJA037	Jarrow school playing fields	Jarrow
SJA038	Jarrow School	Jarrow
SJA041	Primrose Village	Jarrow
SJA042	Valley View Primary School	Jarrow
SJA043	St Matthews Primary School playing fields	Jarrow
SJA044	St Matthews Primary School	Jarrow
SJA046	shop unit and surrounding area	Jarrow
SJA047	Parking and open space behind Usk Avenue	Jarrow
SJA048	Land west of Hobson Way,	South Shields
SJA050	Land at rear of Shaftesbury Avenue	South Shields
SJA052	Open space (Stanhope Road)	South Shields
SJA054	Open space (John Reid Road)	South Shields
SJA058	Land west of Bedesway/Jarrow Road Junction	South Shields
SJA059	Land east of Pilgrims Way	South Shields
SJA060	Open space (Priory Road)	South Shields
SJA063	Land at Ayrey Avenue	Bede
SJA064	Land at Sandstone Close	South Shields
SJA071	Vacant land behind Falmouth Drive	South Shields
SJA075	Land between Stirling Ave and Leam Lane	South Shields
SJA076	Simonside Primary School Playing fields	South Shields
SJA077	Simonside Primary School	South Shields
SJA078	St.Mary's RC Prmary School	South Shields
SJA079	St.Mary's RC Prmary School	South Shields
SJA080	Car parking and grassed areas in front of shops (Edinburgh Road)	South Shields
SJA083	Land at Moffat Avenue	South Shields
SJA084	Land to the rear of Stirling Avenue	South Shields
SJA086	Open space and children's play area	South Shields
SOS002	Open space (Mowbray Road)	South Shields

SOS003	Land at The Dragon	South Shields
SOS004	Gypsies Green Stadium	South Shields
SOS005	Garages and open space at Kelvin Grove	South Shields
SOS008	Readhead Park	South Shields
SOS018	West Park	South Shields
SOS022	Large open grassed space (Heddon Way)	South Shields
SOS023	Land at Elswick Way Industrial Estate	South Shields
SOS024	Large open grassed space (Colman Avenue)	South Shields
SOS028	Open space (Low Lane)	South Shields
SOS029	Land at Birdhill Place	South Shields
SOS030	Harton and Westoe Collieries Welfare Ground	South Shields
SOS033	Former Prestige Car Sales	South Shields
SOS035	Large open grassed space	South Shields
SOS036	Land at Brockley Whins triangle	South Shields
SOS037	Land adj. Tyne Dock mineral line	South Shields
SOS038	Land at Rekendyke Lane/Laygate	South Shields
SOS041	Land to south of Chuter Ede Playing fields	South Shields
SOS042	Land at Holbein Road	South Shields
SOS047	Temple Memorial Park	South Shields
SOS048	Temple park leisure centre and surrounding area	South Shields
SOS049	Cleadon Park	South Shields
SOS051	Open space (Prince Edward Road)	South Shields
SOS052	Open space (Lumley Avenue)	South Shields
SOS054	Open space (Marsden Lane)	South Shields
SOS056	Land at Garwood Street	South Shields
SOS057	Residential care home	South Shields
SOS062	Land at John Reid Road/ Whiteleas Way	South Shields
SOS063	Land at Brockley Avenue	South Shields
SOS066	Land at Garwood Street (Former Jerrys Drum)	South Shields
SOS067	Land adj. Tyne Dock Mineral Line bridge	South Shields
SOS075	Open space (Byron Street)	South Shields
SOS076	Land between South Eldon Street and A184	South Shields
SOS081	Open space at Marsden Lane/Prince Edward Road	South Shields
SOS082	Land south of Bedale Court / Heworth Court	South Shields
SOS089	Biddick Hall County Junior School Playing Fields	South Shields
SOS090	Land at Defoe Avenue	South Shields
SOS092	Land at Millais Gardens	South Shields
SOS095	Westoe Crown Primary School	South Shields
SOS096	Car showroom	South Shields
SOS097	Car wash and car parking	South Shields
SOS098	Open space off main road	South Shields
SOS099	Laygate Community School Playing field	South Shields
SOS100	Laygate Community School	South Shields
SOS103	Land between Bamburgh Ave and Coast Road	South Shields
SOS104	Land behind Ghandis Temple	South Shields
SOS105	Land between Corney Street and A194 roundabout	South Shields

SOS106	Land on corner of Dean Road/John Williamson Street	South Shields
SOS107	open space behing South Frederick Street	South Shields
SOS108	Vacant Land	South Shields
SOS109	Open space (Captains Row)	South Shields
SOS110	Open space along A194 behind South Eldon Street	South Shields
SOS111	open space along A194 behind Alice Street	South Shields
SOS115	Mortimer Primary school and Mortimer Community College	South Shields
SOS117	Bamburgh School playing fields/car park	South Shields
SOS118	Bamburgh School playing fields/car park	South Shields
SOS123	Open space behind Lord Nelson Street	South Shields
SOS124	Open space between Woodside Way and West Way	South Shields
SOS126	Stanhope Primary School and Sure Start centre	South Shields
SOS127	St Peter & St Paul Primary School	South Shields
SOS129	Land at Marsden Road	South Shields
SOS130	Green space in the middle of Horsley Hill Square	South Shields
SOS131	St Gregorys Primary School	South Shields
SOS137	Land at Westmorland Road, Marsden	South Shields
SOS138	Open space around Woodhouse Court	South Shields
SOS139	open space behind Cumberland Place/Suffolk Gardens	South Shields
SOS141	Open space (Hartford Road)	South Shields
SOS142	Open space (Blyth Court)	South Shields
SOS143	Open space (Wear Court)	South Shields
SOS144	Ashley Primary School	South Shields
SOS145	Land at Ashley Road	South Shields
SOS146	St Wilfreds RC College	South Shields
SOS147	Land at Ashley Road	South Shields
SOS148	Land at Ashley Road	South Shields
SOS149	Playing fields (Temple Park Road)	South Shields
SOS154	Harton technology college playing fields	South Shields
SOS155	Harton technology college	South Shields
SOS160	Land at Hylton Avenue / Ede Avenue	South Shields
SOS161	Long area of open space between Auckland Ave/Steward Crescent	South Shields
SOS163	Harton primary school car park and open space	South Shields
SOS164	Harton Primary School	South Shields
SOS165	Harton Primary School yard/field	South Shields
SOS166	Harton Primary School playing field	South Shields
SOS171	Vacant land behing Marigold Court	South Shields
SOS172	Land behind Boldon Lane	South Shields
SOS177	Holy Trinity Primary School Playing Fields	South Shields
SOS178	Holy Trinity Primary School	South Shields
SOS181	Open space and car parking	South Shields
SOS182	Open space to the rear of Longfield Close	South Shields
SOS183	Footpaths and open space (Longfield Close)	South Shields
SOS185	Land to the rear of 113 Wenlock Road	South Shields
SOS186	Lord Blyton Primary School	South Shields
SOS187	Lord Blyton Primary School playing fields	South Shields



SOS188	Large open space running behind Drummond Crescent	South Shields
SOS191	Monkton Infant School	South Shields
SOS192	Monkton Junior School	South Shields
SOS193	Monkton Junior School	South Shields
SOS194	Open space	South Shields
SOS195	Open space behind The Lonnen	South Shields
SOS196	Open space behind the Lonnen/Quarry Lane	South Shields
SOS200	Biddick Hall County Junior School	South Shields
SOS202	Land at Hopkins Walk / Masfield Drive	South Shields
SOS203	Open space and parking area with electricity pylon	South Shields
SOS204	Biddick Hall Infant and Nursery School Parking and grounds	South Shields
SOS205	Forest View primary school	South Shields
SOS206	Forest view primary school grounds	South Shields
SOS207	St Oswalds Primary School	South Shields
SOS208	Land at Sandalwood	South Shields
SOS209	Large open grassed space (Tarragon Way-Sandalwood)	South Shields
SOS225	residential garages	South Shields
SOS226	Land at Brookes Walk/Gibbons Walk	South Shields
SOS227	Jack Clark Park	South Shields
SWH001	Marsden Old Quarry	Marsden
SWH002	Whitburn Golf Course	Marsden
SWH004	Land to the south of Marsden Quarry	Marsden
SWH007	Land surrounding Lizards Farm	Whitburn
SWH008	Land at Marsden Avenue	Whitburn
SWH011	Land surrounding Wellands Farm	Whitburn
SWH012	Land west of Wellands Lane	Whitburn
SWH014	Whitburn Golf Course	Whitburn
SWH015	Whitburn Community Association Playing Fields	Whitburn
SWH016	Barnes Recreation Ground	Whitburn
SWH017	Cornthwaite Park and Whitburn Cricket Club	Whitburn
SWH018	Land south of Orchard Gardens	Whitburn
SWH022	Land to east of Shields Road/ South of Moor Lane	Whitburn
SWH023	Land to the west of Whitburn Bents Road	Whitburn
SWH028	Gardens and open space around back of Shearwater (East)	Whitburn

SWH03 0	Gardens and open sapce around back of Shearwater (South)	Whitburn
SWH03 1	Gardens and open sapce around back of Shearwater (North)	Whitburn
SWH03 2	Land at Rose Crescent	Whitburn
SWH03 3	Whitburn C of E School sports courts	Whitburn
SWH03 5	Whitburn CofE Academy	Whitburn
SWH03 7	Whitburn Academy playing fields	Whitburn
SWH03 9	Land at Whitburn war memorial	Whitburn
SWH04 0	Open space	Whitburn
SWH04 1	School Playing fields	Whitburn
SWH04 2	Whitburn Village Primary School	Whitburn

## Appendix C Sieved Sites



## Appendix D 5 Year Supply

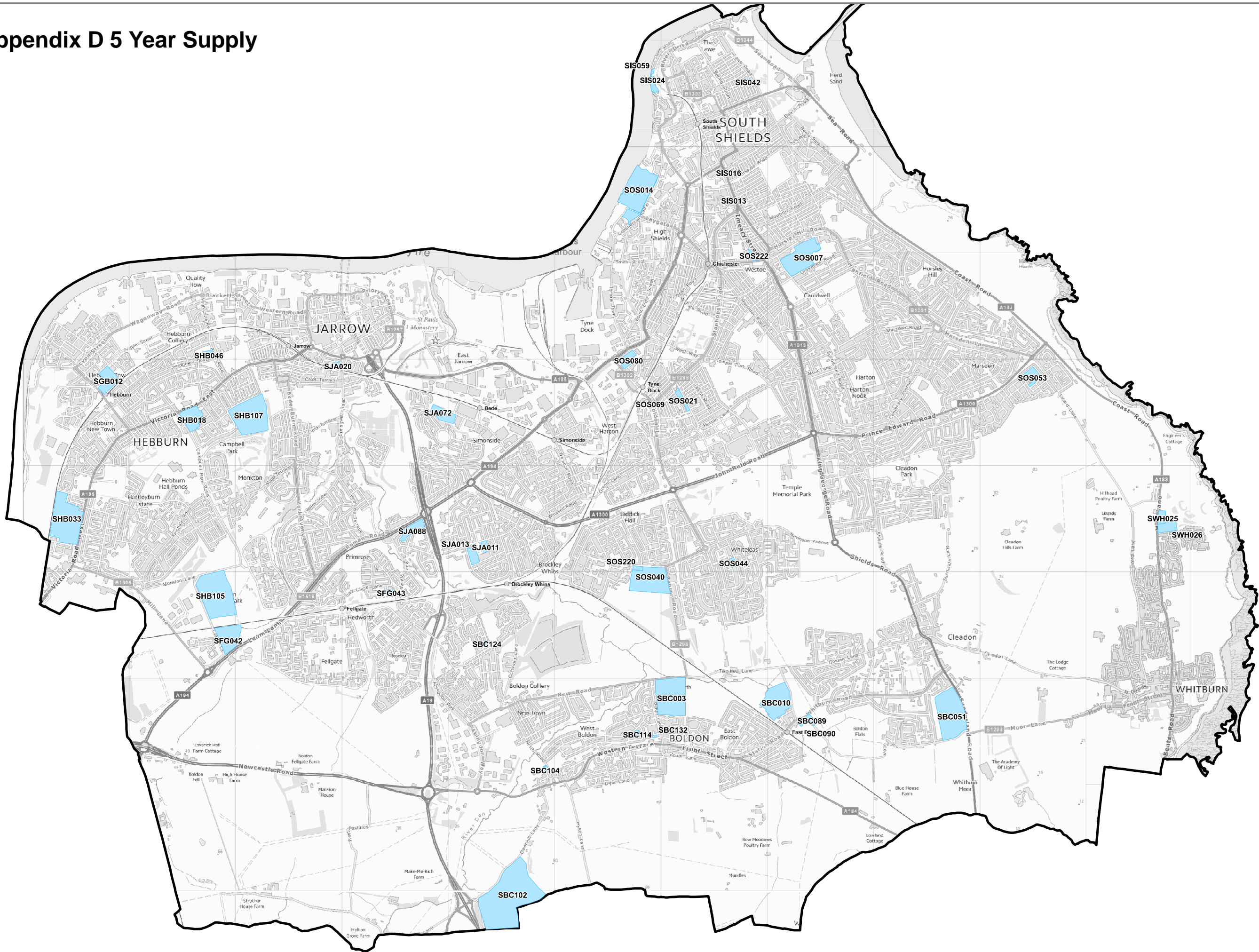
SHLAA Reference	Site Name	Total site capacity	dwellings built to date	Remaining Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	Planning application number	Planning Status
SBC003	Land at North Farm(west)	263	0	263					28		
SBC010	Land at Cleadon Lane Industrial Estate	202	0	202		15	32	31	31	ST/1109/21/FUL	application submitted
SBC051	Land at West Hall Farm	259	0	259					20		
SBC089	Formerly Vinci Construction UK Ltd	18	15	3	3					ST/0322/17/FUL	under construction
SBC090	Vacant former Mayflower Glass	9	0	9	9					ST/0389/22/FUL	permitted - not started
SBC102	Land to North of Town End Farm	400	0	400					25		
SBC104	Former Boldon CE Primary School	5	0	5			5			ST/0139/22/FUL	Permitted - not started
SBC114	Former garage site Hindmarch Drive	10	0	10		10				ST/0904/20/LAA	permitted - not started
SBC124	Former Boldon Colliery Working Mens Social Club	7	0	7	7					ST/0670/18/FUL	Under construction
SBC132	Kymel House	6	0	6		6				ST/0956/20/FUL	Permission lapsed
SFG042	Land East of Lukes Lane	127	0	127		10	30	30	30	ST/0882/21/FUL	permitted-not started
SFG043	Land at Trent Drive	8	0	8				8			
SHB012	Ashworth Frazer Ind Estate and Hebburn Community centre	100	0	100			10	30	30	ST/0412/20/FUL	permitted - not started
SHB018	Campbell Park Road Civic Site/ Hebburn Police Station	91	77	14	14					ST/0812/19/FUL	under construction
SHB033	Site of former Siemans and Narec Clothier Laboritories	326	279	49	40	9				ST/0773/16/FUL / ST/0983/18/FUL	Under construction
SHB046	Father James Walsh Day Centre	11	0	11		11				ST/0971/21/FUL	permitted - not started
SHB105	Land at Monkton Fell	292	274	18	18					ST/0461/15/RES	Under construction
SHB107	Bedewell Industrial Estate and Disused Playing Fields	335	283	52	18	34				ST/0539/15/FUL	Under construction
SIS013	Land at 1 Robinson Street	8	0	8		8					
SIS043	31 Beach Road	6	0	6		6				ST/0065/23/FUL	permitted - not started

SIS016	South Tyneside House	24	0	24	10	14				ST/0138/21/PNCU	permitted - not started
SIS024	30-31 and 32 Long Row	43	41	2	2					ST/0088/17/PNCU	Under construction
SIS042	Site of Former St Aidans Church	14	0	14		14				ST/0330/17/FUL ST/0083/20/FUL ST/0592/22/FUL	Permitted - not started
SIS059	Land at Long Row Car Park	13	0	13		13				ST/0693/20/FUL	Permitted - not started
SJA011	Neon Social Club	14	13	1	1					ST/0718/17/FUL ST/0054/22/VC	Permitted - not started
SJA013	Perth Green Youth Centre	50	0	50			20	25	5	ST/0876/23/FUL	Application submitted
SJA020	Land at previously Nolan Hall	12	0	12		12				ST/0903/21/FUL	permitted - not started
SJA072	Land at Shaftesbury Avenue	69	46	23	20	3				ST/0628/21/FUL	permitted - not started
SJA088	Land at Eskdale Drive	62	60	2	2					ST/0160/19/FUL	Under construction
SOS007	South Tyneside College - South Shields campus	163	0	163				45	50	ST/0676/23/FUL	
SOS014	Land at Holborn	299	41	258	36	50	50	50	50	ST/0245/21/FUL	permitted - not started
SOS021	Land at Associated Creameries	30	0	30				10	20	ST/0417/17/FUL	Permission Lapsed
SOS040	Land at Chuter Ede Education Centre (excluding Brydon Court)	190	0	190				15	15		
SOS044	site of former Connolly House	17	0	17			10	7		ST/0741/23/LAA	
SOS053	Land at Farding Square	62	49	13	13					ST/1107/18/FUL	under construction
SOS069	Landreth House	6	0	6	6					ST/0336/21/PNCU	permitted - not started
SOS080	Tyne Dock Regeneration Scheme	69	0	69					20		
SOS220	Former Brydan Court Nursing Home	22	19	3	3					ST/0232/15/FUL	under construction
SOS222	Land at Dean Road	62	0	62			62				
SOS234	Simonside Arms	13	0	13		13				ST/0218/23/FUL	application submitted
SWH025	Land at Whitburn Lodge	30	0	30					15	ST/0712/23/FUL	
SWH026	Land to North of Shearwater	41	0	41					21		

SWH052	Land at Former Crystal Creations	5	0	5			5			ST/0432/23/FUL	Permitted - not started
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Appendix D 5 Year Supply





# South Tyneside Council

## Housing Site Delivery Consultation Pro-forma

### Contact Details

Name	
Company	
Address	
Tel Number	
E Mail	

### Your Relationship to the Site

Are you the landowner, developer or agent?	
If you are acting on behalf of an owner, please provide the name(s) and their address.	
Please state whether the owner is prepared for this information to be publically available. If not then please provide a brief explanation as to why.	

### Site Details

Site Address	
I have enclosed a map showing the site boundary	<b>Yes / No</b>
SHLAA Site reference (if known) or Planning Application No (if approved or submitted)	
Site Area (ha)	
Total Dwelling Capacity (approved <sup>1</sup> or estimated)	
Dwellings Completed (at 31.03.2020) <sup>1</sup>	
Dwellings Remaining to be built (at 31.03.2020) <sup>1</sup>	

<sup>1</sup> If the site has planning consent and construction has started.



## Part 1: Understanding the Timeframe for Site Delivery

### Ownership / Existing Uses

**Are there any ownership details that may influence the way in which a site is delivered e.g. density or provision of open space? If yes, then please provide details?**

\*Do you wish your answer to this question to be treated as strictly confidential?

**Are there existing operational uses on the site? If yes, do alternative premises have to be found for these uses? What is the anticipated timeframe for the relocation of alternative uses (if required)?**

\*Do you wish your answer to this question to be treated as strictly confidential?

### Legal Constraints

**Are there any legal or planning constraints that may affect delivery?  
If yes, then please provide details and the anticipated timeframe for their resolution?**

\*Do you wish your answer to this question to be treated as strictly confidential?

### Economic Viability of Delivery

**Are there any planning policy constraints that would affect the financial viability of delivery? If yes, do you anticipate these issues can be resolved and what is the anticipated timeframe?**

**Are there any physical constraints that would give rise to abnormal costs financial constraints or issues that may affect the viability of delivery? If yes, then please provide details and the anticipated timeframe for their resolution?**

**Has the site been marketed for housing? If yes, how long has it been marketed and what interest has there been in the site (eg the site is under option)? Which agent is marketing the site?**

**Is grant funding required to bring forward the housing development (e.g. to enable delivery of any affordable housing)? Is this funding in place and what are the sources of any grant funding?**

## Site Preparation

What site preparation work is required *eg* demolitions, site clearance, environmental remediation, highways connectivity, redirection or extinguishing of Public Rights of Way, utilities connectivity and flood risk mitigation?

\*Do you wish your answer to this question to be treated as strictly confidential?

**What is the projected timeframe for completion of the site preparation work?**

Next 12 months		13 to 24 months		25 to 36 months	
37 to 48 months		49 to 60 months			

Please add any explanatory text you feel may be necessary

## Status of the Site in the Development Process

Taking into account the above and any other relevant factors, please indicate:

- The current status of the site in the development process by placing a 'X' in the relevant box and,
- Your best estimate to securing the relevant planning approval(s) up to the point where construction is able to start by placing a 'Y' in each of the relevant boxes. Inevitably there will be stages that span a year in which case please add multiple 'Y's to the column for that year.

Stage	2020/21	2021/22	2022/23	2023/24	2024/25	2029/30 to 2025/26	2036/37 to 2030/31	2037/38 +
SHLAA submission								
Pre-Application								
Permission in Principle								
Technical Details Consent								
Outline Consent								
Reserved Matters Consent								
Full Consent								
Minded to Approve / Section 106								
Pre-Commencement Conditions								
Construction starts								

Please add any explanatory text you feel may be necessary

If you anticipate your site will require a Section 106 Agreement or you are in active discussions regarding a Section 106 Agreement for a 'Minded to Approve' application, are there any factors that you anticipate could potentially significantly delay issuing the permission? It is acknowledged this may be difficult to predict but any assessment you can provide will be helpful.

**For Self-Build and Custom-Build Homes, please now move to Part 2**

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March), split into market and affordable units (where applicable). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

## Market and Affordable Dwellings

Tenure	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035+
Market Units																
Affordable Units																
Demolitions and/or conversion losses																
Please provide a commentary to evidence the delivery schedule																

## Part 2: Self-Build and Custom-Build Homes

We recognise that self and custom-build housing can make a valuable contribution to housing supply and would like to identify land that can provide opportunities for the provision of self and/or custom build housing.

**Is the site available for self-build serviced plots?\***

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**Is the site available for custom-build serviced plots?\***

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**Is the site available for self and custom-build serviced plots?\***

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\*If you answered yes to any of the above questions then please note that there is a delivery schedule pro-forma for self and custom-build serviced plots appended to this housing site consultation pro-forma.

**Commentary on deliverability**

If there is anything else you would like to add on the delivery of the site, please do so here.

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### Self-Build and Custom-Build Dwellings (if applicable to the site)

Please use the table below to indicate the expected delivery rate of dwelling units on the site by financial year (1 April – 31 March). Any losses of dwelling units through demolition or conversion should be recorded separately within the table (where applicable).

Tenure	2035+	2034/35	2033/34	2032/33	2031/32	2030/31	2029/30	2028/29	2027/28	2026/27	2025/26	2024/25	2023/24	2022/23	2021/22	2020/21
Self-build and Custom-build Units																
Please provide a commentary to evidence the delivery schedule																

## Data Protection and Freedom of Information

For the purposes of the Data Protection Act South Tyneside Council is the Data Controller. The personal information you have provided on this form will be used to maintain a clear record of who has provided the information on site delivery and so that we can contact you if we wish to discuss this information. Your personal information will not be shared with third parties unless we are legally obliged to do so, or have gained your consent to do so. Your personal information will be kept secure and held for five years.

For a full version of our privacy notice please visit [www.southtyneside.gov.uk/team/privacy](http://www.southtyneside.gov.uk/team/privacy).  
([www.southtyneside.gov.uk/privacynotice](http://www.southtyneside.gov.uk/privacynotice))

If you wish to access the personal information that we hold you should contact South Tyneside Council Information Governance, [data.protection@southtyneside.gov.uk](mailto:data.protection@southtyneside.gov.uk) Telephone: 0191 424 6539  
To assist in the preparation of the strategic planning policy documents



### Minutes, Notes, Actions – South Tyneside Local Plan and SHLAA workshop

Venue: Via Teams

Date/Time: 24 March 2022 10:00

Attendees: Rachel Cooper (STC), Louise Sloan (STC), Neil Morton (Savills), Kevin Ayrton (ELG Planning), Michael Hepburn (Lichfields), Eilidh Paul (Savills), Gillian Reed (Banks), Emily Scott (Gleeson), Jennifer Longstaff (Savills), Katie Rumble (Hellens), Philip Allin (Boyer Planning), Ellie Glover (Banks), Lee Fulcher (DPP), Dominic Smith (Barratt Homes), Barry Holmes, Chris Martin (Pegasus), Chris Smith (Lichfields), Nikki Reed (Persimmon), James Cullingford (LSH), Matthew Doak (persimmon), Alastair Willis (Lichfields), David Robinson (Story Homes), Mark McKelvey (Bellway), Beth Feeney (Persimmon), Antony O'Toole (Elegant Architectural), Miles Crossley (Bellway), Neil Westwick (Lichfields), Michelle Robinson (Barton Willmore)

Item	Minute/Note	Actions
1.	<p><b>Introductions</b></p> <p>Louise Sloan introduced herself and Rachel from South Tyneside Council. A general overview of the meeting was provided including how the meeting would take place allowing all those in attendance to contribute.</p>	
2.	<p><b>Local Plan/ SHLAA update</b></p> <p>STC provided an update on the Local Plan progress and indicated that the Council intend to consult on the Plan in the summer. STC requested that the Council's online consultation portal is used to submit any representations.</p> <p>STC advised that the SHLAA will be updated annually and that workshops will like this will be held for each update of the SHLAA.</p>	
3.	<p><b>SHLAA Trajectories</b></p> <p>STC advised that they intended to run through each site individually giving everyone the opportunity to comment on each site. If there were no comments, STC would take this to mean everyone is in agreement with the assumptions made on those sites.</p> <p><b>SBC003/SBC004</b> both Barton Willmore and Bellway Homes advised there was no reason their respective sites couldn't come forward in the first 5 years. STC requested any additional information to support this to be forwarded on to Rachel.</p>	<p><b>Barton Willmore and Bellway</b> to send STC additional info to support the site's trajectory being brought forward</p>

	<p><b>SBC010</b> – Lichfields advised that there is now a planning application on this site and the developer envisages the site could come forward earlier than projected.</p> <p><b>SBC054/055/059</b> – Barton Willmore advised that these sites are being promoted as one single site with SBC054 being mainly landscaping and SuDS.</p> <p><b>SBC060</b> – Lichfields advised that there is a pre-application on this site. The developer/owner would like to see the site developed within the first 5 years.</p> <p><b>SBC070</b> – DPP raised no issues with the projected timescales. The owners are keen to develop the site for residential. DPP would like to arrange a meeting with the Council to discuss the site further.</p> <p><b>SBC080/081/085</b> – Barton Willmore advised that these sites are being promoted as a single site. Barton Willmore will send additional information.</p> <p><b>SBC100/101</b> – Barton Willmore advised that larger site areas are being promoted for both of these sites.</p> <p><b>SBC102</b> – Hellens support the assumptions on this site.</p> <p><b>SBC107</b> – Barton Willmore support the assumptions on this site.</p> <p><b>SBC111</b> – Lichfields support the assumptions on this site.</p> <p><b>SBC117</b> - Barton Willmore support the assumptions on this site.</p> <p><b>SFG015</b> - Lichfields support the assumptions on this site and would like to meet with the Council to discuss the site further.</p> <p><b>SFG041</b> – Savills will get back to Council regarding this site after discussions with the developer</p> <p><b>SFG042</b> – Barratt homes advised that there is a live planning application on this site for 126 dwellings. The site could start delivering in the first 5 years</p> <p><b>SFG072</b> – Savills sent a note to the Council regarding this site ahead of the meeting. The site could start delivering earlier than the Council's assumed trajectory.</p>	<p><b>STC</b> to review the trajectory of this site</p> <p><b>STC</b> to review site boundaries.</p> <p><b>DPP</b> to arrange a meeting with the Council to discuss the site</p> <p><b>Barton Willmore</b> to send additional information on this site</p> <p><b>Barton Willmore</b> to send additional information on the sites</p> <p><b>Lichfields</b> to set up a meeting with STC</p> <p><b>Savills</b> to forward any additional information to the Council</p> <p><b>STC</b> to review the trajectory for this site</p> <p><b>STC</b> to review the note</p>
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	<p><b>SHB034</b> – There is a planning application on this site which was minded to grant last year so there is a reasonable prospect this site can move forwarded into the first five years.</p> <p><b>SHB040</b> – Boyer advised that there is a live planning application on this site so there is a reasonable prospect the site could come forward earlier than the Council’s assumptions.</p> <p><b>SOS007</b>- ELG advised that the site is likely to come forward earlier than the Council’s assumptions.</p> <p><b>SWH003</b> – Savills advised that delivery rates could be higher in the earlier years of delivery.</p> <p><b>SWH006</b> – Story homes advised that the are looking at 165 dwellings on this site.</p> <p><b>SWH009</b> – Banks support the assumptions on this site but advised that they are keen to deliver the site as soon as possible.</p> <p><b>SWH025</b> – Lichfields advised that a planning application is likely to be brought forward on this site for a larger yield of 30 dwellings.</p> <p><b>SWH026</b> – Barton Willmore advised that representations had been sent into the Whitburn Neighbourhood Plan consultation regarding this site. They will also send more information to support this site’s trajectory.</p> <p>No comments were made on and permitted sites or and of the Council owned sites.</p> <p>STC requested that any additional information is sent to the Council within two weeks.</p>	<p><b>STC</b> to review the trajectory for this site</p> <p><b>STC</b> to review the trajectory for this site</p> <p><b>ELG</b> to send additional information</p> <p><b>STC</b> to review the trajectory for this site</p> <p><b>STC</b> to review the yield for this site</p> <p><b>STC</b> to review the yield and timescales for this site</p> <p><b>Barton Willmore</b> to send additional information on the site.</p>
5.	<p><b>Any Other Business</b></p> <p>A query was raised regarding how we interact with neighbourhood plans in the Borough. STC advised that since the Council don’t currently have a 3 year housing land supply, the tilted balance applies to planning applications in the relevant neighbourhood areas.</p>	