

# Site Selection Topic Paper 2022



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# THE LOCAL PLAN SITE SELECTION PROCESS

## 1. INTRODUCTION AND CONTEXT

- 1.1 This paper sets out how we have assessed housing and employment development site options selected for allocation in the Draft Local Plan 2021 – 2039. The paper provides clarity and transparency both as to the process of how the Plan has allocated sites why each Local Plan site has been selected and also as to why reasonable alternatives have not been selected. Proposals have also been informed by the evidence base compiled to date.
- 1.2 The Topic Paper comprises of the main report and additional Appendices which detail the justifications for selection or rejection of all sites considered in the preparation of this Plan. The Appendices included in this document are:
- Appendix 1: Boldon and Cleadon
  - Appendix 2: Fellgate and Hedworth
  - Appendix 3: Hebburn
  - Appendix 4: Inner South Shields
  - Appendix 5: Jarrow
  - Appendix 6: Outer South Shields
  - Appendix 7: Whitburn
- 1.3 In total 434 sites have been considered as reasonable options in the preparation of the Plan. All sites have been subject to a sustainability appraisal assessment in addition to the site selection process outlined in this report.
- 1.4 The site selection process has been led by our Spatial Planning team. However, it is important to note that a range of our teams have contributed to the process. These include the following:
- The Transport Strategy team; and
  - The Housing Strategy team; and
  - The Highway and Infrastructure team; and
  - The Green Spaces team
  - The Public Health team; and
  - The School Places Planning team; and
  - The Development Management team; and
  - The Environmental Protection team; and
  - The Property Management and Valuation team
- 1.5 For example, considering our initial draft selection of potential housing sites, we held meetings with officers from the Transport, Housing, Green Spaces, Environmental Protection and the Highway and Infrastructure teams to discuss both the suitability of the sites and the potential mitigation for them. By mitigation we are referring to the ‘shopping list’ of policy requirements that are needed for some sites in order to ensure that the impact of their development will be mitigated. In addition we have also liaised with National Highways, Northumbrian Water, the NHS South Tyneside Clinical Commissioning Group and Sport England when considering the suitability of and infrastructure requirements for potential development allocations. As documented in our Duty to Co-operate paper (2022) we have also liaised with adjoining authorities regarding any cross-boundary issues that may arise.

## SOUTH TYNESIDE CONTEXT

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- 1.6 The northern part of South Tyneside is densely developed, and the built-up area extends to the coast and the River Tyne. This contrasts with the southern part of the Borough where the Boldons, Cleadon and Whitburn are separated from the conurbation, and each other, by farmland.
- 1.7 The Borough is relatively compact and predominantly urban in character with the built-up area covering about 60% of the land area. The Tyne and Wear Green Belt wraps around the Borough to the south around the villages of the Boldons, Cleadon and Whitburn and comprises XX% of the overall land area.
- 1.8 Development opportunities in the north of the Borough are constrained by the existing density of urban development and in some instances by the economic viability of development challenges that can be associated with redeveloping brownfield land. Land within the main urban area (South Shields, Jarrow and Hebburn) that is greenfield often has a protective designation such as open space or is being used as a playing pitch. Development opportunities in the south of the Borough are constrained by the lack of available land within the villages and the Green Belt envelope around the villages. The Green Belt designation means that exceptional circumstances must be demonstrated at both a strategic and a site-specific level.
- 1.9 In summary, the above factors mean that it is particularly challenging to identify sufficient development opportunities to meet all types of development needs and there are tensions between different types of development land use, particularly housing and economic development and other designations, particularly the Tyne and Wear Green Belt.

## 2. NATIONAL PLANNING POLICY CONTEXT

2.1 The National Planning Policy Framework (the NPPF) states that Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and is based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national policy, where relevant

2.2 The NPPF includes the following requirements for releasing land for development:

- The identification of land for development should be consistent with the objective of achieving sustainable development; and
- The prioritisation of land that is well served by public transport and where there are opportunities to promote walking and cycling in order to promote healthy lifestyles and to minimise reliance upon the private car; and
- The giving of substantial weight to the value of using suitable brownfield land and promote the development of underutilised land; and
- Allocating land with the least environmental or amenity value; and
- The identification of land to accommodate at least 10% of the housing requirement on land that is less than 1ha.

2.3 Plans should be prepared positively, in a way that is aspirational but deliverable. This means that there should be a realistic prospect that development will be delivered on allocated sites over the plan period. The importance of delivery is further emphasised by the following:

- The need for local planning authorities to achieve a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement; and
- The need for local planning authorities to apply the Housing Delivery Test (a measurement of the number of homes delivered in a local authority area against the number of homes required).

2.4 The NPPF also sets out Green Belt policy. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.

### 3. THE SPATIAL STRATEGY

- 3.1 South Tyneside Council has been preparing its Local Plan for a number of years. In 2019, the Council published its Draft Regulation 18 Local Plan. The Council took into consideration the representation received and updated its evidence base. In March 2021, Cabinet endorsed the recommendation to review the spatial options and progress a new Draft Plan. Following a re-evaluation of the strategic spatial approach of the Draft Plan and the delivery of housing. This new Plan was rebased to 2021 and sets out a spatial strategy to 2039.
- 3.2 The Plan includes a Spatial Strategy for Sustainable Development to 2039, as set out below.

#### Policy SP3: Spatial Strategy for sustainable development

To meet the identified needs in Policy SP1 and to facilitate sustainable growth, the Plan will:

1. Focus housing development in the Main Urban Area of South Shields, Hebburn, Jarrow and the Villages on allocated sites
2. Amend the Green belt boundary at Hebburn, Fellgate, Whitburn, Cleadon, East Boldon and West Boldon to:
  - i. allocate additional land for housing
  - ii. create a sustainable, new community for new homes on land south of Fellgate
  - iii. safeguard land for future development beyond the plan period
3. Prioritise the regeneration of South Shields Riverside, Tyne Dock, South Shields Town Centre, Salem Street, Queen Street, Argyle Street, Hebburn New Town, Fowler Street Improvement Area, and the Foreshore Improvement Area
4. Prioritise economic development in designated Employment Areas that are accessible by a range of transport modes and allocate additional land at Wardley Colliery
5. Enhance and strengthen Green Infrastructure and ecological networks throughout South Tyneside and between neighbouring authorities.

- 3.3 The Spatial Strategy has provided a key point of reference in the allocation of sites, focussing development in the main urban area of South Shields, Hebburn and Jarrow as well as amending the Green Belt boundary at Hebburn, Fellgate, Whitburn, Cleadon, East Boldon and West Boldon.
- 3.4 This chapter reviews the spatial options the Council has considered when preparing its Spatial Strategy for development to 2039, and determines why options were considered to be appropriate or discounted.

#### REVIEW OF HOUSING SPATIAL OPTIONS – DRAFT LOCAL PLAN (2019)

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- 3.5 The 2019 version of the Plan considered a number of spatial options for housing and employment. Table 1 below shows how the 2019 Sustainability Appraisal assessed different spatial options for homes and for jobs.



**Table 1 Spatial Options Considered for the Distribution of Housing and Employment Growth**

Spatial Options for Homes			Spatial Options for Jobs		
Option 1 - An Urban Area Only (i.e. no Green Belt releases)	Rejected	Focusing development in our urban areas only cannot sustainably meet the OAN for the Local Plan and could result in unmanaged development pressure on the Green Belt.	Option 1 – Employment Land in Urban Areas Only (i.e. no Green Belt releases)	Rejected	Focusing employment uses in the Urban Area cannot meet the employment needs of the borough over the plan period and could negatively affect economic development and growth.
Option 2 – Neighbouring Authorities Taking Our Unmet Need (note this was discounted early given the conclusions previously outlined in this Review);					
Option 3 - Sustainable Urban Area Growth and a Large-Scale Green Belt Release (this considered four broad locations that would be sufficient to meet the scale of undersupply outlined previously within the Review);	Rejected	Large scale Green Belt release would have significant negative impact on the Green Belt and would not help to deliver the wider sustainability aspects of the Local Plan.	Option 3 – Strategic Employment Green Belt Release	Preferred Option	Sustainable Green Belt release could meet the borough’s employment needs and provide attractive employment sites which could promote growth.
Option 4 - Sustainable Urban Area Growth and a Multiple Dispersed Green Belt Releases (this included an assessment of the sustainability merits of the three villages	Preferred Option	Distributed growth through urban areas and sustainable Green Belt release could meet housing need providing			

<p>Cleadon, Whitburn and East and West Boldon. This concluded that they were physically well related to the main urban areas and based on a range of services, facilities and proximities to other centres they each represented realistic spatial options to accommodate future growth).</p>		<p>housing throughout the Borough and helping to achieve the sustainability objectives of the plan.</p>			
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## HOUSING SPATIAL OPTIONS 2022

3.6 Since the 2019 Draft Plan was produced and consulted upon, several considerations have led the Council to re-evaluate the strategic spatial approach of the Draft Plan and the delivery of housing. These have included:

- The need to accommodate existing under delivery of housing within the Plan housing numbers.
- Consideration of an increased housing delivery buffer, due to uncertainty over the delivery of proposed housing sites.
- Representations were made during the 2019 public consultation which suggested that the Sustainability Appraisal (2019) did not consider all available spatial options and failed to consider a spatial option which included a large-scale Green Belt release and other dispersed Green Belt release.
- Amendments made to the Sustainability Appraisal framework to reflect changes to Sustainability Appraisal objectives.

3.7 In light of the above considerations, the Sustainability Appraisal (2022) has appraised four spatial options for housing. Options 1, 3, and 4 are broadly based on options appraised in the 2019 Interim Sustainability Appraisal and Option 5 is a new option:

- Option 1: Urban Area Only.
- Option 3: Sustainable Urban Area Growth and Large-scale Green Belt (Single land) release.
- Option 4: Sustainable Urban Area growth and increased number of Green Belt releases of varying sizes.
- Option 5: Sustainable Urban Area Growth + large scale Green Belt (Single land) release + additional Green Belt site releases of varying sizes.

3.8 Table 2 shows how the Sustainability Assessment (2022) assessed the reasonable spatial options and has shown that each option could have an impact on sustainability which could require mitigation through the Plan process; the degree of mitigation which would be required would vary depending on each of the spatial options.

**Table 2 Assessment of spatial options in the Sustainability Appraisal (2022)**

<b>Spatial Option</b>	<b>Outcome</b>	<b>Reason for inclusion / rejection</b>
Option1: Urban Area Only	Rejected	Inability to meet housing need within urban area and significant pressure on existing infrastructure and facilities.
Option 3: Sustainable Urban Area Growth and Large-scale Green Belt (single land)release	Rejected	Inability to meet housing need within urban area and significant pressure on existing infrastructure and facilities.
Option 4: Sustainable Urban Area growth & increased number of Green Belt releases of varying sizes.	Rejected	Option identified as resulting in the most negative effects. This reflects the negative environmental effects which could occur from a large amount of dispersed Green Belt development close to sensitive ecological, heritage and landscape designations.
Option 5: Sustainable Urban Area Growth + large scale Green Belt (Single land) release + additional Green Belt site releases of varying sizes.	Preferred	Opportunities to deliver housing across the Borough within the Plan period. Spatial distribution of development could support existing centres and services whilst providing opportunities for new infrastructure. Mitigation required to address potential negative effects associated with dispersed Green Belt release.

3.9 In choosing the preferred option for the Spatial Strategy, the constrained nature of South Tyneside land availability, including the national planning constraint of the Green Belt, has meant that challenging spatial options have had to be considered to enable the Borough to meet its identified needs. Sustainable development is central to the NPPF and achieving sustainable patterns of development is one of the fundamental aims of the planning system. The Green Belt is one of the planning tools used to achieve this aim.

Local Planning Authorities should review Green Belt boundaries and consider the role of the Green Belt in promoting sustainable patterns of development. There may be instances where protecting the Green Belt may actually contribute to unsustainable patterns of development i.e. channelling development to more unsustainable locations beyond a Green Belt boundary. Therefore, the role of the Green Belt in influencing and sustaining sustainable development patterns should be considered as part of the Plan preparation process.

3.10 Following the assessment of reasonable options, Option 5 (Sustainable Urban Area Growth + large scale Green Belt (Single land) release + additional Green Belt site releases of varying size) is considered to be ,on balance, an appropriate option and one that should be taken forward in the Plan. This positive effects of this option include supporting town and village centres and that the potential development of new facilities in a large scale greenbelt release could have positive long-term effects. Further details of the selection and rejection of spatial options can be found in the South Tyneside Regulation-18 Sustainability Appraisal (2022)

## EMPLOYMENT SPATIAL OPTIONS 2022

3.11 As detailed through in the South Tyneside Interim Sustainability Appraisal (2022), the following strategic spatial options have been considered with regard to providing employment land in the draft Local Plan.

General Employment Strategic Spatial Options – Reason for Inclusion	
<b>Option 1:</b> <b>Employment land in Urban areas only – i.e. no Green Belt Option</b>	To demonstrate the implications of allocating an additional 8.63 ha of employment land within the Main Urban Area to avoid development within the Green Belt.
<b>Option 2:</b> <b>Neighbouring authorities taking our need</b>	In-line with the NPPF, this option should be considered by the Local Authority, prior to considering the Green Belt for development.
<b>Option 3:</b> <b>Strategic Employment Green Belt release</b>	To consider the impacts of accommodating a strategic employment site within the Green Belt to address the preferred option deficit.

3.12 Option 1 is not deliverable because, as demonstrated through the ELR, the Borough does not have sufficient available employment land in urban areas to meet the identified need.

3.13 Option 2 is not deliverable because we have approached neighbouring local authorities regarding our need but they have responded that they are unable to meet our need. In order to re-affirm that this is till the case we approached Sunderland, North Tyneside and Gateshead Councils again in May 2022 asking whether they are able to meet some of South Tyneside’s economic development needs.

## 4. EVIDENCE REVIEW

- 4.1 A range of evidential sources have informed the site selection process. It is essential that evidence is kept up to date to ensure that it remains robust. As evidence is reviewed this Topic Paper will be updated accordingly. It is important to note that there are a number of inter-dependencies between these evidence sources which means they cannot be read in isolation. There may also be cases where the findings from one conflict with the findings of another. In determining which sites are suitable for development allocation, we have had to make a balanced judgement fully informed by the full range of individual evidential sources and the degree to which any conflicts can be mitigated.

### THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) (2021)

- 4.2 The primary role of the SHLAA is to identify and assess sites that may have the potential to provide for housing in South Tyneside to support the delivery of sufficient land to meet the community's housing needs. The SHLAA does not allocate land for housing, grant planning permission or determine if land should be allocated for housing but is an evidence base that helps inform site allocations in the Plan. The SHLAA reflects a 'snapshot' in time. To ensure robustness it will be reviewed annually and changes that have taken place may change the assessment of a site.
- 4.3 The SHLAA report identifies 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. The South Tyneside SHLAA will identify supply to support the Plan period up to 2039. 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.

### THE SOUTH TYNESIDE DENSITY STUDY (2018)

- 4.4 The South Tyneside Density Assessment Report looks at current housing densities across the Borough and where higher densities may be achieved in the future. Housing yield must ultimately be determined by design. However, for the purposes of estimating housing yield as part of the Strategic Housing Land Availability Assessment and Plan site selection process the following density calculations are recommended:
- Average 60 dwellings per hectare on sites within 400m in the Jarrow and Inner South Shields Character Areas;
  - Average 55 dwellings per hectare on sites within 400m in the rest of the Borough;
  - Average 45 dwellings per hectare on sites between 400 – 800m in the rest of the Borough; and
  - Average 35 dwellings per hectare on sites beyond 800m in the rest of the Borough.
- 4.5 These densities have been used to estimate site capacities in the Strategic Housing Land Availability Assessment where other information (e.g. planning applications, information from developers etc) is not available.

## **THE EMPLOYMENT LAND REVIEW (ELR) (2019)**

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- 4.6 The purpose of the ELR is to provide an understanding of:
- The Borough's current position with respect to employment land supply; and
  - The anticipated future growth trajectory of the Borough's economy and the implications of this with respect to demand for employment land over the period 2020 – 2035.
- 4.7 The ELR includes site specific assessments of sites that are currently available for employment use in the following categories: General Employment Sites, Specialist Employment Sites - Port and Marine Access, Specialist Employment Sites - Advanced Manufacturing and Potential Employment Sites. Included in the assessment of each site is a recommendation for the Council e.g. 'Council to consider allocation for employment' / 'Council to consider allocating for employment as part of Green Belt Review etc. As with the SHLAA, the ELR does not itself allocate sites but forms part of the evidence base. The ELR provides information which assists in understanding the achievability of available employment sites such as their market attractiveness.
- 4.8 We have also prepared an Employment Land Technical Paper (2022). The paper sets out the technical evidence we have used to assess how much employment floorspace may be required in the borough over the years 2021-2039 and where it should be located. This paper builds upon the ELR carried out in 2019, the Local Economic Assessment 2021 and officers expertise. STC Officers have update the ELR assessment of the employment land portfolio and this is set out within the Technical Paper.

## **THE SUSTAINABILITY APPRAISAL (SA) OF LOCAL PLAN SITES AND POLICIES (2022)**

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- 4.9 The Sustainability Appraisal (SA) is a process which is undertaken alongside the preparation of the Plan. The SA incorporates the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment. Following the United Kingdom's (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. Until that date all EU law across all policy areas continued to apply to the UK. After that date, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. As set out in the Explanatory Memorandum accompanying the Brexit Amendments, the purpose of the Brexit amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the EU. No substantive changes are being made by this instrument to the way the SEA regime operates.
- 4.10 The Sustainability Appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues. The SA aims to promote sustainable development by assessing all policies and alternatives against a set of Sustainability Objectives; this assessment helps to identify conflicts and can lead to mitigation measures being introduced. The process aims to ensure plans and policies achieve sustainable development. The SA is an iterative process and is repeated throughout the plan preparation process.
- 4.11 All sites considered to be reasonable options in the Strategic Housing Land Availability Assessment (SHLAA) have been subject to a site-specific SA. The process aims to show the sustainability credentials of each site considered as part of the Plan process and to highlight any issues which are likely to require mitigation. The Plan includes policies which identify sites for

housing and economic development; these policies have also been subject to a Sustainability Appraisal and again assessed against the Sustainability Objectives.

- 4.12 Following consultation on the Plan, a further SA Report will be produced to support the Regulation 19 Draft Local Plan which is submitted to the Inspector. At this stage any modifications and amendments to policies which have occurred following consultation will be assessed against the SA objective. The final SA report will be submitted to the Planning Inspector alongside the Plan.

#### **THE HABITAT REGULATIONS ASSESSMENT (HRA) (2022)**

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- 4.13 A Habitat Regulation Assessment is required to demonstrate that a plan or project will not have an adverse effect on the integrity of a European Protected Site. The process seeks to identify any potential 'likely significant effects' (LSE) which may impact upon the designated site, either alone or in-combination with other plans and projects. Where it is deemed that adverse impacts cannot be ruled out, the plan or project must not proceed unless exceptional circumstances exist.
- 4.14 The assessment seeks to meet the requirements of the Conservation of Habitats and Species Regulations 2017, as amended, which are commonly referred to as the 'Habitats Regulations'. Importantly, the most recent amendments (the Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019) take account of the UK's departure from the EU.'
- 4.15 South Tyneside's coast has two designated European Sites: Durham Coast Special Area of Conservation (SAC) and Northumbria Coast Special Protection Area (SPA)/Ramsar site. The citation for the site explains that this SAC protects the only example of vegetated sea cliffs on magnesian limestone exposures in the UK and supports a unique mix of vegetation not found elsewhere in the UK. It is highly sensitive to impacts that change the conditions of the site, including nutrient enrichment and direct habitat damage.
- 4.16 The Northumbria Coast is classified as a SPA and listed as a Ramsar site for its wading bird species. It is designated for two species of wintering waterbirds, Turnstone and Purple Sandpiper. The key concern for South Tyneside with respect to bird disturbance relates to wintering Purple Sandpiper and Turnstone. Disturbance is predominantly caused by visitors to the coast undertaking recreational activities (walking, dog walking, fishing etc.). The presence of dogs off the lead is a key issue in generating bird disturbance. There is potential for disturbance to have an impact for these species, and both species are suffering declines around the UK.
- 4.17 The HRA is an iterative process and will be undertaken at each stage of the Plan process. An assessment has been undertaken to ensure that the effects of growth delivered through the plan are identified and appropriately mitigated.

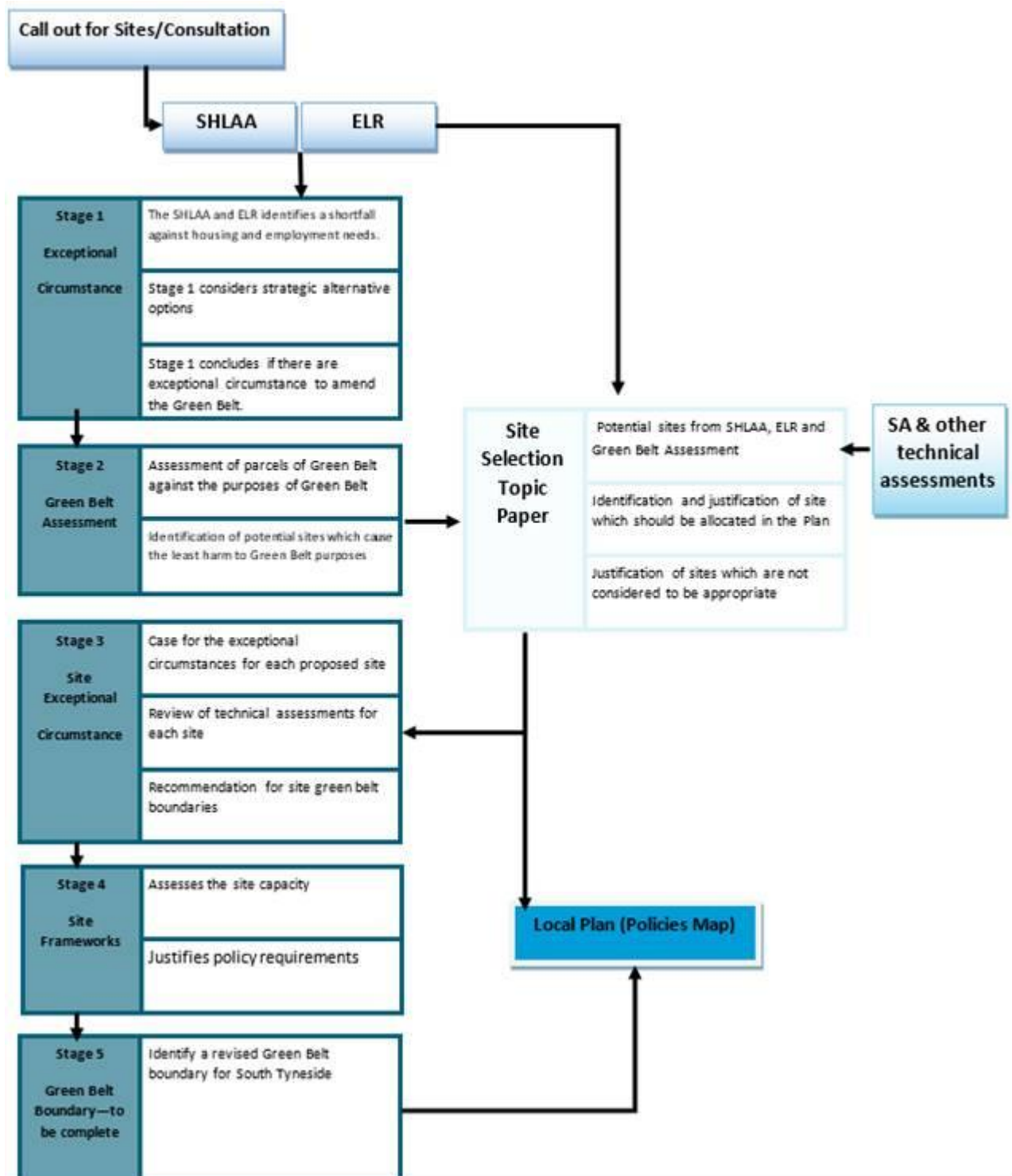
#### **THE STRATEGIC GREEN BELT REVIEW**

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- 4.18 Whilst the Green Belt was established to help prevent the spread of urban development within the area, national planning policy requires local authorities to ensure that there is a supply of deliverable housing sites to meet housing requirements and that enough land is available to support the needs of businesses.
- 4.19 The Green Belt review does not itself determine whether or not land should remain or be included in the Green Belt. Rather, it appraises parcels of land against the purposes of the

Green Belt. It does not appraise the suitability of sites for development, or take into account other potentially physical policy constraints, such as flood risk, ecology, heritage, etc. These issues are dealt with separately through other evidential work that will support the Plan. The review is therefore a technical document that is used to aid decisions on where the Green Belt may be amended, if necessary, to accommodate future development requirements.

4.20 The following section sets out the methodology used for undertaking the Green Belt Review. The Review has been undertaken in a number of stages as shown in Figure 1.





### **Identification of Sites**

- 4.21 Throughout the preparation of the Plan, the Council has identified and assessed sites to determine if they are suitable for housing or employment. This has included:
- **Call out for housing sites as part of the SHLAA** – The Council has undertaken numerous calls for sites over the years. The most recent call out was in 2021.
  - **Review of Strategic Land Review** – The Council undertook a Strategic Land Review in 2016. As part of the preparation of the Plan, the Council has identified sites which are considered to have reasonable potential for housing or employment use. The SLR has been replaced by the Strategic Housing Land Availability Assessment and the Employment Land Review.
  - **Employment Land Review** – The ELR in 2019, assessed and identified potential sites which could be allocated for employment land.
- 4.22 Identified sites have been assessed for development either through the SHLAA or Employment Land Review. Those sites considered to be reasonable options were then assessed in the Site Selection Report.
- 4.23 The SHLAA and ELR both concluded that there is insufficient land available to meet identified needs. Consequently, the Council has assessed if there are exceptional circumstances to amend the Tyne and Wear Green Belt.

### **Stage 1 Exceptional Circumstances**

- 4.24 The Stage 1 Report examines the strategic context and existing evidence base insofar as it relates to the possible need to release land from the Green Belt and provides an assessment as to whether the Council considers that exceptional circumstances exist to justify the removal of land from the currently defined Green Belt.

### **Stage 2 Green Belt Assessment**

- 4.25 The Stage 2 Report - assessed the potential harm to the Green Belt purposes that release identified sites would cause. The Council subdivided the Green Belt in South Tyneside into 118 parcels. 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 provided an overall rating for each parcel of Green Belt assessed. As and when, new parcels have been identified, for example an alternative parcel boundary through a Local Plan consultation, the Report includes these assessments. 40 sites progressed to the Site Selections Topic Paper.

### **Stage 3 Site Specific Exceptional Circumstances**

- 4.26 The Site Specific Exceptional Circumstances Report details how the Council have assessed and justified making detailed boundary amendments to the Green Belt for this emerging Local Plan based upon the detailed exceptional circumstances that exist for those individual boundaries.

### **Stage 4 Site Frameworks**

- 4.27 To assess the deliverability of proposed Green Belt sites and determine their capacity. The Council will prepare Development Frameworks for each site. These assessments include a contextual analysis of the site and the surrounding area, the site constraints and opportunities and the capacity and indicative layouts of each site.

## **Stage 5 Green Belt Boundary Review**

- 4.28 The Council will undertake an assessment of the entire Green Belt boundary to ensure it is robust. This work will not commence until after Regulation 18 consultation on the Plan. The revised boundary will be illustrated on the Regulation 19 Local Plan Policies Map.

## **THE LANDSCAPE CHARACTER STUDY (2012)**

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- 4.29 The Landscape Character Study presents a detailed review of the landscapes of South Tyneside, and the means by which their distinctive characteristics can be maintained and enhanced. The study is intended to provide a greater understanding of the local character and context of the built and natural environment of the Borough. Part I of the study is the landscape character assessment, which describes and classifies the landscape, townscape and seascape of the Borough. It provides a hierarchy of local character areas and land use types. Part II presents guideline for the development and management of these landscapes. Part III deals with the application of planning policy to landscape, with specific references the Green Belt, protection of locally important landscapes and wind power developments. Although the study does not specifically reference the allocation of potential housing sites, it complements the Green Belt Review in aiding understanding of their landscape context.

## **THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA) / FLOOD RISK SEQUENTIAL TEST AND EXCEPTION TEST (2022)**

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### **The Level 1 Strategic Flood Risk Assessment Report (2021)**

- 4.30 A Strategic Flood Risk Assessment (SFRA) is a study to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk. The SFRA Level 1 Report provides the baseline technical report for assessing flood risk at a strategic level in South Tyneside and is sufficiently detailed to allow the application of the Sequential Test.

### **The Flood Risk Sequential Test**

- 4.31 The NPPF states that inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk. A sequential, risk-based approach to the location of development should be applied in the preparation of Local Plans (NPPF paragraph 161). The aim is to minimise the risk from flooding. Development should not be allocated if there are reasonably available sites appropriate for the proposed allocation in areas with a lower probability of flooding (NPPF paragraph 162).

### **The Flood Risk Exception Test**

- 4.32 The Exception Test is applicable if, following application of the Sequential Test; it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. For the Exception Test to be passed:
- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared (the first part of the Test); and

- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall (the second part of the Test).

4.33 The Sequential Test has determined that the Exception Test is not required. However, one site (Land at Cleadon Lane Industrial Estate – policy reference H.40) is the subject of a Flood Zone challenge to the Environment Agency. The outcome of the Flood Zone challenge will determine whether the Exception Test is required for this site. It will also determine whether the Exception Test is required for the adjacent site (Land at Cleadon lane Industrial Estate – policy reference SP14 [ED11]).

### **THE INFRASTRUCTURE DELIVERY PLAN (IDP) (2022)**

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4.34 The fundamental purpose of the IDP is to assess what current infrastructure there is in the Borough, what is being planned with committed investment and what will be needed in the future to accommodate the growth requirements proposed through the Plan. The Plan sets out the policies and allocations to meet the Borough’s development needs over the period 2021 to 2039. The IDP identifies the infrastructure required to support the delivery of the Plan policies and site allocations. The process of producing the IDP is a highly iterative process and will continue to be monitored and updated as the Plan progresses.

4.35 As such it is informed by a wide range of evidence including contributions from our Public Health, Transport Strategy, Environmental Protection and Greenspaces teams as well as external stakeholders such as the South Tyneside NHS Clinical Commissioning Group and Northumbrian Water.

### **HIGHWAY MODELLING**

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4.36 The information provided for the IDP in the context of travel infrastructure has been informed by three highway modelling exercises undertaken respectively by a partnering local authority, transport planning consultants and National Highways to gain an understanding of the impact of the development of potential housing sites on the highway network. The Council, as part of the development of the Plan, has created a local transport model in partnership with external consultants (Systra). Systra have undertaken a comprehensive traffic modelling exercise to model the impacts of all of the draft residential and employment allocations. This exercise assisted in identifying ‘traffic hotspots’ where mitigation will be needed. Further to this, National Highways has their own strategic highways model to identify the capacity of the strategic road network and how the network could be impacted by development and associated congestion as a result of emerging Plans in the sub-region including the South Tyneside Plan. The highway modelling is an ongoing and iterative exercise which will continue to inform the development of the Plan.

### **HERITAGE IMPACT ASSESSMENT (2022)**

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4.37 The Heritage Impact Assessment (HIA) seeks to provide robust and defensible evidence of the potential risk of development of the proposed site allocations in the Plan to the significance of heritage assets and their settings. In addition to identifying the potential risks of development, and whether development can be justified, the study seeks to provide guidance on the

opportunities and strategies for mitigating any impacts and to consider opportunities for positive enhancement or for an asset to be better revealed.

- 4.38 The findings of this study will provide further safeguards for the historic environment both in terms of Plan policies and supporting text for site allocations where potential significant effects on the historic environment have been identified.

#### **PLAYING PITCH STRATEGY (2015 & 2019)**

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- 4.39 The Council undertook a Playing Pitch Strategy (2015) followed by an update in 2019. The Playing Pitch Strategy provides a robust and up-to-date evidence base to support new planning policies. The strategy includes:
- An overview of current and anticipated sport participation and playing pitch provision in South Tyneside.
  - An up to date understanding of the demand for playing pitches and playing pitch sports (Football, Rugby Union, Cricket and Hockey);
  - Outline current and future demand for playing pitches and sports up to 2036 and identifies deficiencies or surpluses in provision and options for addressing these.
  - Provides strategic recommendations relating to the management of sites and potential enhancement of existing sites.
- 4.40 The Playing Pitch Strategy has identified a shortfall playing pitch provision for grassed sports (football, rugby and cricket), now and in the future. It therefore recommends that playing field land in the Borough should not be deemed as surplus to requirements because of these shortfalls and should be protected via the Plan. Any playing field land identified for housing development would need to be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. The Playing Pitch Strategy is in the process of being updated.

#### **OPEN SPACE STUDY (2015 & 2019)**

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- 4.41 The Council undertook an Open Space Study in 2015 which was further updated in 2019. The Open Space Study details what provision exists in the area, its condition, distribution and overall quality. It considers the future demand for provision based upon population distribution, planned growth and consultation findings. The study addresses the following open space typologies:
- Amenity greenspace
  - Parks and gardens
  - Natural and Semi-natural greenspace
  - Children's Play facilities
  - Allotments
  - Cemeteries
  - Civic Spaces
- 4.42 Individual sites have been assessed and awarded a rating based on their quality and value; most assessed sites in South Tyneside rate above the quality threshold and are of high quality. The Open Space Study helps to identify standards (ha per 1,000 population) for each open space typology and for the Borough. It also includes accessibility mapping which seeks to identify open space deficiencies and gaps in open space provision though out the Borough.

## 5. THE HOUSING SITE SELECTION PROCESS

5.1 The housing site selection process consists of the following stages:-

1. Determining the need for homes
2. Ensuring a comprehensive baseline of potential housing sites
3. Sieving out sites without housing potential
4. Assessing the suitability, availability and achievability of sites
5. Determining the need to release land for homes from the Green Belt
6. Identifying the sites which will cause the least harm to the purposes of the Green Belt
7. Assessing the sites that cause least harm to the Green Belt against technical considerations and the site specific sustainability appraisal

### STEP 1 - DETERMINING THE NEED FOR NEW HOMES

5.2 The assessment and identification of housing land potential in South Tyneside is consistent with the broad methodology identified in the National Planning Practice Guidance for Housing and Economic Land Availability Assessment produced by the Department for Levelling Up, Housing & Communities. The most recent Strategic Housing Market Assessment (SHMA) (2021) and objectively assessed needs analysis identifies a housing requirement for South Tyneside of 321 dwellings per annum: a total 5778 dwellings over the Plan period. The Plan base date is April 2021 for housing completions and commitments (planning permissions). A total of 207 of the new houses the Borough needs are already completed.

		Number of Homes
A	Local Plan minimum housing requirement 2021 to 2039	5778
B	Completions (net)	207
C	1.5% lapse rate for commitments of 5 dwellings or more	14
D	10% lapse rate for commitments of 4 dwellings or less	2
E	Projected demolitions / losses	170
F	Small scale windfalls	300
	<b>Residual housing requirement = A – B + C + D + E - F</b>	<b>5,457</b>

### STEP 2 – ENSURING A COMPREHENSIVE BASELINE OF POTENTIAL HOUSING SITES

5.3 The updated SHLAA (2022) is the key evidence document in the housing site selection process. A number of other important evidential sources have inter-acted with, and informed the SHLAA, but it has provided the crucial baseline evidence, both site-specific and in relation to strategic housing numbers.

5.4 All sites in the Borough that are considered to have potential for residential development, or which have been submitted externally are included in the SHLAA. A call out for sites was undertaken via e-mail, letter and the Council's webpage between 8<sup>th</sup> April 2021 and 30<sup>th</sup> April 2021 the submission of sites. In addition desktop survey work was undertaken. The 2022 SHLAA has been published on our website and includes full details of the methodology used. It

provides a more up to date position on land supply and has been updated against more recent evidence such as the SFRA and the Green Belt Review.

### **STEP 3 – SIEVING OUT SITES WITHOUT HOUSING POTENTIAL**

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5.5 Sites were only sieved out if they were significantly covered by one or more Category 1 constraints. 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

5.6 In accordance with the SHLAA methodology the following sites were also sieved out:

- 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.
- 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.
- Sites with significant physical constraints i.e. no access, steep topography

The Stage Two Green Belt Review assessed 118 individual parcels against the five purposes of the Green Belt. Those sites which were identified and performing strongly or reasonably strongly (Scoring rating D/E) against the purposes of the Green Belt were sieved out at this stage.

### **STEP 4 – ASSESSING THE SUITABILITY, AVAILABILITY AND ACHIEVABILITY OF SITES**

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5.7 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.

5.8 The assessment of suitability, availability and achievability can be viewed as a step in the site selection process. However, this is not a clearly delineated stage as it has been an on-going and iterative process with the assessment of sites being updated as different evidence sources have become available. Further detail regarding the assessment of suitability, availability and achievability can be found in the SHLAA.

## **STEP 5 – DETERMINING THE NEED TO RELEASE LAND FOR HOMES FROM THE GREEN BELT**

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- 5.9 We have prepared and maintained our Brownfield Register. Part 1 of our Brownfield Register (2021) contains some 46 brownfield sites that have been assessed as appropriate that could in theory deliver some 2350 homes. For the purposes of this Review, we have excluded the Brownfield Register as its entries are assessed through the SHLAA. Hence, there is no double counting.
- 5.10 In total, the SHLAA assessed 199 sites across the Borough which currently do not benefit from planning consent for residential development (including land within and out with the Green Belt). The SHLAA identified 74 non-Green Belt sites were considered suitable from a planning perspective with a theoretical capacity to deliver some 3,087 homes.
- 5.11 Taking the above into account, there remains an acute shortfall in the supply of housing land of at least 2370 homes over the Plan period. In other words, the Plan could only meet some 56% of its residual housing need which is a significant undersupply against its minimum housing requirement.
- 5.12 To substantiate the key findings from the SHLAA outlined above, a more detailed explanation of how we have used all reasonable endeavours to proactively search for development opportunities from non-Green Belt sources is detailed in the Stage One Green Belt Review.

## **STEP 6 - IDENTIFYING THE SITES WHICH WILL CAUSE THE LEAST HARM TO THE PURPOSES OF THE GREEN BELT**

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- 5.13 The Stage Two Green Belt Review assessed 118 individual parcels against the five purposes of the Green Belt. 78 sites which were considered to have the most significant negative effects on the purposes of the Green Belt were filtered out at Stage 2 of this process. 40 sites were considered to cause the least harm, and these were assessed through the Sustainability Appraisal to sieve out those that are considered to be suitable, available, and achievable.

## **STEP 7 - ASSESSING THE SITES THAT CAUSE LEAST HARM TO THE GREEN BELT AGAINST TECHNICAL CONSIDERATIONS AND THE SITE SPECIFIC SUSTAINABILITY APPRAISAL**

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- 5.14 Of the 40 sites considered to cause the least harm, 13 potential housing sites have been further assessed through the Stage Three Green Belt Review to justify making detailed boundary amendments to the Green Belt for the Plan based on the detailed exceptional circumstances that exist for those individual boundaries.
- 5.15 The relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that can justify release of the land from the Green Belt. Other factors, such as the ability to meet development needs outside of the Green Belt need to be taken into consideration.

- 5.16 The areas identified through the Stage Two Review are subject to more detailed assessment in the appendices to this Topic Paper, the site specific sustainability appraisals and the Stage Three Green Belt Review to determine the appropriateness and feasibility of any adjustments to the Green Belt boundary. In making these more detailed assessments, reference is made to the SHLAA assessment of suitability, availability and achievability and also technical studies such as the Strategic Flood Risk Assessment.
- 5.17 The appendices to this Topic Paper set out the assessment for each individual site. They provide the reasoning for each site as to whether it has not been taken forward for allocation or whether it has been allocated in the Plan and if so for what purpose.



## 6. THE EMPLOYMENT SITE SELECTION PROCESS

### INTRODUCTION

- 6.1 The purpose of this section of this paper is to set out the context for the employment sites that are proposed to be allocated in the Plan. It should be read alongside the Employment Land Review.

### POLICY CONTEXT

- 6.2 The NPPF states that '*planning policies should set out a clear economic vision and strategy which positively and proactively encourages economic growth ...*' The National Planning Practice Guidance sets out that there should be an assessment of the suitability, availability and achievability in an employment context to support this.

### BACKGROUND

- 6.3 To inform the emerging Local Plan, the Employment Land Review (ELR) (2019) differentiates general employment land from specialist (port and river-related) employment land. It developed the three 3 growth scenarios (Baseline Labour Demand, Policy-On Labour Demand and Past Completions) which translate into different land requirement options. The 2019 ELR assessed need over to period 2020-2035.
- 6.4 The Council has recently commissioned a new ELR to reflect the plan period 2021- 2039. For the purpose of the Regulation 18 draft, the Council has adjusted the scenarios for the period 2021-2039. Table 3 shows the Council's Preferred Option (the Baseline Labour Demand Scenario) adjusted for the period 2021 to 2039. The Employment Land Technical Paper sets out the reasons for the Council's choice of preferred scenario and why this differs from the preferred scenario for the 2019 draft Local Plan.

Table 3: The Council's Preferred Option (Baseline Labour Demand Scenario) adjusted to cover the plan period

Employment land type	General employment land	Port and river-related employment land
Scenario Option	Baseline labour demand	
<i>Employment Land Review 2019 (period 2020 – 2035)</i>		
Land required	16.38	4.80
<i>Council adjustment to cover the Local Plan period (2021 – 2039)</i>		
Land required	19.66 ha	4.16 ha

- 6.5 Table 4 shows the need / supply balance in respect of both general employment land and river-related employment land for the Council's preferred Baseline Labour Demand Scenario. The table shows that whilst there is a shortfall of general employment land, there is over-provision of port and river-related employment land.

Table 4. The need / supply balance for general employment land and for river-related employment land

Scenario option	Baseline labour demand	
	Land required	19.66 ha
Existing available supply	11.03 ha	18.3 ha
Under or Overprovision	-8.63	14.14

### **BASELINE (EMPLOYMENT SITES)**

6.6 The ELR was undertaken by Lichfields in association with Lambert Smith Hampton (LSH). The work on the supply of employment land was by LSH. The starting point for the LSH assessment was the Borough's existing portfolio of employment land (the majority of which is identified as employment land on the Proposals Map for the Adopted Site Allocations Development Plan Document (2012)). The Council supplied maps to show this search area. Also forming part of the LSH assessment were those sites promoted by landowners / agents as being suitable for allocation for economic development. This entire category of sites is in the Green Belt.

### **SEARCH PARAMETERS**

6.7 Within the baseline of existing employment land LSH, identified a broad range of sites with potential for economic development. These include:

- Vacant sites currently allocated for employment use;
- Vacant sites formerly in employment use;
- Vacant land in areas identified by the Council for mixed-use development that could include an employment component;
- Expansion land held by business;
- Employment premises that are at, or nearing, functional obsolescence; and
- Land and buildings in alternative uses that may have potential for economic development.

### **SITE ASSESSMENT CATEGORISATION AND CRITERIA**

6.8 In order to ensure consistency with the Council's approach to employment land, sites were grouped under the following headings:

- General employment sites
- Specialist employment sites – Port
- Specialist employment sites – River Frontage
- Specialist employment sites – Advanced Manufacturing
- Mixed use sites
- Potential employment sites

6.9 LSH grouped their site assessment criteria under two broad headings – market assessment criteria and sustainability criteria.

#### **Market Assessment Criteria**

- Access to Strategic Highway Network

- Site Characteristics & Physical Constraints
- Infrastructure
- Market attractiveness
- Barriers to Development
- Ownership Factors

#### *Sustainability Assessment Criteria*

- Local Road Access
- Proximity to Urban Areas
- Compatibility of Adjoining Uses
- Planning Sustainability
- Sequential Status

6.10 Sites were scored from 1 to 5 (5 being the highest score) depending on how they performed against these criteria. LSH also provided comments for each site and a recommendation to the Council regarding its potential allocation in the emerging Local Plan.

#### **SITE SELECTION**

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6.11 The LSH assessment provided a robust evidential baseline and STC Officers updated the assessment of the employment land portfolio in 2021. However, it has been for the Council to determine the sites that are proposed to be allocated in the emerging Local Plan.

#### *Port and River-Related sites*

6.12 Table 4 identifies an ‘over-provision’ of 14.14 ha for port and river-related land in relation to the Council’s preferred scenario. The available supply of port and river-related land is largely determined by the site location characteristics that are inherent to the sector.

#### *General Employment sites*

6.13 Table 4 also shows that there is a deficit of 8.63 ha in relation to the Council’s preferred scenario (Baseline Labour Demand) for general employment land. Therefore we have had to consider potential new sites for allocation for general employment land. We have decided that a larger, single site release would be more appropriate than several smaller employment sites, in order to meet the size demands for employment sites. A multiple site release was considered to be less attractive to the market and likely to result in poor attractiveness. We have therefore considered strategic employment land options to address this deficit.

6.14 The test of exceptional circumstances would have to be demonstrably met in order to justify a Green Belt deletion. We consider that, given the scale of the deficit, and the importance attached by the Council to supporting the locale economy and the broader regional agenda that this reflects as demonstrated through the North East Strategic Economic Plan, this test can potentially be met.

6.15 The Employment Land Review Technical Paper (2022) provides a summary of the site selection exercise for a strategic employment site. All of the sites identified in the Employment Land Review Technical Paper have been subject to Sustainability Appraisal.

6.16 The appendices to this Topic Paper set out the assessment for each individual sites considered for employment use. They provide the reasoning for each site as to whether it has not been

taken forward for allocation or whether it has been allocated in the Plan and if so for what purpose.

#### RELATIONSHIP BETWEEN HOUSING AND EMPLOYMENT SITE SELECTION PROCESSES

6.17 It is important that the two processes are co-ordinated and they have been run in parallel with each other. As previously detailed, we have had to balance competing demands for a finite supply of land. The Officers leading on the SHLAA have cross-referenced their assessments to the ELR. The Draft Regulation 18 Local Plan proposes the allocation of Ashworth Fraser Industrial Estate for residential development and part of Cleadon Industrial Estate for residential development. It is important to protect our employment land portfolio, particularly given the overall deficit of general employment land identified in the ELR. However, we have had to balance this against an assessment of the viability of these two estates for economic development purposes and the need to ensure that we meet our identified housing requirement whilst minimising the loss of Green Belt.

#### RELATIONSHIP TO NEIGHBOURHOOD DEVELOPMENT PLANS

6.18 The East Boldon Neighbourhood Plan is now 'made' i.e. formally adopted. The Council has received the Independent Examiner's report on the Whitburn Neighbourhood Plan and is considering the recommendations set out in the report. The emerging East Boldon Neighbourhood Plan is supportive of employment uses on Cleadon Lane Industrial Estate but did not allocate any sites for housing. The emerging Whitburn Neighbourhood Plan does not allocate any housing or employment sites.

6.19 The Draft Regulation 18 Local Plan proposes the allocation of housing sites in both Forum Areas. It is anticipated therefore that both Forums will have comments to make in response to the consultation on the Draft Regulation 18 Local Plan.

#### REPORTING PROCESS

6.20 The Draft Local Plan (Regulation 18), together with the Sustainability Appraisal, has been reported to the South Tyneside Council Cabinet committee meeting of 15th June 2022 and approval granted for the Local Plan to be the subject of a public consultation from 20th June 2022 to 29th July 2022. Prior to being reported to Cabinet, it was reported to Senior Management Team and the Strategic Leadership Group.

#### NEXT STEPS

6.21 The site selection process is ongoing and will take into account the comments received in response to the consultation on the Draft Regulation 18 Local Plan, as well as any additional evidence that is relevant to housing and/or employment site selection, as part of the process of producing the Publication Draft Regulation 19 Local Plan.

Appendix 1 Boldon and Cleadon

SHLAA Ref.	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SBC001	BC14	Large open grassed space on North Road	Greenfield	The site was not considered a reasonable option - steep topography.	<b>Reject site</b>
SBC002	BC23	Large open grassed space on Western Terrace	Greenfield	It is an area of designated open space. It is a narrow and uneven site which is not considered to be suitable/ available/ achievable in the SHLAA. The site is identified in the Open Space Study as being of high quality and low value. The sustainability appraisal identifies minor negative effects identified against climate change, biodiversity, efficient land use, cultural heritage and green infrastructure objectives due to proximity to existing designations and impacts on open space. Minor positive effects are identified due to the site's proximity to existing services and suitability for housing. The site has not been allocated as it is not considered suitable for housing development and would result in the loss of designated open space.	<b>Reject site</b>
SBC003	BC25a	Land at North Farm (west)	Greenfield	The site is currently in agricultural use and is located within the Green Belt. The site has existing residential development to the west and south. The site was assessed as having a moderate effect on the Green Belt which could be mitigated. The majority of the site is identified as part of a wildlife corridor. Flood Risk issues on the site and impacts upon biodiversity require mitigation. The sustainability appraisal identifies negative effects identified against climate change, biodiversity, efficient land use, and source protection zones objectives as well as a minor negative impact on green infrastructure due to proximity to existing designations and impacts on open space. Minor positive effects are identified due to the site's proximity to existing services and suitability for housing. The site is suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate site Policy GA4</b>

SBC004	BC25b	Land at North Farm (east)	Greenfield	<p>The site is an area of open grassland with areas of bramble scrub and hawthorn scrub in the Green Belt. The site has existing residential development to the south and east and the metro line to the north. The site is identified as a secondary site within the 'Wildlife Corridors Network Review, Final Report (Consultation Draft), December 2020'. The loss of this site to development would be a significant impact on the Wildlife Corridor Network which could not be readily mitigated or compensated for. Given the habitats and likely species present on the site, its size, status as a secondary site and location within the wildlife corridor network, the adverse impacts on biodiversity from its development would be substantial. It is considered likely to be costly and challenging to identify and secure adequate compensation for unavoidable direct impacts and to achieve BNG. The site is not considered to be achievable in the SHLAA; the costs of meeting the mitigation and compensation requirements for all of these ecology related impacts will be high and may impact the economic viability of bringing forward this site for development. The SA identifies very negative impacts against climate change, biodiversity, natural resources and efficient land use.</p> <p>The site has not been allocated due to impacts on biodiversity and uncertainty over the viability of the site.</p>	<b>Reject site</b>
SBC005	BC26	Grange Park	Greenfield	The site was not considered a reasonable option – no vehicular access.	<b>Reject site</b>
SBC006	BC27	Land to south of South Lane and west of Belle View Lane	Greenfield	The site was not considered a reasonable option – vehicular access issues and impact on Green Belt.	<b>Reject site</b>
SBC007	BC27a	Land to south of South Lane	Greenfield	The site was not considered a reasonable option –impact on Green Belt.	<b>Reject site</b>
SBC008	BC31	Land to south of Boldon	Greenfield	The site was not considered a reasonable option –impact on Green Belt.	<b>Reject site</b>
SBC009	BC44a	Land at Glencourse	Greenfield	<p>It is a narrow area of open space adjacent to the Metro line and residential properties. The site is identified in the Open Space Study as being of low value and quality. The sustainability appraisal identifies a minor negative effect against climate change due to surface water flooding; and against efficient land use and green infrastructure due to the loss of open space. Significant negative effects are identified against biodiversity due to its proximity to existing designations. Significant and minor positive effects are identified due to its proximity to existing services and suitability for housing. The Heritage Impact Assessment records no identified harm. The SFRA recommends the site should be withdrawn 'consider withdrawal based on significant surface water flood risk.' The site is considered to be suitable but not available or achievable in the SHLAA.</p> <p>The site has not been allocated due to uncertainty over the achievability of a viable layout and scheme.</p>	<b>Reject site</b>

SBC010	BC37	Land at Cleadon Lane Industrial Estate	Brownfield	This is a brownfield site within a sustainable location which currently accommodates an industrial estate. The site is considered to be suitable/available/ achievable in the SHLAA. Part of the site is identified as being within flood risk zone 3 within the SFRA. The Heritage Impact Assessment for the site identifies 'less than substantial harm'. The sustainability appraisal identifies a mix of effects with significant negative effects identified against climate change (due to flood risk issues), biodiversity, green infrastructure and source protection zones. Mitigation is considered to be achievable to address these issues. Significant and minor positive effects are identified due to proximity existing services, use of brownfield land and ability to support employment and housing. The sustainability appraisal identifies this site as having the most positive sustainability effects within the Boldon and Cleadon area. The site has been allocated as it is considered to be a suitable site in a sustainable location.	Allocate site Policy H40
SBC011	BC62	East Boldon Junior School	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site
SBC012		West Boldon Primary School fields	Greenfield	The site was not considered to be a reasonable option – operational school.	Reject site
SBC013		West Boldon School	Brownfield	The site was not considered to be a reasonable option – operational school.	Reject site
SBC014		Open Space along Keats Avenue/ Boker Lane	Greenfield	The site was not considered to be a reasonable option – narrow site.	Reject site
SBC015		Garages Site	Brownfield	The site was not considered to be a reasonable option – narrow site.	Reject site
SBC016		Land at Rectory Bank	Greenfield	This site is an area of open space with mature trees and lies within a conservation area. The Heritage Impact Assessment identifies a moderate level of harm on the character and appearance of the conservation area. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered suitable/ available/ achievable in the SHLAA. The site has not been allocated due to impacts upon the conservation area.	Reject site
SBC017		Land at Western Terrace/ Aviemore Road	Greenfield	This site is an area of open space with mature trees. The site scored a mix of minor negative, neutral and minor positive effects against the sustainability appraisal objectives, a very negative effect is identified against Source Protection Zones. The site is not considered suitable/ available/ achievable in the SHLAA. The site has not been allocated due to amount of mature trees on the site which would have to be felled for any development to take place.	Reject site
SBC018		Land at Western Terrace	Greenfield	It is recreational open space and it provides a buffer between main road and houses. The site scored a mix of minor negative, neutral and minor positive effects against the sustainability appraisal objectives, a very negative effect is identified against Source Protection Zones. The site is not considered suitable/ available/ achievable in the SHLAA. The site has not been allocated due to its impacts on green infrastructure.	Reject site
SBC019		Land at Grampian Grove/ Nevis Grove	Greenfield	The site was not considered to be a reasonable option – no vehicular access.	Reject site

SBC020	BC10	Land at former School Kitchens	Brownfield	The site was not considered to be a reasonable option - the site has planning permission.	<b>Reject site</b>
SBC021	BC3	Colliery Wood	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC022	BC5	Large open grassed space on Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – electricity pylon on site.	<b>Reject site</b>
SBC023	BC6a	The Shack Field (east)	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC024	BC6b	The Shack Field (west)	Greenfield	This site provides playing pitches within the Green Belt. The site performs moderately against the objectives of the Green Belt. The site is not considered to be available in the SHLAA. The sustainability appraisal identified significant negative effects against the green infrastructure objective due to the potential loss of playing fields. Minor negative effects were identified against climate change, efficient land use and cultural heritage. Minor and significant positive effects were identified due to the site proximity to existing services and suitability for housing. The site has not been allocated due to potential loss of playing pitches and lack of mitigation strategy for the pitches.	<b>Reject site</b>
SBC025	BC7	The Disco Field, Henley Way	Greenfield	The site is an area of designated open space surrounded by existing residential development. The site is suitable/available/ achievable in the SHLAA. The site is identified in the Open Space Study (2015) as being of low quality and high value. The Open Space addendum (2019), states that the site is below the quality threshold and its removal would not create a gap in access, it is likely to be considered surplus. The report advises that ensuring the quality and accessibility to the remaining part of the site is recommended. The sustainability appraisal has identified significant negative effects against the green infrastructure objective and minor negative effects against climate change and efficient land use, due to the loss of open space. Significant positive and minor positive effects have been against other sustainability objectives due to the site’s sustainable location and access to existing services. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate site Policy H38</b>
SBC026	BC8	Land north of Brooklands Way	Greenfield	The site is an area of open space within Boldon Business Park. The site performs well against the sustainability appraisal objectives, with significant and minor positive effects against social and economic objectives. The site is not suitable/ available/ achievable in the SHLAA but is recommended for Employment use in the Employment Land Review. Due to the nature of the surroundings, it is not considered suitable for residential development and has been allocated for employment use. The site has been allocated as it is considered to be a suitable site in a sustainable location within an existing business park.	<b>Allocate site for employment ED10</b>
SBC027		Garages to rear of shop units, Station Road	Brownfield	This is a small brownfield site in a residential area. The site scored a mix of minor negative, neutral and minor positive effects against the sustainability appraisal objectives. The site is not suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>



SBC028		Garages at Shelley Avenue	Brownfield	This is a small brownfield site in a residential area. The sustainability appraisal objectives identified a significant negative effect against biodiversity, due to its proximity to a LWS and source protection zones. A minor negative effect is identified against climate change. Significant positive and minor positive effects are identified due to its proximity to existing service and reuse of brownfield land. The site is not suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC029		Land in between Abingdon Way and Hedworth Lane	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	<b>Reject site</b>
SBC030		Land and car parking at front of 1 to 16 Aged Miners Homes, Hedworth Lane	Greenfield	This is an area of open space in front of the Aged Miners Homes. The site performs reasonably well against the sustainability appraisal objectives, minor negative effects are identified due to the loss of open space and climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA and would result in the loss of parking for existing homes. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC031		Land on Abingdon Way from Hedworth Lane to Fareham Grove	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	<b>Reject site</b>
SBC032		Land on Abingdon Way between Hedworth Lane and Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – electricity pylon on site.	<b>Reject site</b>
SBC033		Hedworth Lane Primary School grounds	Brownfield	The site was not considered to be a reasonable option – operational school.	<b>Reject site</b>
SBC034		Allotments, Hedworth Lane	Greenfield	The site is currently used as allotments in a residential area. The site performs well against the sustainability objectives; however, a significant negative effect against green infrastructure due to the potential loss of allotments. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC035		Land at Wilton Gardens South	Greenfield	This is a small area of landscaped open space within a residential area. The site performs reasonably well against the sustainability objectives, minor negative effects are identified due to the loss of open space and climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC036		Land at Gladstone Terrace	Greenfield	The site is currently used as allotments in a residential area. The site scores a significant negative effect against green infrastructure due to the potential loss of allotments and biodiversity, due to its proximity to a LWS. It is recorded as having minor negative effects against climate change, air quality and efficient land use. The site is not considered to be	<b>Reject site</b>

				suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	
SBC037		Grassed area on Cinderford Close / Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – flood alleviation works on site.	<b>Reject site</b>
SBC038		Land at end of Wells Street	Greenfield	The site is a small area of landscaped open space with a number of mature trees and a public footpath. The site performs reasonably well against the sustainability appraisal objectives, minor negative effects are identified due to the loss of open space and climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC039		Open space at North Road/Cotswold Lane	Greenfield	The site was not considered to be a reasonable option – utilities infrastructure.	<b>Reject site</b>
SBC040		East View Allotments	Greenfield	The site is currently used as allotments. The site scores a significant negative effect against the biodiversity, efficient land use and green infrastructure sustainability appraisal objectives, due to the potential loss of allotment provision and proximity to a LWS. It is recorded as having minor negative effects against climate change, and cultural heritage. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC041		Land at Boldon Business Park	Greenfield	The site is a landscaped area of open space within Boldon business park. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is recorded against efficient land use and a negative effect against climate change. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site Employment?</b>
SBC042		Car park, Cotswold Lane	Brownfield	The site is an existing car park. The site performs reasonably well against the sustainability appraisal objectives however minor negative effects are recorded against climate change, efficient land use, green infrastructure and cultural heritage. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC043		Garages site, Byron Avenue	Brownfield	This is a small brownfield site within a residential area. The site has mixed results against the sustainability appraisal objectives with a significant negative effect identified against the biodiversity objective, due to its proximity to a LWS and minor negative effects against climate change, efficient land use and green infrastructure. The site is considered to be suitable in the SHLAA but not available or achievable. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC044		Boldon Comprehensive School	Brownfield	The site was not considered to be a reasonable option – operational school.	<b>Reject site</b>
SBC045		Land at Reginald Street	Greenfield	The site was not considered to be a reasonable option – narrow access.	<b>Reject site</b>

SBC046		Land at Sidney Street	Greenfield	The site was not considered to be a reasonable option – narrow access.	<b>Reject site</b>
SBC047		Land at Wilfred Street	Greenfield	The site was not considered to be a reasonable option – narrow access.	<b>Reject site</b>
SBC048	BC41A /B	Compound and land south of Brookside, Cleadon Lane	Brownfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC049	BC43	Land between Shields Road and Metro Line	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC050	BC43a	Land south of Moor Lane and West of Sunderland Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC051	BC44	Land at West Hall Farm	Greenfield	This site is an agricultural field within the Green Belt. It has residential development to the north and east boundary. The site performs moderately against the Green Belt objectives. Sustainability appraisal outcomes shows minor negative effects for climate change and biodiversity objectives and significant negative effects against source protection zones and efficient land use. Significant positive, minor positive and neutral effects against social and economic objectives reflecting the sites proximity to existing services. The Heritage Impact Assessment does not identify any harm. A small section of southern part of the site contributes to the wildlife corridor network. The site is considered to be suitable/ available/ achievable in the SHLAA and is considered to be a suitable location for residential development. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate site GA9</b>
SBC052	BC45	Land between Cleadon and S.Shields Community School	Greenfield	This is a large agricultural area within the Green Belt. The site performs strongly against the objectives of the Green Belt; development would close the Green Belt gap between South Shields and Cleadon. The sustainability appraisal identifies significant negative effects against biodiversity, source protection zones, efficient land use and green infrastructure objectives, and additional minor negative effects against climate change and cultural heritage. Due to its proximity to existing services, positive effects were recorded against social objectives. The site is not considered to be suitable or achievable in the SHLAA. The site has been considered to be a suitable location of playing pitch mitigation and has been allocated in the Local Plan for this use.	<b>Allocate SP23</b>
SBC053	BC45a	Land north west of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC054	BC45b	Land south west of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC055	BC45c	Land west of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>

SBC056	BC46a	Cleadon North Farm inner farmyard	Brownfield	This is a brownfield site which forms part of a working farm. The site is located within the Green Belt and it performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable or achievable in the SHLAA due to surrounding uses. The site has not been allocated due to its location within a working farmyard.	Reject site
SBC057	BC46b	Cleadon North Farm inner farmyard	Brownfield	This is a brownfield site which forms part of a working farm. The site is located within the Green Belt and it performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable or available in the SHLAA. The site has not been allocated due to its location within a working farmyard.	Reject site
SBC058	BC46c	Land north of Cleadon North Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	Reject site
SBC059	BC46d	Land south of Cleadon North Farm	Greenfield	This is an agricultural area within the Green Belt. The site performs moderately against the objectives of the Green Belt. The sustainability appraisal identifies significant negative effects against the source protection zones objective, and minor negative effects against climate change, efficient land use, green infrastructure and cultural heritage. The HIA identified a minimal impact on heritage at this site in relation to potential views of designated heritage assets. This site is located within a highly visible part of the landscape consisting predominantly of open agricultural land used for grazing. It offers extensive views westwards over countryside (including Boldon, Sunderland and Penshaw Monument) and significantly contributes to the character and openness of the area and to the setting of the villages. Due to its proximity to existing services, significant and minor positive effects were recorded against social objectives. The site is not considered to be suitable or achievable in the SHLAA. The site has not been allocated due to its impacts on the setting and openness of the village.	Reject site
SBC060	BC47a	Cleadon Grange, Shields Road	Brownfield	This is a small area of brownfield land with a number of mature trees on the site. The site is within the Green Belt and performs moderately against the Green Belt significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. objectives. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable or achievable in the SHLAA. The site has not been allocated due to amount of mature trees on the site which would have to be felled for any development to take place.	Reject site

SBC061	BC47b	Cleadon North Farm farmstead	Brownfield	This is a small area of brownfield land within a working farm. The site is within the Green Belt and performs moderately against the Green Belt objectives. The site performs reasonably well against the sustainability appraisal objectives significant and minor positive effects are identified due to the site's proximity to existing services and the reuse of brownfield land. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated due to its location within a working farmyard.	<b>Reject site</b>
SBC062	BC51	Land North of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC063	BC51a	Land south east of Sunnyside Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC064	BC52a	Land between East Farm and Undercliffe	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC065	BC53	Land South of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC066	BC53a	Land south of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC067	BC53b	Land south of Cleadon Lane and north east of Sunderland Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC068	BC57a	Northern Playing Fields at Oakleigh Gardens	Greenfield	The site was not considered to be a reasonable option – narrow access.	<b>Reject site</b>
SBC069	BC57b	Southern Playing Fields at Oakleigh Gardens	Greenfield	This is an area of playing field land which is surrounded by residential development on three boundaries. The site is in the Green Belt and performs weakly against the Green Belt objectives. The sustainability appraisal identified significant negative effects against Source Protection Zone, green infrastructure and efficient land use objectives due to the potential loss of playing field land which would require mitigation. Minor negative effects were also identified against climate change and landscape objectives. Minor and significant positive effects were identified due to the site's proximity to existing services. The site is considered to be suitable but not available or achievable in the SHLAA. The site has not been allocated due to the lack of mitigation strategy for the loss of playing pitches.	<b>Reject site</b>
SBC070	BC59	Land to the west of Sunnyside Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC071		Land at Heather Close	Greenfield	This is a small area of grassed open space surrounded by residential development. The site is identified in the Open Space Study as being of low value and quality. The sustainability appraisal identified a significant negative effect against source protection zone objective and minor negative effects against climate change, efficient land use and green infrastructure. The site is not identified as available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>

SBC072		Land at Buttermere/Grasmere	Greenfield	The site is a small area of amenity open space with mature trees in a residential area. The site performs reasonably well against the sustainability appraisal objectives with minor negative effects identified against climate change, efficient land use and green infrastructure. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC073		Open space on corner of West Drive/Boldon Lane	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	<b>Reject site</b>
SBC074		Grassed open space at The Close	Greenfield	The site is a small area of amenity open space with trees in a residential area. The site performs reasonably well against the sustainability appraisal objectives with negative effects identified against efficient land use and source protection zone. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC075		Cleadow Village Primary School playing fields	Greenfield	The site was not considered to be a reasonable option – operational school.	<b>Reject site</b>
SBC076		Cleadow Village Primary School	Brownfield	The site was not considered to be a reasonable option – operational school.	<b>Reject site</b>
SBC077	BC41	Land to East of Cleadow Lane Industrial Estate	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC078	BC50	Cleadow Hills	Greenfield	The site was not considered to be a reasonable option – Category 1 constraint -SSSI.	<b>Reject site</b>
SBC080	BC28c	Land at Green Lane	Greenfield	This is an area of agricultural land within the Green Belt. The site performs moderately against the objectives of the Green Belt. The sustainability appraisal identifies significant negative effects source protection zones and efficient land use; minor negative effects are also identified against climate change, green infrastructure and cultural heritage. The Heritage Impact Assessment identifies a moderate impact on heritage. The site is not considered to be suitable in the SHLAA. The site has not been allocated due to impacts on heritage and efficient land use.	<b>Reject site</b>
SBC081	BC28d	Land at Green Lane east of Mundles Lane	Greenfield	This is an area of agricultural land within the Green Belt. The site performs moderately against the objectives of the Green Belt. The sustainability appraisal identifies significant negative effects source protection zones and efficient land use; minor negative effects are also identified against climate change, green infrastructure and cultural heritage. The Heritage Impact Assessment identifies a moderate impact on heritage. The site is considered to be available and achievable in the SHLAA. The site has not been allocated due to impacts on heritage and efficient land use.	<b>Reject site</b>
SBC082	BC28e	Land north of Bridleholm	Greenfield	The site was not considered to be a reasonable option – narrow access and impact on Green Belt.	<b>Reject site</b>

SBC083	BC29	Land adjacent to Belle Vue Villa on Belle Vue Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC084	BC30	Former MoD bunkers, medical stores and associated land	Brownfield	This is a brownfield site within the Green Belt which has former MoD bunkers on the site. The bunkers are a non-designated locally listed asset. The Heritage Impact Assessment identifies ‘less than substantial harm’. The site performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives with significant positive effects identified due to the site’s proximity to existing services and reuse of brownfield land. A significant negative effect was identified against green infrastructure due to potential impacts of the green infrastructure corridor; further minor negative effects were identified against cultural heritage and climate change. The SFRA recommends ‘surface water flood risk should be managed through careful consideration of site layout and design around the flood risk early on in the planning stage through a full drainage strategy’. The site is considered to be suitable, achievable and available in the SHLAA. The site has been allocated due to the site being in a suitable and sustainable location.	<b>Allocate site Policy GA5</b>
SBC085	BC31b	Low House Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC086	BC31c	Land north west of Sunderland Greyhound Stadium	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC087	BC33a	Land south of St John's Terrace and Natley Avenue	Greenfield	The site is an area of open space within the Green Belt. The site is adjacent to existing residential housing and cricket pitch. The site performs moderately against the objectives of the Green Belt. The site forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects climate change as very small areas of the site wite are within Flood Risk Zone 2 & 3, source protection zones and efficient land use. The SFRA advises that Flood risk should be manageable through careful consideration of site layout and design around the flood risk early on in the planning stage. Significant positive, minor positive and neutral effects against social and economic objectives reflecting the sites proximity to existing services. The Heritage Impact Assessment does not record any impacts. The site is considered to be suitable, available or achievable. The site has been allocated due to the site being in a suitable and sustainable location.	<b>Allocate Site GA6</b>
SBC088	BC33b	Land south east of Natley Avenue	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC089	BC36a	Formerly Vinci Construction UK Ltd	Brownfield	The site was not considered to be a reasonable option – planning permission granted.	<b>Reject site</b>

SBC090	BC36b	Vacant former Mayflower Glass	Brownfield	The site was not considered to be a reasonable option – planning permission granted.	<b>Reject site</b>
SBC091	BC38	Land to North and West of Cleadon Lane Ind. Est.	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC092	BC38b	Land to North and West of Cleadon Lane Ind. Est.	Greenfield	The site was not considered to be a reasonable option – Category 1 constraint -Flood Risk Zone 3b and impact on Green Belt.	<b>Reject site</b>
SBC093	BC39	Land to south of Tiledshed Lane	Greenfield	The site was not considered to be a reasonable option – Category 1 constraint -Flood Risk Zone 3b and impact on Green Belt.	<b>Reject site</b>
SBC094	BC63	Land at Lyndon Grove	Greenfield	This is an area of amenity open space within a residential area. The site performs reasonably well against the sustainability appraisal, minor negative effects are identified due to the loss of open space, climate change and its proximity to an Area of High Landscape Value. The site is not considered available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SBC095	BC40	Land to the North of Tiledshed Lane	Greenfield	This is a large area of agricultural land within the Green Belt. The site performs strongly against the Green Belt objectives. The site forms part of a wildlife corridor and includes a Local Wildlife Site and Local Nature Reserve. The site performs poorly against the sustainability appraisal objectives with significant negative effects identified against biodiversity, source protection zones, efficient land use and green infrastructure; and further minor negative effects identified against climate change and cultural heritage. The site is not considered to be suitable/ available/ achievable in the SHLAA. The site was considered as an option for playing pitch mitigation but has not been allocated due to impacts on biodiversity.	<b>Reject site</b>
SBC096	BC40a	Land at Benton Road	Greenfield	This is an area of open space within the Green Belt. It is adjacent to existing residential development. The site performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, however significant negative effects are identified against source protection zones and efficient land use, further minor negative effects are identified against climate change and biodiversity. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated as it is not available.	<b>Reject site</b>
SBC097	BC40b	Land south of Landseer Gardens	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC098	BC48	Land to South of Cleadon Park	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC099	BC48a	Land east of Sunderland Road and south of Cleadon Park	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>



SBC100	BC48a	Land south of Cleadon Park	Greenfield	This is an area of agricultural land within the Green Belt with existing residential development to the northern boundary. The site performs moderately against the Green Belt objectives. Part of the site falls within a wildlife corridor. The site performs reasonably well against the sustainability appraisal objectives; significant negative effects against source protection zones and efficient land use, with minor negative effects identified against climate change and cultural heritage. Mitigation would be required to address negative effects. Positive effects are identified against sustainable transport, town centres and housing objectives. The Heritage Impact Assessment does not identify any harm. The SHLAA considers the site to be suitable/ available/ achievable. The site has been allocated due to the site being in a suitable and sustainable location.	Allocate Site Policy GA1
SBC101	BC48b	Land west of Sunnyside Road	Greenfield	This is an area of agricultural land within the Green Belt with existing residential development to the northern boundary. The site performs moderately against the Green Belt objectives. The eastern part of the site falls within a wildlife corridor. The sustainability appraisal identifies significant negative effects against biodiversity, landscape, source protection zones and efficient land use, with minor negative effects identified against climate change and cultural heritage. Mitigation would be required to address negative effects. Significant and minor Positive effects are identified against sustainable transport, town centres and housing objectives. The Heritage Impact Assessment identifies less than substantial harm. The SHLAA considers the site to be suitable/ available/ achievable. The site has been allocated due to the site being in a suitable and sustainable location.	Allocate Site Policy GA2
SBC102	BC18	Land to North of Town End Farm	Greenfield	This is an area of agricultural land within the Green Belt. The site borders the local authority boundary with Sunderland and the Town End Farm residential area. The site performs moderately against the Green Belt objectives. The site falls within a wildlife corridor. The sustainability appraisal identifies significant negative effects against climate change, due to surface water flooding. The site also scored red in the carbon audit. Significant negative effects are also identified against biodiversity, landscape and efficient land use, with minor negative effects identified against green infrastructure and cultural heritage. Mitigation would be required to address negative effects. Neutral effects are identified against sustainable transport and town centres; this reflects the distance of the site from established public transport networks and local centres in South Tyneside, however, the site would be in close proximity to services in Sunderland. The Heritage Impact Assessment identifies less than substantial harm. The SHLAA considers the site to be suitable/ available/ achievable. The site has been allocated due to the site being in a suitable and sustainable location.	Allocate Site Policy GA7
SBC103	BC12	Land at North Road Farm	Greenfield	This is an area of open space adjacent to a school and residential area. The site falls within a wildlife corridor and is within the West Boldon Conservation Area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape,	Reject Site

				efficient land use and cultural heritage. Significant and minor positive effects are identified due to the sites proximity to existing services. The Heritage Impact Assessment identifies a moderate impact upon heritage. The SHLAA does not consider the site to be suitable/ available/ achievable .The site has not been allocated as it is not in a sustainable location.	
SBC104	BC13a	Former Boldon CE Primary School	Brownfield	This is a brownfield site and a former school adjacent to residential development. The site falls within the West Boldon Conservation Area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape and cultural heritage; significant positive and minor positive effects were identified against efficient land use, sustainable transport, town centres and housing objectives. The Heritage Impact Assessment records less than substantial harm. The site is considered be suitable/ available/ achievable in the SHLAA. The site is considered suitable, available or achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	<b>Reject Site</b>
SBC105	BC13b	Former Boldon CE Primary School playing field	Greenfield	This is former school playing fields which are currently in use. The site also falls within the West Boldon Conservation Area. The sustainability appraisal identifies significant negative effect against green infrastructure due to the potential loss of playing fields. The Heritage Impact Assessment identifies a moderate impact on heritage. The SHLAA considers the site to be suitable but not available or achievable. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	<b>Reject Site</b>
SBC106	BC15	The Paddock	Greenfield	This is a small area of open space located between residential development. The site also falls within the West Boldon Conservation Area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape, efficient land use and cultural heritage. The Heritage Impact Assessment records a less than substantial impact on heritage. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated due to the potential loss of mature trees and uncertainty over availability.	<b>Reject Site</b>
SBC107	BC16a	Land north of Lawn Drive	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC108		Land North of Downhill Lane	Greenfield	The site was not considered to be a reasonable option – electricity pylon on site.	<b>Reject site</b>
SBC109	BC19	Land West of Hylton Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC110	BC19a	Land West of Hylton Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC111	BC20	Land West of Boldon Cemetery	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC112	BC21	Caravan storage site, Harton View	Brownfield	The site is a caravan storage area surrounded by residential development. The site performs reasonably well against the sustainability appraisal objectives, some minor negative effects	<b>Reject Site</b>

				are identified against some environmental objectives and minor positive effects of the social and economic objectives, due to its accessibility to existing development and services. The Heritage Impact Assessment records 'less than substantial harm'. The site is considered to be suitable and achievable in the SHLAA, but not available. The site has not been allocated as it is not available for development.	
SBC113	BC22	Former storage yard Hardie Drive	Brownfield	This is a small brownfield site within a residential area. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable/ available/ achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	<b>Reject Site</b>
SBC114	BC24	Former garage site Hindmarch Drive	Brownfield	This is a small brownfield site within a residential area. The site performs reasonably well against the sustainability appraisal objectives. The site is considered to be suitable/ available/ achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	<b>Reject Site</b>
SBC115	BC28a	Land south of the Boldons, West of Bridle Path	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC116	BC2a	Land north of New Road (west of River Don)	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC117	BC31a	Land at Boldon Golf Course, Dipe Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC118	BC55	Land West of Boldon Downhill	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC119	BC56	Land east of Downhill Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC120	BC58	Land to the North of New Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC121	BC61	Open space at Dipe Lane/Avondale gardens	Greenfield	The site is an area of open space and a children's play area within a residential area. The Open Space Study (2015) identifies the site as being of high quality and value. The Open Space Addendum (2019) states that the sites is served by other provision and could be considered surplus, however, ensuring quality of nearby sites is recommended. The sustainability appraisal records significant negative effects against landscape, due to its proximity to an Area of High Landscape Value and Source Protection Zones. Minor negative effects are identified against climate change, efficient land us, green infrastructure and cultural heritage. Significant and minor Positive effects have been identified against sustainable transport, town centres and housing due to its proximity to existing services. The Heritage Impact Assessment records 'less than substantial harm'. Mitigation will be required to address the children play area. The site is considered to be suitable/ available/ achievable	<b>Allocate Site Policy H39</b>

				in the SHLAA. The site has been allocated due to the site being in a suitable and sustainable location.	
SBC122	BC52b	Land north of Cleadon Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC123		Land between Downhill Lane and Hylton Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject Site</b>
SBC124		Former Boldon Colliery Working Mens Social Club	Brownfield	The site was not considered to be a reasonable option - the site has planning permission.	<b>Reject site</b>
SBC125		Land west of North Road	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC126		Land West of Glebe Farm	Greenfield	This is a small area of open space within a conservation area. The sustainability appraisal identifies significant negative and minor negative effects against some environmental objectives, green infrastructure and cultural heritage.. The site is not considered to be suitable or achievable in the SHLAA. The site has not been allocated due to impacts on the conservation area.	<b>Reject site</b>
SBC127		Land east Of Boldon Substation	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC128		Land South of Boldon substation	Greenfield	The site was not considered to be a reasonable option – overhead powerlines.	<b>Reject site</b>
SBC129		Land at Station Garage, Station Road	Brownfield	This is a brownfield site surrounded by industrial uses. The site performs reasonably well against the sustainability appraisal, although some minor negative effects are identified. The site is not considered to be suitable or achievable in the SHLAA. It is not suitable for development due to its surrounding uses. The site has not been allocated due to its location in an area of industrial/employment uses.	<b>Reject site</b>
SBC130		Land west of Moor Lane	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC131		Northern Paddock at Sunnyside Farm	Greenfield	The site was not considered to be a reasonable option – impact on Green Belt.	<b>Reject site</b>
SBC132		Kymel House, Boker Lane	Brownfield	The site was not considered to be a reasonable option - the site has planning permission.	<b>Reject site</b>
SBC133		Land off Station Approach	Brownfield	The site is an existing area of employment land. The site is adjacent to a Metro line and open space. The site falls within Flood Risk Zone 3. The sustainability appraisal identifies significant negative effects against a number of objectives including climate change, biodiversity, source protection zone and green infrastructure. The positive effects are identified due to proximity existing services, use of brownfield land and ability to support employment and housing. The site is considered to be available and achievable in the SHLAA. The site has not been allocated for residential development as it is not considered suitable, however it has been retained for employment use. The site is in a sustainable location in an area already established for employment use.	<b>Allocate Site ED11</b>

ELR: E11	BC9	Land west of 16 Brooklands Way, Boldon Business Park	Brownfield	This is a brownfield site within Boldon Business Park. The site performs well against the sustainability appraisal objectives. The site is considered suitable for employment use in the ELR. The site has been allocated due to its sustainable location in an existing business park.	<b>Allocate site ED10</b>
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Appendix 2 Fellgate

SHLAA Ref.	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SFG011	FG2a	Land at Trent Drive	Greenfield	This is a small area of incidental open space within a predominantly residential area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	Reject site
SFG012	FG32	Land at Hedworthfield CA car park	Greenfield	The site is a small area of open space in the grounds of Hedworthfield CA. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	Reject site
SFG013	FG5	Land at Calclose Burn	Greenfield	The site was not considered a reasonable option – burn running through site.	Reject site
SFG014	FG6	Playing fields south of Hedworth Community Association	Greenfield	The site was not considered a reasonable option – flood alleviation works.	Reject site
SFG015	FG7	Land to east of Lakeside Inn	Greenfield	This site is an open field within the Green Belt. The site performs moderately against the purposes of the Green Belt. The site forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects against the climate change, biodiversity and mineral resources objectives. The site is considered to be available and achievable in the SHLAA, however it has not been allocated due to potential impacts on Green Belt and biodiversity.	Reject site
SFG016	FG33	Land adjacent A19 south of Hedworth Lane	Greenfield	The site is a narrow strip of land adjacent to the A19 and residential properties. The site provides a green buffer which is important to maintaining the setting of the residential areas. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable and available in the SHLAA, however it has not been allocated due to potential impacts upon amenity and open space.	Reject site
SFG017		Land at Chester Way	Greenfield	This is a small area of amenity open space within a residential area. The site is directly in front of existing properties, development could impact upon amenity. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. It has not been allocated due to potential impacts upon amenity and open space.	Reject site
SFG018		Land at Don Dixon Drive	Greenfield	This is a small area of amenity open space within a residential area. The site is directly in front of existing properties, development could impact upon their amenity. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. It has not been allocated due to potential impacts upon amenity and open space.	Reject site

SFG019		Garages and Open Space (Coventry Way)	Brownfield	This is a small area of amenity open space and garages within a residential area. The site is overlooked by existing properties, development could impact upon amenity. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it not considered to be suitable for residential development.	<b>Reject site</b>
SFG020		Open space (Durham Drive)	Greenfield	The site is an area of amenity open space within a residential area. The site is directly in front of existing properties, development could impact upon their amenity. The sustainability appraisal identifies significant negative effects against climate change and mineral resource objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to potential impacts upon amenity and open space.	<b>Reject site</b>
SFG021		Car park and Open space (Limecroft)	Greenfield	The site is an area of car parking and amenity greenspace to the rear of existing houses. Development would result in the loss of residential car parking. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it not considered to be suitable and would result in the loss of residential car parking.	<b>Reject site</b>
SFG022		Car park and Open space (Lawnsway)	Greenfield	The site is an area of car parking and amenity greenspace to the rear of existing houses. Development would result in the loss of residential car parking. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it not considered to be suitable and would result in the loss of residential car parking.	<b>Reject site</b>
SFG023		St. Josephs Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SFG024		St Josephs Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SFG025		Open space and footpaths (Durham Drive)	Greenfield	The site is an area of amenity greenspace. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential and due to potential impacts upon open space.	<b>Reject site</b>
SFG026		Open space between Durham Drive and Leam Lane	Greenfield	The site was not considered a reasonable option – landscaping buffer.	<b>Reject site</b>
SFG027		Open space (Ashfield/ Broomfield)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>



SFG028		Garage sites, Westfield	Brownfield	The site is an area of open space and garages within a residential area. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development.	<b>Reject site</b>
SFG029		Open space, Westfield	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SFG030		Fellgate Avenue, Open space	Greenfield	The site is an area of amenity open space within a residential area. The site is directly in front of existing properties, development could impact upon their amenity. The sustainability appraisal identifies significant negative effects against climate change and mineral resource objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development and due to potential impacts upon open space and amenity.	<b>Reject site</b>
SFG031		Open space around Hazeldene	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SFG032		Garage sites, Hazeldene	Brownfield	The site is a small back land site to the rear of existing properties which contains a garage block. The site has poor access. The site performs reasonably well against the sustainability appraisal objectives; however, it is not considered to be suitable/ available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development.	<b>Reject site</b>
SFG033		Open space, Fieldway	Greenfield	This is a small area of amenity open space within a residential area. The site is directly in front of existing properties, development could impact upon their amenity. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable/ available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development and due to potential impacts upon open space and amenity.	<b>Reject site</b>
SFG034		Open space, Fieldway	Greenfield	The site is an area of amenity greenspace in a residential area. The site surrounds a MUGA. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable/ available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development and due to potential impacts upon open space.	<b>Reject site</b>
SFG035		Garages site, Moorlands	Brownfield	This site includes a garage block in a predominantly residential area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for residential development.	<b>Reject site</b>
SFG036	FG10	Apollo Court (Phase 2)	Greenfield	The site was not considered a reasonable option – Built out.	<b>Reject site</b>
SFG037	FG11	Blue Sky Way	Greenfield	The site was not considered a reasonable option – Built out.	<b>Reject site</b>

SFG038	FG12	Land at the junction of Leam Lane/Mill Lane	Brownfield	The site is an area of vacant land adjacent to Red Barns Quarry. The site is in the Green Belt and performs moderately against the Green Belt principles. The site performs reasonably well against the sustainability appraisal objectives. The SFRA recommends 'Consider withdrawal based on significant surface water flood risk.' The SHLAA identifies that the site is not suitable or achievable. The site has not been allocated due to flood risk.	<b>Reject site</b>
SFG039	FG13	Land at existing / former Red Barns Quarry	Brownfield	The site was not considered a reasonable option – operational quarry and Green Belt.	<b>Reject site</b>
SFG040	FG14	Land at Whitemare Pool	Brownfield	The site is an area of vacant land to the rear of a hotel. The site is within the Green Belt and performs weakly against the Green Belt principles. The sustainability appraisal identifies significant negative effects against climate change and mineral resource objectives. The site is not considered to be suitable / available / achievable in the SHLAA. The site has not been allocated as it is not considered suitable due to surrounding uses.	<b>Reject site</b>
SFG041	FG8	Land north of Leam Lane	Greenfield	This site is agricultural fields adjacent to a Metro line. The site is adjacent to a Local Wildlife Site and forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects against climate change, biodiversity and mineral resource objectives. The site is at risk of surface water flooding and is located within Flood Zones 2 and 3. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available.	<b>Reject site</b>
SFG042	FG9	Land at Monkton Fell	Greenfield	This site is agricultural fields adjacent to a Metro line and commercial units. The site forms part of a wildlife corridor. The site performs reasonably well against the sustainability appraisal objectives. The site is considered to be suitable / available / achievable in the SHLAA. The site has been allocated for employment use due to its sustainable location.	<b>Allocate for Employment Use ED8</b>
SFG043	FG2	Land at Trent Drive	Greenfield	The site is an area of open space and garage blocks. The site performs well against the sustainability appraisal objectives and is considered to be in a suitable and sustainable location. The site is considered to be suitable / available / achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H18</b>
SFG044	FG29	Land at Heathway	Greenfield	The site is a small area of open space adjacent to existing residential properties. Development could round off current street layout. The site performs well against the sustainability appraisal criteria and is considered to be in a suitable and sustainable location. The site is considered to be suitable / available / achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H19</b>
SFG045	FG30	Land at Heathway/ Greenlands	Greenfield	The site is a small area of incidental open green space adjacent to existing housing. Development could round off current street layout. The site performs well against the sustainability appraisal criteria and is considered to be site is considered to be suitable / available / achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H20</b>

SFG046	FG31	Land at King Meadow	Greenfield	The site is an area of amenity green space in a residential area. The site has good access and is a suitable location. The site performs well against the sustainability appraisal criteria and is considered to be suitable / available / achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H21</b>
SFG047		Public House and Car Park, Hedworth Lane	Brownfield	The site is an existing pub and car park in a predominantly residential area. The site performs reasonably well against the sustainability appraisal criteria; however, it is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SFG048		Land at Calf Close Walk	Greenfield	The site is an area of amenity open space in a predominantly residential area. It is in a good location with good access and is well screened from the main road. The site performs reasonably well against the sustainability objective criteria although some minor negative effects are identified against efficient land use and green infrastructure. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H22</b>
SFG049		Fellgate Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SFG050		Fellgate Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SFG051		Hedworthfield Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SFG052		Hedworthfield Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SFG053	FG28	Land at Wark Crescent/ Pathside	Greenfield	The site is an area of amenity open space, adjacent to a Metro line and in a predominantly residential area. The site performs well against the sustainability appraisal criteria; however, it is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SFG054		Open space and Electricity substation, Calf Close Lane	Greenfield	The site was not considered a reasonable option – electricity substation.	<b>Reject site</b>
SFG055		Open space at Calf Close Lane/ Thames Avenue	Greenfield	The site is an area of open space adjacent to a road and directly in front of existing residential properties. The site includes also includes a footpath. Development could impact upon amenity of existing properties. The site performs reasonably well against the sustainability appraisal criteria, however it is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development and due to potential impacts upon amenity.	<b>Reject site</b>

SFG056		Open space between housing estate and metro line	Greenfield	The site is open space site with mature trees providing a buffer between residential development and the metro line. The sustainability appraisal identifies a number of minor negative effects including biodiversity, efficient land use and a significant negative effect upon green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered suitable for residential development.	<b>Reject site</b>
SFG057		Land south of Follonsby Terrace	Greenfield	The site is an area of land within the Green Belt, adjacent to the A184. The site performs moderately against the Green Belt principles. The sustainability appraisal identifies a number of minor negative impacts against its objectives including, climate change and health. Significant negative effects were identified against biodiversity, mineral workings and efficient land use. Due to the size of the site significant positive effects were identified against housing and employment objectives. The site is considered to be available in the SHLAA but not suitable or achievable. The site has not been allocated as it is not considered suitable for residential development.	<b>Reject site</b>
SFG058		Land south of Wardley Colliery spoil tip	Greenfield	The site was not considered a reasonable option – Category 1 constraint – Flood Risk 3b and impact on Green Belt.	<b>Reject site</b>
SFG059		Land at Laverick Gardens, Newcastle Road	Brownfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SFG063	FG20	Land south-west of A19 Testos roundabout	Greenfield	The site was not considered a reasonable option – electricity pylon and impact on Green Belt.	<b>Reject site</b>
SFG064	FG21	Land east of Wardley Colliery Spoil Tip	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SFG065	FG21a	Land south of Red Fox Nursery	Greenfield	The site was not considered a reasonable option – electricity pylon.	<b>Reject site</b>
SFG066	FG22	Former Wardley Colliery disposal point and spoil tip	Brownfield	The site is an area of Brownfield land within the Green Belt with existing employment uses. The site performs moderately against the principles of the Green Belt. The sustainability appraisal identifies minor negative effects against climate change, green infrastructure. Significant negative effects have been identified against mineral workings and biodiversity due to its proximity to LWS. The site is considered suitable for employment use and has been allocated.	<b>Allocate Site SP15</b>
SFG067	FG27	Land and hanger building, Newcastle Road	Brownfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>

SFG068	FG3	Land to North and East of Holland Park Drive	Greenfield	This is an area of open space in a predominantly residential area. The site forms part of a larger area of designated open space. The sustainability appraisal identifies minor negative effects climate change, air quality, efficient land use and green infrastructure. A significant negative effect has been identified against biodiversity. The site is considered to have good access and is well screened from the A19 and Metro line. The site is suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate Site H23</b>
SFG069		Laverick Hall Farm	Brownfield	The site was not considered a reasonable option – Built out.	<b>Reject site</b>
SFG070		Land at Wark Crescent	Brownfield	The site was not considered a reasonable option – Built out.	<b>Reject site</b>
SFG071		Land at Mypetstop, Follingsby Lane	Brownfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SFG072		Land south of Fellgate	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SFG073		Urban Extension A – Land South of Fellgate	Greenfield	This site is an area of agricultural land south of Fellgate. The site is situated towards the north east of the site and is adjacent to existing residential properties and includes a farm. The site performs moderately against the principles of the Green Belt. The site includes a LWS and forms part of the wildlife corridor. Due to the size of the site, the sustainability appraisal identifies a number of minor negative effects including climate change. Significant negative effects have been identified against biodiversity, mineral working, efficient land use and green infrastructure. Due to the sites size and ability to provide a large number of houses and jobs, significant positive effects are identified against economic and housing objectives. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to potential effects upon the Local Wildlife site.	<b>Reject site</b>
SFG074		Urban Extension B – Land South of Fellgate	Greenfield	This site is an area of agricultural land south of Fellgate. The site is south of the Fellgate estate between the A194 and A19. The site performs moderately against the principles of the Green Belt. The site contains part of LWS and forms part of the wildlife corridor. The sustainability appraisal identifies a minor negative effect against climate change due to surface water flooding, and significant negative effects against biodiversity, mineral working, efficient land use and green infrastructure due to its proximity to existing designations and scale of the site. Due to the sites size and ability to provide a large number of houses and jobs, significant positive effects are identified against economic and housing objectives. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to potential effects upon the Local Wildlife site.	<b>Reject site</b>

SFG075		Urban Extension C – Land South of Fellgate	Greenfield	This site is an area of agricultural land south of Fellgate. The site is situated south west of the Fellgate Estate and to the east of the A194. The site performs moderately against the principles of the Green Belt. The site is in close proximity to a LWS and forms part of the wildlife corridor. The sustainability appraisal identifies a minor negative effect against climate change due to surface water flooding. and significant negative effects against biodiversity, mineral working, efficient land use and green infrastructure due to its proximity to existing designations and scale of the site. Due to the sites size and ability to provide a large number of houses and jobs, significant positive effects are identified against economic and housing objectives. The SHLAA identifies that the site is available, suitable and achievable. The site has been allocated as it is considered to be a sustainable and suitable location for residential development.	Allocate site SP6
SFG076		Eastern Parcel – Land South of Fellgate	Greenfield	This site is an area of agricultural land south of Fellgate. The site is south east of the Fellgate estate is adjacent to exiting residential properties to the north, the A19 to the east and A184 to the South. The site performs moderately against the principles of the Green Belt. The site includes a LWS and forms part of the wildlife corridor. Due to the size of the site, the sustainability appraisal identifies a number of minor negative effects including climate change and cultural heritage due to its proximity to a listed building. Significant negative effects have been identified against biodiversity, mineral working, efficient land use and green infrastructure. Due to the sites size and ability to provide a large number of houses and jobs, significant positive effects are identified against economic and housing objectives. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to potential effects upon the Local Wildlife site.	Reject site
SFG077		Western Parcel – Land South of Fellgate	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	Reject site
SFG078		Northern Parcel – Land South of Fellgate	Greenfield	This site is an area of agricultural land south of Fellgate. The site performs moderately against the principles of the Green Belt. The site includes a LWS and forms part of the wildlife corridor. The sustainability appraisal identifies a minor negative effect against climate change due to surface water flooding. Significant negative effects against biodiversity, mineral working, efficient land use and green infrastructure due to its proximity to existing designations and scale of the site. Due to the sites size and ability to provide a large number of houses and jobs, significant positive effects are identified against economic and housing objectives. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to its impacts on the Local Wildlife Site.	Reject site
SFG079		Southern Parcel – Land South of Fellgate	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	Reject site

SFG080		Land south of Fellgate	Greenfield	This site is an area of agricultural land south of Fellgate. The site performs moderately against the principles of the Green Belt. The site includes a LWS and forms part of the wildlife corridor. The sustainability appraisal identifies a minor negative effect against climate change due to surface water flooding. Significant negative effects against biodiversity, mineral working, efficient land use and green infrastructure due to its proximity to existing designations and scale of the site. Due to the sites size and ability to provide a large number of houses and jobs, significant positive effects are identified against economic and housing objectives. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to its impacts on the Local Wildlife Site.	<b>Reject site</b>
SFG081		Land south of Fellgate	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SFG082		Land south of Fellgate	Greenfield	The site is an agricultural field south of the Fellgate estate and west of the A19 and Testo’s Roundabout. The SA identifies a very negative effect on efficient land use and a minor negative effect against climate change and green infrastructure. Positive impacts are recorded against sustainable transport, town centres and economic growth. There is uncertainty over how the sites could be accessed. The site performs moderately against the principles of the Green Belt. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to achievability as there is uncertainty that acceptable access to the site could be achieved.	<b>Reject site</b>
SFG083		Land south of Fellgate	Greenfield	The site is an agricultural field south of the Fellgate estate and west of the A19 and Testo’s Roundabout. The SA records very negative effects against biodiversity and efficient land use ad minor negative effects against climate change, and green infrastructure. Positive effects are recorded against sustainable transport, town centres and economic growth. The site includes part of a LWS. There is uncertainty over how the sites could be accessed. The site performs moderately against the principles of the Green Belt. The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated due to impacts on the LWS and achievability of the site as there is uncertainty that acceptable access to the site could be achieved.	<b>Reject site</b>
SFG084		Land south of Fellgate	Greenfield	The site is an agricultural field off the Leam Lane roundabout. The SA identifies a very negative effect on efficient land use and a minor negative effect against climate change and green infrastructure. Positive impacts are recorded against sustainable transport, town centres and economic growth The SHLAA identifies that the site is available but not suitable or achievable. The site has not been allocated as the site is not considered to be in a suitable or sustainable location.	<b>Reject site</b>

Appendix 3 Hebburn

SHLAA Ref.	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SHB001	H1	Jarrow / Hebburn Staithes, Windmill Way	Brownfield	The site is an area of vacant land adjacent to the River Tyne. The site is adjacent to commercial and industrial uses. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against the climate change objective due to flood risk issues. The SHLAA identifies the site as not being suitable for residential development due to the surrounding uses. The site is identified by the ELR as being suitable for employment uses however it states considered that 'substantial investment required to bring site back into employment use'. In addition part of the wider area is on a very steep incline and with part has heavy tree cover. The wider area has previously been the subject of aspirations by the Council which led to it being branded 'Jarrow Green Business Park' but these aspirations have not been delivered and are no longer considered to be deliverable. The site has not been allocated as it is not considered to be deliverable.	Reject site
SHB002	H10	Hebburn Riverside Park	Greenfield	This is a large area of natural and semi-natural open space alongside the River Tyne. The site is an important are of open space for recreation. The site includes a LWS and forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects against the climate change, biodiversity and green infrastructure objectives, with further minor negative effects identified for land use and cultural heritage. The site is not identified as being suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on green infrastructure and recreation.	Reject site
SHB003	H11	Land at Siemans, North Farm Road	Brownfield	The site is a brownfield site currently in employment use. The SA identifies negative impacts against climate change and biodiversity and positive impacts against efficient land use, accessibility, economic growth, town centres, housing and communities. The site has not been allocated for residential use as it is not available for that purpose.	Reject site
SHB004	H12a	Hebburn New Town	Brownfield	This is an area of open space in a residential area with community facilities. The site performs well against the sustainability appraisal objectives due to its proximity existing services and size. A minor negative effect is identified against efficient land use. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.	Allocate Site RG4
SHB005	H12b	Land at Westmoreland Court	Brownfield	This site has been merged with SHB004.	
SHB006	H12c	Former Roadhouse public house	Brownfield	This is an area of vacant land in a residential and commercial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site



SHB007	H12d	Former Mountbatten Medical Centre	Brownfield	This is an area of vacant land in a residential and commercial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB008	H12e	Land at Station Road	Brownfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB009	H12f	Former Hebburn Library	Brownfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB010	H12g	Land at junction of Glen Street/ Station Road	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SHB011	H13	Fountain Square	Greenfield	This site is a park in a residential and commercial area and offers important green space in this area. The site is identified as being of high quality and value in the open space study. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is identified against green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts in green infrastructure.	<b>Reject site</b>
SHB012	H14	Ashworth Frazer Ind Estate and Hebburn Community Centre	Brownfield	This is a former industrial estate in a residential area. The site performs well against the sustainability appraisal objectives. The Heritage Impact assessment recorded a less than substantial effect. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate site H32</b>
SHB013	H15	Land north of former day care centre, Black Road	Greenfield	This is an undesignated area of green space to the rear of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate site H33</b>
SHB014	H16	Land to the rear of electricity substation (Beech Street)	Greenfield	This is an area of amenity open space with mature vegetation and footpath across the site. The site forms part of a wildlife corridor. The site performs reasonably well against the sustainability appraisal objectives, although a number of minor negative effects are identified. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and availability.	<b>Reject site</b>
SHB015	H17	The Clock playing field	Greenfield	The site is an area of playing field land in a residential area. Two pitches of standard quality are identified on the site in the Playing Pitch Strategy, these pitches would require mitigation should they be lost to development. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is identified against the green infrastructure objective and minor negative effects identified for climate change and efficient land use. The site is considered to be suitable and available in the SHLAA. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	<b>Reject site</b>

SHB016	H18	Garage and car wash, Victoria Road East	Brownfield	The is a garage and car wash business in a residential area. The site performs well against the sustainability appraisal objectives; however, it is not considered available in the SHLAA due to the existing business. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB017	H19	Large open grassed space along part of Monkton Mineral Line	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB018	H22	Campbell Park Road Civic Site/ Hebburn Police Station	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SHB019	H23	Carr Ellison Park	Greenfield	This is a formal park with mature trees and sports facilities. The site also falls within the Hebburn Hall conservation area and includes a Grade II Listed Building. The site is identified as being of low quality and high value in the Open Space Study. The sustainability appraisal identifies significant negative effects against the green infrastructure and cultural heritage objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on heritage and green infrastructure.	<b>Reject site</b>
SHB020	H23a	Storage building and land at Quarry Road	Brownfield	The site an area of open space with a disused building onsite. The site is adjacent to residential properties and Carr Ellison Park. The site performs well against the sustainability appraisal objectives although some minor negative effects are identified. The site is not considered available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB021	H24	Large Open Grassed Space, Mountbatten Avenue	Greenfield	The site is a large area of amenity open space with a network of footpaths and trees. The site is designated open space and is recorded as being of high quality and value in the Open Space Study. The site also forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects against the green infrastructure objective and further minor negative effects against climate change, efficient land use and cultural heritage. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB022	H25	Campbell Park	Greenfield	The site is a large formal park with open space and mature trees. The site is identified as being of low quality and high value in the open space study. The site forms part of a local wildlife corridor and falls within Monkton Conservation Area. The sustainability appraisal identifies a significant negative effect against green infrastructure and further minor negative effects against climate change, efficient land use and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on heritage and green infrastructure.	<b>Reject site</b>

SHB023	H26	Monkton Hall	Brownfield	This is a medical facility which is currently in use. The site includes mature trees and is in a residential area. The site also falls within the Monkton conservation area. The site performs reasonably well against the sustainability appraisal objectives, although a few negative effects are identified. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB024	H29	Land at Campbell Park Road	Greenfield	The site is an area of open space adjacent to a residential area. The site performs reasonably well against the sustainability appraisal objectives. However, there is flood alleviation infrastructure on the site. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to flood alleviation infrastructure on the site.	<b>Reject site</b>
SHB025	H30	Lukes Lane playing fields	Greenfield	This is a large area of playing field land that provides football and rugby pitches and associated facilities. The site forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects on biodiversity, mineral safeguarding and green infrastructure and additional minor negative effects against climate change and efficient land use. This site is identified as one of the most unsustainable sites in the Hebburn area. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	<b>Reject site</b>
SHB026	H32	Open Space (Monkton Lane)	Greenfield	This is a large area of open space with areas of established vegetation and mature trees. The site is bordered by residential development on three sides. The site forms part of a wildlife corridor and is identified as being of high quality and value in the open space study. The sustainability appraisal identifies a number of minor negative effects against the objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on green infrastructure.	<b>Reject site</b>
SHB027	H33	Open Space (Mill Lane)	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SHB028	H34	Large open grassed space adjacent to the Cock Crow Inn	Greenfield	The site was not considered a reasonable option – electricity pylon and overhead lines and impact on Green Belt.	<b>Reject site</b>
SHB029	H34a	Land adjacent to Cock Crow Inn	Greenfield	The site was not considered a reasonable option – electricity pylon and overhead lines.	<b>Reject site</b>
SHB030	H34b	Large open grassed space south of Mill Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SHB031	H35	Large open grassed space (College Road)	Greenfield	The site was not considered a reasonable option – flood alleviation works.	<b>Reject site</b>

SHB032	H36	Land at Beresford Avenue	Greenfield	This site is a large area of recreational open space in a residential area. The site provides landscaping and has trees across the area. The site forms part of a wildlife corridor and is identified as being of high quality and value in the open space study. The site performs reasonably well against the sustainability appraisal although some minor negative effects are identified. The site is not considered to be achievable or achievable in the SHLAA. The site has not been allocated due to impacts on green infrastructure and recreation.	<b>Reject site</b>
SHB033	H37	Site of former Siemans and Narec Clothier Laboratories	Brownfield	The site was not considered a reasonable option – New development under construction.	<b>Reject site</b>
SHB034	H39	South Tyneside College, Hebburn Campus – playing fields	Greenfield	This site is an area of former playing field land within the Green Belt and adjacent to residential development. The site performs moderately against the principles of the Green Belt and also forms part of a wildlife corridor. The sustainability appraisal identifies a number of minor negative effects against environmental objectives, including a significant negative effect with regard to green infrastructure due to the impact on the former playing fields. The site is considered to be suitable, achievable and available in the SHLAA. The site has been allocated as it is considered to be a suitable and accessible site in a sustainable location.	<b>Allocate Site GA3</b>
SHB035	H4	Former Local Authority Housing area, Argyle Street	Brownfield	The site is a vacant area of land with trees and vegetation. The site is adjacent to existing residential development. The site is identified as being part of a wildlife corridor, there are some biodiversity interests on the site which would require mitigation. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable and available in the SHLAA. The site has not been allocated due to uncertainty over achievability due to the site having dispersed areas of vegetation with biodiversity interests.	<b>Reject site</b>
SHB036	H41	Land at Monkton Stadium	Greenfield	The site is a sports facility and includes various sports pitches and an athletics track. The sustainability appraisal identifies a significant negative effect against the green infrastructure objective due to the potential loss of sports facilities. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	<b>Reject site</b>
SHB037	H42	Former Hebburn New Town Social Club	Brownfield	The site was not considered a reasonable option – Planning permission granted.	<b>Reject site</b>
SHB038	H43	Land adjacent Hawthorne Court	Brownfield	This is an area of land situated between a care home and the Metro line. The site is currently used as a car dealership. The site performs well against the sustainability appraisal objectives; however, it is not considered to be available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>

SHB039	H44	Hand car wash on Mill Lane	Brownfield	The site is a former garage operating as a hand car wash. The site is adjacent to residential properties. The site performs well against the sustainability appraisal objectives, although a significant negative effect is identified against mineral resources. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB040	H5	Former Hawthorn Leslie Shipyard	Brownfield	The site is a large brownfield site adjacent to the River Tyne, an industrial unit and residential properties. The site forms part of a wildlife corridor. The sustainability appraisal identifies a significant negative effect against the climate change objective due to flood risk issues and further minor negative effects against biodiversity and cultural heritage. The site is not considered to be achievable in the SHLAA. The site has not been allocated due to uncertainty over the site's viability due to flood risk. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB041	H6	Large open grassed space, Ellison Street	Greenfield	This site is a large area of amenity open space in a residential area. The site is adjacent to a Grade II listed building and has mature trees on the site. The open space study records the site as being of high quality and value. The sustainability appraisal identifies a significant negative effect against green infrastructure and negative effects against efficient land use and cultural heritage. The site is not considered to be suitable, achievable, or available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB042	H8a	Hebburn Boatyard	Brownfield	This is a brownfield site adjacent to the River Tyne which is currently used as a boat yard. The sustainability appraisal identifies a significant negative effect against climate change due to flood risk issues. A negative effect was also identified against the green infrastructure objective and as the site is over 400m from the public transport network a minor negative effect was also recorded against the sustainable transport objective. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB043	H8b	Compound adjacent Hebburn Boatyard	Brownfield	This is a brownfield site adjacent to the River Tyne and east of King George's field. The SA identifies a negative impact against green infrastructure and positive impacts against efficient land use, accessibility, town centres, economic growth, housing and communities. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB044	H9	King George V playing field	Greenfield	This site is a playing field site surrounded by mature trees. The site has one adult football pitch and forms part of a wildlife corridor. The sustainability appraisal identifies a significant negative effect against the green infrastructure objective due to the loss of playing pitches. The site is not considered to be suitable, available or achievable. The site has not been allocated due to impacts on green infrastructure.	<b>Reject site</b>

SHB045	H9a	Land south-west of Prince Consort Road	Brownfield	The site is an area of open space to the rear of existing residential properties. The site has trees on the site boundary and forms part of a wildlife corridor. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is in a suitable and sustainable location.	Allocate site H34
SHB046		Father James Walsh Day Centre, Hedgeley Road	Brownfield	This is a vacant brownfield site in a residential area. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is in a suitable and sustainable location.	Allocate site H35
SHB047		Land at A&P Tyne, Wagonway Road	Brownfield	This is a vacant area of brownfield land in an industrial area. The site performs significant well against the sustainability appraisal objectives with significant positive outcomes identified for five objectives. The SHLAA considers the site to be unavailable and unachievable for residential development. The site has been allocated as it is in a suitable and sustainable location within an existing employment area.	Allocate site for Employment ED6
SHB048		Land at A&P Tyne, Wagonway Road	Brownfield	This is a vacant area of brownfield land in an industrial area. The site performs significant well against the sustainability appraisal objectives with significant positive outcomes identified for four objectives. The SHLAA considers the site to be unavailable and unachievable for residential development. The site has been allocated as it is in a suitable and sustainable location within an existing employment area.	Allocate site for Employment ED6
SHB049		Garages site (Prince Consort Lane)	Brownfield	This is a small garage site in a residential area. The site performs well against the sustainability appraisal objectives; however, the site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site
SHB050		Garage site (Marr Road)	Brownfield	This is a small garage site in a residential area. The site performs well against the sustainability appraisal objectives; however, the site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site
SHB051		Land at Cambridge Avenue	Greenfield	The site is an area of amenity open space in a residential area. The site includes trees and a footpath across the site. The site is identified as being of low value and quality in the open space study. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	Reject site
SHB052		Open space (Mill Crescent)	Greenfield	The site is an area of open space to the rear of existing residential properties. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	Reject site
SHB053		Open space (Waggonway Road)	Greenfield	The site was not considered a reasonable option – narrow site.	Reject site

SHB054		St Aloysius Junior School playing field	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB055		St Aloysius Infant School playing field	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB056		Land at A&P Tyne, Wagonway Road	Brownfield	This is a vacant area of brownfield land in an industrial area. The sustainability appraisal identifies a significant negative effect against the climate change objective due to flood risk issues. The SHLAA identifies the site as not being suitable, available or achievable for residential development. The site has been allocated as it is in a suitable and sustainable location within an existing employment area.	<b>Allocate site for Employment ED6</b>
SHB057		St Aloysius Infant School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB058		St Aloysius Junior School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB059		St Oswalds Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB060		St Oswalds Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB061		Garages site and open space (Ralph Street)	Brownfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB062		Open space (rear of Byron Avenue)	Greenfield	The site is an area of open space behind residential properties. The site has a narrow access. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	<b>Reject site</b>
SHB063		Open space (Bryon Avenue)	Greenfield	The site is an area of open space behind residential properties. The site has a narrow access. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it does not have suitable access and is not available for development.	<b>Reject site</b>
SHB064		Open space (rear of Tennyson Avenue)	Greenfield	The site is an area of open space behind residential properties. The site has a narrow access. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it does not have suitable access and is not available for development.	<b>Reject site</b>
SHB065		Bedewell Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB066		Bedewell Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>

SHB067		Former Sunday school and surrounding land, Argyle Street/ Ellison Street	Brownfield	The site is an operational community facility in a residential area. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB068		Landscaped green space, Cuthbert Street	Greenfield	The site is a narrow area of landscaped greenspace with mature trees throughout. The site is in a residential area. The site performs well against the sustainability appraisal objectives; however, it is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB069		Garages site, Prince Consort Lane	Brownfield	This is a small garage site in a residential area. The site is accessed by a narrow road. The site performs well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it does not have suitable access and is not available for development.	<b>Reject site</b>
SHB070		Open space, Lyon Street	Greenfield	The site is a small area of open space with trees directly in front of existing houses. The site performs well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB071		Open space, Thomas Drive	Greenfield	The site is a small area of landscaped open space between a road and housing. The site performs well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB072		Open space, Bicester Grove	Greenfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>
SHB073		Open space, Campbell Park Road	Greenfield	The site is a narrow stretch of land which provides a buffer between two roads. The site performs well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	<b>Reject site</b>
SHB074		Land to rear of 28 & 29 Waterside Park	Greenfield	The site was not considered a reasonable option – under construction.	<b>Reject site</b>
SHB075		Open space, St Aloysius View	Greenfield	The site is narrow tree buffer between existing residential developments. The site performs well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	<b>Reject site</b>
SHB076		Car Park, Reyolle Court	Brownfield	The site is a car park in Hebburn Town Centre. The site performs well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>



SHB077		Open space, Mountbatten Avenue	Greenfield	This site is a sloped area of open space within a residential area and close proximity to schools. The site performs well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	<b>Reject site</b>
SHB078		Hebburn Comprehensive School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB079		St James Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB080		Hebburn Comprehensive School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB081		Open space between Coniston Avenue and Campbell Park Road	Greenfield	The site is a narrow-grassed buffer between residential properties and a narrow road. It forms part of a wildlife and green infrastructure corridor. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB082		Open space, Hautmont Road	Greenfield	The site is a narrow-grassed buffer between residential properties and a narrow road. It forms part of a wildlife and green infrastructure corridor. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB083		Open space, Campbell Court	Greenfield	The site is a narrow-grassed buffer between residential properties and a narrow road. It forms part of a wildlife and green infrastructure corridor. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB084		Grassed area, Windermere Crescent	Greenfield	The site is an area of landscaped open space directly in front of existing bungalows. Development of this could have negative effects on residential amenity. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB085		Grassed area, Windermere Crescent	Greenfield	The site is an area of landscaped open space directly in front of existing bungalows. Development of this could have negative effects on residential amenity. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB086		Open space, Campbell Park Road	Greenfield	The site provides a narrow landscape buffer between residential properties and a road. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>

SHB087		Open space, Fountains Crescent/ Finchale Road	Greenfield	This site is a landscaped area of amenity greenspace in a residential area. The site is directly in front of existing houses, development may impact upon amenity. The sustainability appraisal identifies negative effects against, climate change, biodiversity and efficient land use. It is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB088		Garages site, College Road	Brownfield	This is a small garage site within a residential area. Existing housing properties face onto the garage site access road. Development could impact upon the amenity of existing properties. The sustainability appraisal identifies minor negative effects against climate change and biodiversity. It is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB089		Grassed area, Windermere Crescent	Greenfield	The site is a small area of landscaped open space directly in front of existing bungalows. Development of this could have negative effects on residential amenity. The site performs reasonably well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB090		Grassed area, Windermere Crescent	Greenfield	The site is a small area of landscaped open space directly in front of existing bungalows. Development of this could have negative effects on residential amenity. The site performs reasonably well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB091		Grassed area, Lilac Walk	Greenfield	The site is a narrow area of open space in front of existing residential houses. Development could impact upon amenity. The site performs reasonably well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	<b>Reject site</b>
SHB092		Land off Mountbatten Avenue	Greenfield	The site is an area of amenity open space within a predominantly residential area. The site has good access and is in a sustainable location. The site performs well against the sustainability appraisal objectives due to proximity to existing services; minor negative effects have been identified against climate change and efficient land use. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate Site H36</b>
SHB093		Open space, Clyde Avenue	Greenfield	This site is a small a narrow area of open space and car parking. It is situated in front of existing houses; development could have negative effects on residential amenity of existing properties. The site performs reasonably well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>

SHB094		Open space and car park, Clyde Avenue	Greenfield	This site is a small a narrow area of open space and car parking. It is situated in front of existing houses; development could have negative effects on residential amenity of existing properties. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB095		Social Club, Elmfield Terrace	Brownfield	The site is an operational social club and car park. It is located within a residential area. The site is in a suitable location and performs well against the sustainability appraisal objectives, however it is not available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB096		Open space/ parking, Grosvenor Crescent	Greenfield	The site is a significant narrow area of open space and car parking, directly in front of existing houses. Development could result in negative effects on the residential amenity of existing properties. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB097		Open space, Crawley Avenue	Greenfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>
SHB098		Toner Avenue School fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB099		Toner Avenue School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB100		Toner Avenue School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB101		Open space and Garages, Cloverhill Avenue	Greenfield	The site was not considered a reasonable option – narrow access.	<b>Reject site</b>
SHB102		Open space, Victoria Road West	Greenfield	The site is an area of open space adjacent to a metro line, fire station and industrial units. The site also forms part of a wildlife and green infrastructure corridor. The site performs reasonably well against the sustainability appraisal objectives; however due to the surrounding uses, the site is not considered to be suitable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB103		Land at Prendwick Avenue	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB104		Riverside Village, Former VA Tech	Brownfield	The site was not considered a reasonable option – under construction.	<b>Reject site</b>
SHB105		Land at Monkton Fell	Greenfield	The site was not considered a reasonable option – under construction.	<b>Reject site</b>
SHB106		High Lane Social Club and car park	Brownfield	The site was not considered a reasonable option – complete.	<b>Reject site</b>

SHB107		Bedewell Industrial Estate	Brownfield	The site was not considered a reasonable option – under construction.	<b>Reject site</b>
SHB108		West Park, Park Road	Greenfield	The site is a formal park with sport facilities and play equipment. The site is identified as being of high quality and value in the Open Space Study 2015. The site is located within 25m of a listed building, however the HIA identifies minimal impacts. The sustainability appraisal identifies a number of further minor negative impacts, including significant negative effects against green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development and there would be significant green infrastructure/recreation mitigation required.	<b>Reject site</b>
SHB109		Bede Burn Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB110		Jarrow Cross Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SHB111	H28	Former Lukes Lane Primary School	Brownfield	This is an area of brownfield land adjacent to Monkton Stadium and amenity open space. The site is allocated in the LDF for proposed playing pitch land, development would trigger the need for playing pitch mitigation measures. The site performs well against the sustainability appraisal objectives. It is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB112	H31	Land at Southend Parade	Brownfield	The site is an area of open space and car parking. It is in a predominantly residential area and has good access. The site performs well against the sustainability appraisal objectives; a significant negative effect is identified against mineral resources due to its proximity to existing mineral workings and a minor negative effect is identified against climate change. Positive effects are identified due to the use of brownfield land and proximity to existing services. The site is identified as being suitable, available and achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	<b>Reject site</b>
SHB113		Open space (Southport Parade/ Brighton Parade)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB114		Garage site and car park, Brighton Parade	Brownfield	This is a garage block in a residential area. The site is directly in front of existing properties and may cause negative residential amenity impacts. The site performs reasonably well against the sustainability appraisal objectives but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SHB115		Open space (Eastbourne Avenue/ Skegness Parade)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SHB117		South Tyneside Hebburn Campus	Brownfield	The site was not considered a reasonable option – complete.	<b>Reject site</b>

SHB118		Henry Studdy House	Brownfield	The site was not considered a reasonable option – complete.	<b>Reject site</b>
SHB119		Site of former Tharsus Engineering and Council works depot	Brownfield	The site was not considered a reasonable option – complete.	<b>Reject site</b>
SHB120		Vacant Former Balfour Beatty Utility Solutions Ltd, Prince Consort Road	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SHB121		Land at Lilac Gardens	Greenfield	The site is an area of amenity open space in a predominantly residential area. The site is considered to be in a good location with good access. The site performs well against the sustainability appraisal objectives due to proximity to existing services; minor negative effects have been identified against climate change and efficient land use. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate Site H37</b>

Appendix 4 Inner South Shields

SHLAA Ref.	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SIS001	ISS1	Land at River Drive	Greenfield	The site is a prominent area of open green space overlooking the River Tyne within a predominantly urban area. The site forms part of a local wildlife corridor and is identified as being of high quality and value in the Open Space Study 2015. The site performs reasonably well against the sustainability appraisal objectives however minor negative effects are identified against biodiversity, efficient land use and green infrastructure. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SIS002	ISS10	Union Alley Car Park	Brownfield	The site is a car park in a retail area. The site is behind the main shopping street and is bounded by the side/ rear of retail buildings. The sustainability appraisal identifies mixed results against the objectives with the site achieving minor and significant positive effects to its sustainable location, however minor negative effects are also identified. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses. The site has not been allocated as it is not available for development and not in a suitable location.	<b>Reject site</b>
SIS003	ISS11	Land at Mile End Road	Brownfield	The site was not considered a reasonable option – built out.	<b>Reject site</b>
SIS004	ISS12	Land at Barrington Street	Brownfield	The area consists of vacant office buildings and open space within the town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving positive effects to its sustainable location, however minor negative effects are also identified. The site is within close proximity to a Listed Building, the HIA identifies a moderate effect. The site is not considered suitable, available or achievable in the SHLAA. The site has been allocated as part of the South Shields Town Centre College Regeneration Site due to its sustainable location.	<b>Allocate Site SP9</b>
SIS005	ISS13	Transport Interchange	Brownfield	This is a narrow site which runs through South Shields town centre. It is surrounded by retail uses, Metro station and bus interchange. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses. The site has not been allocated as it is not available for development and not in a suitable location.	<b>Reject site</b>
SIS006	ISS14	Former South Shields Library	Brownfield	This site is a former library and car park area in South Shields town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving positive effects to its sustainable location, however minor negative effects are also identified. The site is considered suitable in the SHLAA and has been allocated as part of the Fowler Street Improvement Area. The site has been allocated as part of the Fowler Street Improvement Area due to its good access and sustainable location.	<b>Allocate Site RG6</b>

SIS007	ISS15	Land at Winchester Street/ Fowler Street	Brownfield	The site consists of car parking in close proximity to retail properties and restaurants within the South Shields town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving significant and minor positive effects to its sustainable location, however minor negative effects are also identified. The site is within 25m of a listed building, the HIA identifies a less than substantial effect. The site is considered suitable, available and achievable in the SHLAA. The site has been allocated as part of the Fowler Street Improvement Area due to its good access and sustainable location.	<b>Allocate Site RG5</b>
SIS008	ISS16	24-30 Fowler Street	Brownfield	This is a row of retail properties in South Shields town centre. The site performs reasonably well against the sustainability appraisal objectives. The site is within close proximity to a listed building, the HIA identifies a moderate effect which would require mitigation. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>
SIS009	ISS6a	Land at Fowler Street/ Thomas Street	Brownfield	The site consists of retail properties and car parking in South Shields town centre. The sustainability appraisal identifies positive effects due to its sustainable location, however some minor negative effects are also identified against biodiversity and cultural heritage. The site is within 150m of a listed building, the HIA identifies a less than substantial effect. The site is considered suitable, available and achievable in the SHLAA. The site has been allocated as part of the Fowler Street Improvement Area due to its good access and sustainable location.	<b>Allocate Site RG7</b>
SIS010	ISS17	Oyston Street Car Park	Brownfield	The site is a car park in a retail area of South Shields town centre. The site performs reasonably well against the sustainability appraisal objectives. The site is adjacent to a listed building, the HIA identifies a less than substantial effect. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>
SIS011	ISS18	Land at Fowler Street West (Phase 2)	Brownfield	This is a large area of retail and commercial units in South Shields town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving positive effects to its sustainable location, however minor negative effects are also identified. The site is within 150m of a listed building, the HIA identifies a less than substantial effect. The site is considered suitable and achievable in the SHLAA. The site has not been allocated as it is not available.	<b>Reject site</b>
SIS012	ISS19	Land at Crossgate	Brownfield	The site is an area of vacant land in a commercial area within South Shields town centre. The site performs well against the sustainability appraisal objectives and due to its sustainable location. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses for residential development. Planning consent has granted for construction of seven commercial units.	<b>Reject site</b>

SIS013	ISS21	Land at 1 Robinson Street, Westoe Road	Brownfield	The site is an area of hardstanding associated within business use in a retail/ residential area. The site performs reasonably well against the sustainability appraisal objectives. The site is considered suitable, available or achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	<b>Reject site</b>
SISO14	ISS24	Land at Foreshore Caravan Site	Brownfield	The site is a small area of open space adjacent to existing caravan units, the fairground and directly adjacent to the beach. The sustainability appraisal identifies a negative effect against climate change and a significant negative effect against biodiversity due to the sites proximity to sensitive ecological designations. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to its proximity and potential impact upon ecological designations.	<b>Reject site</b>
SISO15	ISS25	Land at Station Road / Commercial Road	Brownfield	This site is an area of brownfield land which is currently used as a car park. The site is adjacent to large-scale retail premises. The sustainability appraisal identifies a negative effect against biodiversity and cultural heritage due to the sites proximity to sensitive ecological and heritage designations, however positive effects are identified due to its sustainable location. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>
SISO16	ISS27	South Tyneside House	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SISO17	ISS28	Land adjacent to Ocean Road Community Centre	Brownfield	The site is an area of vacant land in a prominent location in South Shields Town Centre. It is adjacent to a community centre, residential properties and retail. The sustainability appraisal has identified minor negative effects against climate change, biodiversity and cultural heritage, however significant and minor positive effects are identified due to its sustainable location. The site is considered to be suitable, available and achievable in the SHLAA. The site is identified in the Brownfield register as a suitable site. The site has not been specifically allocated but contributes to forecasted supply.	<b>Reject site</b>
SISO18	ISS29	Land at Chatsworth Court	Greenfield	The site is an area of amenity open space in a predominantly residential area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity and green infrastructure, however significant and minor positive effects are identified due to its sustainable location. The site is suitable, available and achievable in the SHLAA. The site has been allocated due to its suitable and sustainable location.	<b>Allocate site H1</b>



SIS019	ISS3	Land at St. Stephens Gardens	Greenfield	The site is a prominent area of green open space in South Shields. The site is identified as being of high quality and value in the Open Space Study, it also forms part of the local wildlife corridor. The site includes St. Stephens Church (Grade II Listed) and also falls within the World Heritage Site, the Heritage Impact Assessment records a high impact on heritage assets. The sustainability appraisal identifies a number of negative effects including climate change, biodiversity, efficient land use and green infrastructure. A significant negative effect has been identified against cultural heritage due to the heritage designations on the site. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and heritage assets.	<b>Reject site</b>
SIS020	ISS4	Land at River Drive/ Wapping Street	Brownfield	The site is currently a factory adjacent to the River Tyne. The sustainability appraisal identifies a significant negative effect against the climate change objective as part of the site falls within Flood Zones 2 & 3. Negative effects are also identified against biodiversity and cultural heritage due to the site proximity to existing designations. The SHLAA identifies the site as not being available. The site has not been allocated due to availability.	<b>Reject site</b>
SIS021	ISS5a	Land at Ferry Street	Brownfield	The site is an area of open space directly adjacent to the South Shields Ferry Landing. The site is adjacent to a public house and the Word. The sustainability appraisal identifies a number of negative effects including climate change, biodiversity, green infrastructure, cultural heritage and efficient land use. This is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identifies a minor negative effect on a nearby listed building and Mill Dam Conservation Area. The SHLAA identifies the site as not being available. The site has not been allocated due impact on open space and availability.	<b>Reject site</b>
SIS022	ISS6	Land at Harton Quay	Greenfield	The site is an area of vacant land adjacent to the Customs House and the River Tyne. The sustainability appraisal identifies a number of minor negative effects including climate change, biodiversity, green infrastructure, cultural heritage and efficient land use. This is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identifies a less than substantial effect on a nearby listed building and Mill Dam Conservation Area. The site is considered to be suitable and achievable in the SHLAA but not available for housing use. The site has been allocated as part of a mixed-use commercial and hotel development due to its suitable and sustainable location.	<b>Allocate site SP7</b>
SIS023	ISS8	Former Wouldhave House (Site B)	Brownfield	This site is an area of open space which was the Former Wouldhave House Building. The site is located within the South Shields Market Square. The site performs reasonably well against the sustainability appraisal objectives due to its sustainable location. Minor negative effects have been identified against climate change, biodiversity and cultural heritage due to proximity to existing designations. The Heritage Impact Assessment identified a less than substantial impact upon heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered a suitable location.	<b>Reject site</b>

SIS024		30-31 and 32 Long Row	Brownfield	The site was not considered a reasonable option – built out.	<b>Reject site</b>
SIS025		Disused Railway, Wellington Drive	Brownfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>
SIS026		Undeveloped land behind Captains Wharf/ Waverley	Greenfield	The site was not considered a reasonable option – topography issues.	<b>Reject site</b>
SIS027		Undeveloped land, Long Row	Greenfield	The site was not considered a reasonable option – topography issues.	<b>Reject site</b>
SIS028		Open space next to Cookson House, River Drive	Greenfield	The site is an area of amenity open space between commercial offices and the Metro line. The sustainability appraisal identifies a number of minor negative effects on biodiversity, efficient land use, green infrastructure and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identified a minimal effect on heritage assets. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space.	<b>Reject site</b>
SIS029		Hadrian Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SIS030		Hadrian Primary School	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SIS031		Open space at Coston Drive/ Mile End Road	Greenfield	The site is an area of amenity open space with landscaped planting directly in front of existing residential properties. The sustainability appraisal identifies a number of minor negative effects on biodiversity, efficient land use, green infrastructure and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and existing residential properties.	<b>Reject site</b>
SIS032		Open space to the rear of Livingstone Place	Greenfield	The site is an area of amenity open space in a residential area. The site is enclosed by residential properties and includes a public footpath across the site. The sustainability appraisal identifies a number of minor negative effects on biodiversity, efficient land use, green infrastructure and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and existing residential properties.	<b>Reject site</b>
SIS033		Open space behind Longleat Gardens	Greenfield	The site was not considered a reasonable option – topography issues.	<b>Reject site</b>
SIS034		Marine Park Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SIS035		Marine Park Primary School Playing Fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>

SIS036		Open space along Erskine Road	Greenfield	The site is a linear area of open space in a residential area. The site includes mature trees and a footpath/ cycleway through the site. The sustainability appraisal identifies a number of minor negative effects on climate change, biodiversity, efficient land use, and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identifies a minimal impact on heritage assets. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on green infrastructure.	<b>Reject site</b>
SIS037		Land at Broughton Road	Greenfield	The site is a garden area directly in front of residential cottages. The site forms part of the Mariners Cottages Conservation Area, the Heritage Impact Assessment identified substantial harm from any proposed development. The sustainability appraisal identifies significant negative impacts against the cultural heritage objective, further minor negative effects were identified against climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on heritage assets.	<b>Reject site</b>
SIS038		Car park (Maxwell Street)	Brownfield	The site is currently a car park in an area with commercial and industrial units. The site performs reasonably well against the sustainability appraisal due to its sustainable location however minor negative effects are identified due to proximity to existing designations. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>
SIS039		Open space, Claypath	Greenfield	The site was not considered a reasonable option – overhead powerlines.	<b>Reject site</b>
SIS040		St Bede's primary school	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SIS041	ISS23	Land at Foreshore Carpark	Brownfield	The site is a car park directly adjacent to the beach and foreshore. The site is in significant close proximity to the European Coastal designations (Northumbria Coast SPA & Durham Coast SAC) and a LWS and Durham Coast SSSI. The sustainability appraisal has identified a significant negative effect against biodiversity due to the potential impacts on the existing designations. Further minor negative effects have been identified against climate change and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on existing ecological designations.	<b>Reject site</b>
SIS042		Site of Former St Aiden's Church	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SIS043		31 Beach Road	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>

SIS044	ISS9	South Shields Market Square	Brownfield	This site is the Market Square in South Shields town centre. The site is designated as open space and identified as being high quality and high value, in addition to containing a Grade I Listed Building and falling within close proximity to a Grade II Listed Building. The Heritage Impact Assessment identified a substantial impact on heritage from the development of the site. The sustainability appraisal has identified this site as having the most significant negative effects against the sustainability objectives of site options considered in the Inner South Shields Area. The site is not considered to be suitable, available, or achievable in the SHLAA. The site has not been allocated due to impacts on heritage assets.	<b>Reject site</b>
SIS045	ISS22	Land at Foreshore Car park	Brownfield	The site is a car park directly adjacent to the beach and foreshore. The site is in significant close proximity to the European Coastal designations (Northumbria Coast SPA & Durham Coast SAC) and a LWS and Durham Coast SSSI. The sustainability appraisal has identified a significant negative effect against biodiversity due to the potential impacts on the existing designations. Further minor negative effects have been identified against climate change and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on existing ecological designations.	<b>Reject site</b>
SIS059		Land at Long Row Car Park	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SIS061		Land at Saville Street	Brownfield	The site is a car park in South Shields Town centre. The site is behind the main retail area and is close to existing residential properties. The site performs well against the sustainability appraisal objectives with significant positive and positive effect identified due to the potential use of brownfield land proximity to existing services. Minor negative effects are identified against climate change, cultural heritage and biodiversity. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SIS062		Land at Queen Street and North Street Car Park	Brownfield	The site is a car park in South Shields Town centre. The site is behind the main retail area. The site performs well against the sustainability appraisal objectives with significant positive and positive effect identified due to the potential use of brownfield land proximity to existing services. Minor negative effects are identified against cultural heritage and biodiversity. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable and sustainable location.	<b>Allocate Site SP11</b>
SIS063		Land at Salem Street	Brownfield	The site is a car park in South Shields Town centre. It is situated behind the main retail area. The site performs well against the sustainability appraisal objectives with significant positive and positive effect identified due to the potential use of brownfield land proximity to existing services. Minor negative effects are identified against cultural heritage and biodiversity. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable and sustainable location.	<b>Allocate Site SP10</b>

Appendix 5 Jarrow

SHLAA Ref /ELR Ref	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SJA001	JA10	Open Space (Priory Road)	Greenfield	The site was not considered a reasonable option – Category 1 constraint HSE inner Zone.	<b>Reject site</b>
SJA002	JA11	Open Space (Saxon Way)	Greenfield	The site was not considered a reasonable option – Category 1 constraint HSE inner Zone.	<b>Reject site</b>
SJA003	JA15	Land at Grange Road/ Monkton Road	Greenfield	This site is a small area of incidental open space in Jarrow Town Centre. The site is surrounded by residential and retail properties. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated as it is not available for development.	<b>Reject site</b>
SJA004	JA16a	Car park adjacent Jarrow Bus Station	Brownfield	The site was not considered a reasonable option – Unsuitable location underneath flyover.	<b>Reject site</b>
SJA005	JA16b	Land adjacent and under Albert Road flyover	Greenfield	The site was not considered a reasonable option – Unsuitable location underneath flyover.	<b>Reject site</b>
SJA006	JA18	Open space (Burn Road)	Greenfield	This site is a large area of amenity open space in a residential area. The site includes mature trees and hedgerows. It is identified in the Open Space Study as being of high quality and value. The sustainability appraisal identifies a number of minor negative effects and a significant negative effect against green infrastructure due to the potential loss of open space. Significant and minor positive effects were identified relating to proximity to existing services. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA007	JA19	Previously Police Station and Magistrate Court, Clervaux Terrace	Brownfield	The site is an operational conference and business centre. The site is adjacent to a school and residential properties. The building is locally listed. The sustainability appraisal identifies a significant negative effect against biodiversity due to the site's proximity to a LWS and a negative effect against cultural heritage due to the locally listed building. Significant and minor positive effects were identified relating to proximity to existing services. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on heritage and lack of availability.	<b>Reject site</b>
SJA008	JA21	Land at Salcombe Avenue	Greenfield	The site is an area of amenity open space in a predominantly residential area. The Open Space Study identifies this site as being of low value and quality. The site performs reasonably well against the sustainability appraisal criteria although minor negative effects are identified against climate change, efficient land use and green infrastructure. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated due to its sustainable location and good access to services.	<b>Allocate Site H24</b>

SJA009	JA22	Land at Filtrona Park	Brownfield	The site was not considered a reasonable option – Operational Football Stadia.	<b>Reject site</b>
SJA010	JA25	Land at Shaftsbury Avenue	Brownfield	The site is a large area of vacant land in a predominantly industrial area. The site performs reasonably well against the sustainability appraisal objectives, although minor negative effects are identified against climate change and air quality. Positive effects were identified relating to proximity to existing services. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated for housing due to unsuitable neighbouring uses and poor access. The site is considered suitable for employment uses and is allocated for employment land.	<b>Allocate Site for Employment ED2</b>
SJA011	JA31	Neon Social Club	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SJA013	JA32	Perth Green Youth Centre	Greenfield	The site is a former youth centre and associated amenity open space and MUGA. The site is situated in a residential area with good access to alternative community facilities. The open space is identified in the Open Space Study as being of high quality and low value. The sustainability appraisal identifies a number of minor negative effects against the sustainability objectives including climate change, biodiversity, air quality and green infrastructure. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated due to its sustainable location and good access to services.	<b>Allocate Site H25</b>
SJA014	JA34	Land at Bedes Children Centre and playing fields	Greenfield	This site is formed of a children’s centre and playing pitch in a predominantly residential area. The Playing Pitch Strategy identifies the site as including one adult pitch of standard quality. The sustainability appraisal identifies significant negative effects against biodiversity due to the site’s proximity to existing designations and green infrastructure due to the potential loss of the playing pitch. Positive effects were identified relating to proximity to existing services. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability and impacts upon green infrastructure.	<b>Reject site</b>
SJA015	JA36	Land at Kirkstone Avenue/ Coniston Road	Greenfield	This site is an area of designated amenity open space in a residential area. The site provides a landscape buffer between existing residential properties and the A19. The site is recorded as being of low quality and value in the Open Space Study. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to suitability and impacts upon open space.	<b>Reject site</b>

SJA016	JA38	Land at Rohm and Haas	Brownfield	The site is a large area of industrial land adjacent to the River Tyne. The site is in an established industrial area. The sustainability appraisal identifies significant negative effects against climate change as part of the site falls within Flood Risk zone 2 and 3. Significant positive effects were identified due to the size and sustainable location of the site. The site is not considered to be suitable for residential use due to unsuitable neighbouring uses, however it has been allocated for employment use.	<b>Allocate site for Employment ED5</b>
SJA017	JA39	Land at Shell UK Oil terminal	Brownfield	The site was not considered a reasonable option for housing – Category 1 constraint HSE inner Zone. Included in Land at Priory Lane and Church Bank (ED5)/ The SA identifies negative impacts against climate change, biodiversity, mineral workings and heritage. Positive effects are recorded against housing, accessibility, town centres and economic growth.	<b>Reject site for housing</b>
SJA018	JA40	Land at Mercantile Docks (Cemex UK)	Brownfield	The site was not considered a reasonable option for housing – Category 1 constraint HSE inner Zone. Included in Land at Priory Lane and Church Bank (ED5). The SA identifies negative impacts against climate change, biodiversity and mineral workings. Positive effects are recorded against communities, housing, accessibility, town centres economic growth and efficient land use.	<b>Reject site for housing</b>
SJA019	JA41	Land at previously Martin Hall, Prince Consort Road	Brownfield	The site is an area of vacant land in a predominantly residential area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity and air quality due to proximity to existing designations. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated due to its sustainable location and good access to services.	<b>Allocate Site H26</b>
SJA020	JA42	Land at previously Nolan Hall	Brownfield	The site is an area of vacant land in a predominantly residential area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity and air quality due to proximity to existing designations. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated due to its sustainable location and good access to services.	<b>Allocate Site H27</b>
SJA021	JA43	Land at Leamside	Greenfield	This site is an area of amenity open space in a predominantly residential area. The site forms part of the King George V Playing Field and is identified as being of high quality and value in the Open Space Study. The sustainability appraisal identifies a significant negative effect against green infrastructure due to the potential impacts on open space. Minor negative effects were identified against efficient land use, air quality, biodiversity due to proximity to a LWS and LNR. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated due to its sustainable location and good access to services.	<b>Allocate Site H28</b>

SJA022	JA44	Land at Palmer Street	Greenfield	The site is an area of vacant land in an industrial area. The site is adjacent to vehicle businesses and the Metro line. The site performs reasonably well against the sustainability appraisal criteria due to its distance from existing designation and existing services. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable neighbouring uses.	<b>Reject site</b>
SJA023	JA45	Land at Be Modern to rear of Tyne Point	Brownfield	The site is an area of vacant land in an industrial area. It is situated behind existing commercial units and a residential area. The site performs reasonably well against the sustainability appraisal criteria due to its distance from existing designation and existing services. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable neighbouring uses.	<b>Reject site</b>
SJA024	JA46	Land adjacent to A19	Greenfield	The site is an area of open space which runs adjacent to the A19. The site includes mature trees and provides a landscape buffer between existing residential properties and the A19. The sustainability appraisal identifies a number of significant negative effects including climate change (due to flood risk issues), biodiversity (due to proximity to a LWS and LNR), air quality and green infrastructure. The sustainability appraisal identifies it as one of the least sustainable options in the Jarrow area. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due its unsuitable locations and impacts on green infrastructure.	<b>Reject site</b>
SJA025		Land adjacent to Salcombe Avenue	Greenfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
SJA026	JA47	Land adjacent Hill Crest, Sheldon Street	Greenfield	The site is an area of vacant land between a medical centre car park and the Metro line. The site includes mature trees and vegetation. The site performs well against the sustainability appraisal objectives due to its distance from existing designations and existing services. The site is not considered suitable in the SHLAA. The site has not been allocated due its unsuitable location and poor access via the car park.	<b>Reject site</b>
SJA027	JA48	Land above new Tyne Tunnel, Chaytor Street	Greenfield	The site was not considered a reasonable option – land above the Tyne Tunnel.	<b>Reject site</b>
SJA028	JA49	Land above new Tyne Tunnel, Ferry Street	Greenfield	The site was not considered a reasonable option – land above the Tyne Tunnel.	<b>Reject site</b>
SJA029		Public house, parking and curtilage, Wylam Street	Brownfield	The site is a public house and associated car parking in Jarrow Town Centre. It is in close proximity to residential properties and retail uses. The site performs well against the sustainability appraisal objectives, a minor negative effect was identified against cultural heritage due to proximity to listed building. The site is not considered available or achievable in the SHLAA. The site has not been allocated due availability.	<b>Reject site</b>



SJA030		Car Park (Dee Street)	Brownfield	The site is a small area of hardstanding currently used a car park. It is adjacent to residential properties and includes mature trees and landscaped vegetation. The site performs well against the sustainability appraisal objectives, a minor negative effect was identified against green infrastructure due to proximity to green infrastructure corridor. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due availability.	<b>Reject site</b>
SJA031		St. Bede's Roman Catholic Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA032		St Pauls Church	Brownfield	The site was not considered a reasonable option – operational church.	<b>Reject site</b>
SJA033		Epinay Business & Enterprise School (Playing Field)	Greenfield	The site is school playing fields in a residential area. The sustainability appraisal identifies a number of minor negative effects against cultural heritage, efficient land use and air quality. A significant negative effect was identified against biodiversity due to the sites proximity to a LWS and LNR. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to a lack of mitigation strategy for the loss of playing pitches.	<b>Reject site</b>
SJA034		Open space (Stephen Court)	Greenfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>
SJA035		Open space (Regent Road)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SJA036		Epinay Business & Enterprise School	Brownfield	The site is school in a residential area. The sustainability appraisal identifies a number of minor negative effects against biodiversity, cultural heritage and air quality. Positive effects were identified relating to proximity to existing services. The site is not considered to be available in the SHLAA. The site has not been allocated due availability.	<b>Reject site</b>
SJA037		Jarrow School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA038		Jarrow School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA039		1-36 Thurston Gardens (Phase 1 Eskdale)	Brownfield	The site was not considered a reasonable option – completed development.	<b>Reject site</b>
SJA040		Land at Calf Close Lane	Greenfield	The site is an area of open space in a residential area. The site performs well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be available in the SHLAA. The site has not been allocated due availability.	<b>Reject site</b>

SJA041		Primrose Village, Lambton Terrace	Greenfield	The site is an operational community centre and associated recreational land. The site is in a residential area. The site performs well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impact on community facilities and green infrastructure provision.	<b>Reject site</b>
SJA042		Valley View Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA043		St Matthews Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA044		St Matthews Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA045		Land at Primrose Terrace/Lambton Terrace	Greenfield	This site is a landscaped area of incidental open space in a residential area. The site includes mature trees and is directly in front of existing residential properties. The sustainability appraisal identifies a number of minor negative effects against biodiversity, air quality and efficient land use. Positive effects were identified relating to proximity to existing services. The site is not to be suitable, available and achievable in the SHLAA. The site has not been allocated due impacts on open space and suitability.	<b>Reject site</b>
SJA046		Shop unit and surrounding area, Hill Park Road	Brownfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SJA047		Parking and open space behind Usk Avenue	Brownfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SJA048	JA2	Land west of Hobson Way	Greenfield	The site was not considered a reasonable option – landscape buffer for new road.	<b>Reject site</b>
SJA049	JA23	Land at Falmouth Drive	Greenfield	The site is a large area of open space in a residential area. The Open Space Study identifies the site as being of low quality and value. The sustainability appraisal identifies a number of minor negative effects against climate change, air quality, efficient land use and green infrastructure. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is in a suitable location with good access.	<b>Allocate site H29</b>
SJA050	JA24	Land at rear of Shaftesbury Avenue	Greenfield	This is an area of grassed open space with footpaths situated between industrial units and residential properties. The site is identified in the Open Space Study as being of low quality and high value. The sustainability appraisal identifies a number of minor negative effects against climate change, air quality, efficient land use and green infrastructure. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to unsuitable neighbouring uses and impact upon open space.	<b>Reject site</b>

SJA051	JA26	Porlock Gardens	Greenfield	The site is an area of open space to the rear of houses. The site is not considered to be suitable, available and achievable in the SHLAA. The SA identifies negative impacts against biodiversity and heritage. The site has not been allocated due impacts on open space and suitability.	
SJA052	JA27	Open space (Stanhope Road)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SJA053	JA28	Open space (Peel Gardens)	Greenfield	The site is an area of amenity open space in a residential area. The site is identified as being of high quality and low value in the Open Space Study. The site performs well against the sustainability appraisal, minor negative effects are identified against efficient land use and air quality due to the site's proximity to an Air Quality Management Area. Positive effects were identified relating to proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H30</b>
SJA054	JA29	Open space (John Reid Road)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SJA055	JA3	Land at Hobson Way	Brownfield	This site is a small area of hardstanding which is used as a car park in an industrial area. It is situated next to a road and commercial units. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against climate change, efficient land use and air quality. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to unsuitable neighbouring uses for housing and is not large enough for employment use.	<b>Reject site</b>
SJA056	JA30	Garages site (Melbourne Gardens/ Australia Grove)	Brownfield	The site is a small area of garages in a residential area. The site is situated amongst existing residential properties and includes a public footpath. The site performs well against the sustainability appraisal criteria. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SJA057	JA33	Land at Perth Green Community Centre	Brownfield	The site is a community facility and associated recreational open space. The site is in a predominantly residential area. A significant negative effect has been identified against the biodiversity objective in the sustainability appraisal due to the proximity to an LWS. Further minor negative effects are identified against climate change, air quality and green infrastructure. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability and impact upon community facilities.	<b>Reject site</b>

SJA058	JA4	Land west of Bedesway/ Jarrow Road Junction	Greenfield	The site is an area of grassed open space at the entrance of Bede Industrial Estate. The site has some landscaping and is adjacent to commercial units. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against climate change, efficient land use and air quality. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to unsuitable neighbouring uses for housing and is not large enough for employment use.	<b>Reject site</b>
SJA059	JA5	Land east of Pilgrims Way	Greenfield	The site is an area of incidental open space between existing commercial units on Bede Industrial estate. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against climate change, efficient land use and air quality. The site is not considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site for employment ED1</b>
SJA060	JA9	Open space (Priory Road)	Greenfield	The site is a large area of sloped open space adjacent to a busy road network and residential properties. The site also includes mature vegetation. The site is identified in the Open Space Study as being of low quality and high value. The sustainability appraisal identifies a number of minor negative effects against climate change, biodiversity, air quality, efficient land use and green infrastructure. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due impact upon open space.	<b>Reject site</b>
SJA061		Open space (Brixham Crescent)	Greenfield	This site is a small area of landscaped, amenity open space in residential area. The site is situated directly in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable due to proximity to existing properties.	<b>Reject site</b>
SJA062		Garages site (Salcombe Avenue)	Brownfield	This is a small brownfield site which includes garages in a residential area. The site is surrounded by existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against biodiversity and air quality. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not considered to be available.	<b>Reject site</b>
SJA063		Land at Ayrey Avenue	Greenfield	This site is an area of open space behind existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable and achievable in the SHLAA. The site has not been allocated due to access and impacts on existing residential properties.	<b>Reject site</b>

SJA064		Land at Sandstone Close	Greenfield	The site is an undulating area of open space in a residential area. The site includes footpaths, landscaped vegetation and mature trees. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA065		Land at Barnard Grove	Brownfield	This site is an area of vacant land to the rear of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable.	<b>Reject site</b>
SJA066		Land at Finchdale Terrace	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SJA067		Open landscaped area on corner of Lynton Ave	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and a significant negative effect identified against air quality due to the proximity an Air Quality Management Area. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA068		Open landscaped area on corner of Stanhope Rd	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and a significant negative effect identified against air quality due to the proximity an Air Quality Management Area. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA069		Open space (Newlyn Drive)	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA070		Land at Shaftesbury Avenue	Greenfield	The site was not considered a reasonable option – electricity pylon.	<b>Reject site</b>
SJA071		Vacant land behind Falmouth Drive	Greenfield	The site is an area of vacant land to the rear of existing residential properties and an industrial estate. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as the site acts as a buffer between residential properties and an industrial estate.	<b>Reject site</b>

SJA072		Land at Shaftesbury Avenue	Greenfield	This site is not considered to be a reasonable option – planning permission.	<b>Reject site</b>
SJA073		Land in front of houses (East side), Henderson Road	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA074		Land in front of houses (West side), Henderson Road	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA075		Land between Stirling Avenue and Leam Lane	Greenfield	This site is an area of open space between existing residential properties and a busy roundabout and road. The site currently acts as a landscape buffer. The sustainability appraisal identifies a number of minor negative effects against climate change, efficient land use, green infrastructure and cultural heritage. A significant negative effect is identified against air quality due to the site's proximity to an Air Quality Management Area. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due impact upon open space.	<b>Reject site</b>
SJA076		Simonside Primary School Playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA077		Simonside Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA078		St. Mary's RC Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA079		St. Mary's RC Primary School	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SJA080		Car parking and grassed areas in front of shops (Edinburgh Road)	Greenfield	The site is area of car parking and amenity open space in front of a small shopping area. The open space includes a footpath and trees. The site performs well against the sustainability appraisal objectives; however, a minor negative effect was identified against air quality. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to its unsuitable location next to a shopping area.	<b>Reject site</b>

SJA081		Open landscaped area (Stirling Avenue)	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA082		Open space (Elgin Street)	Greenfield	The site is a small area of landscaped open space in front of existing residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space.	<b>Reject site</b>
SJA083		Land at Moffat Avenue	Greenfield	The site was not considered a reasonable option – narrow access.	<b>Reject site</b>
SJA084		Land to the rear of Stirling Avenue	Greenfield	This site is an area of open space between existing residential properties and a busy road. The site currently acts as a landscape buffer. The sustainability appraisal identifies a minor negative effects against efficient land use and a significant negative effect is identified against air quality due to the site's proximity to an Air Quality Management Area. Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due impact upon open space.	<b>Reject site</b>
SJA085		Land between John Reid Road and Canberra Ave (opposite Queensland Ave)	Greenfield	The site was not considered a reasonable option – narrow access.	<b>Reject site</b>
SJA086		Open space and children's play area, Dundee Court	Greenfield	The site is an area of amenity open space in a residential area. The site includes a children play area. The Open Space Study identifies the open space as being of high value and quality, and the children play area as low quality and high value. The sustainability appraisal identifies a minor negative effects against biodiversity, efficient land use and air quality..Positive effects were identified relating to proximity to existing services. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due impact upon open space.	<b>Reject site</b>
SJA087		Garages site (Fife Avenue)	Greenfield	This is a small garage site situated amongst residential properties. The site performs reasonably well against the sustainability appraisal objectives; however, a minor negative effect was identified against biodiversity and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due suitability.	<b>Reject site</b>

SJA088		Phase 2 - Eskdale Drive - (site of former non traditional houses)	Greenfield	The site was not considered a reasonable option – under development.	<b>Reject site</b>
SJA090		Land to rear of Belfield Gardens	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
SJA103		Land at Kirkstone Avenue	Greenfield	The sustainability appraisal identifies a significant negative effect against green infrastructure and minor negative effects against biodiversity and efficient land use. Positive effects are identified due to the site's proximity to existing services. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate Site H31</b>
	JA1	Port of Tyne, Jarrow Road, South Shields	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
	JA7	Land at Straker Street, Jarrow	Brownfield	The site was not considered a reasonable option – Category 1 constraint.	<b>Reject site</b>
	JA8	Land at Church Bank, Jarrow	Greenfield	The site was not considered a reasonable option – Category 1 constraint.	<b>Reject site</b>
	JA12	Land at Friar Way, Jarrow	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
	JA13	Land at High Street/Stanley Street, Jarrow	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
	JA14	Land at Salem Street, Jarrow	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
	JA17	Balgownie House (vacant former clinic) and Suffolk Street Registry Office, 43 Bede Burn Road / Suffolk Street, Jarrow	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>
	JA20	Land adjacent to River Don, including King George's Playing Fields, Jarrow	Greenfield	The site was not considered a reasonable option – Category 1 constraint.	<b>Reject site</b>
	JA35	Large open grassed space, Inverness Road, Jarrow	Greenfield	The site was not considered a reasonable option – Category 1 constraint.	<b>Reject site</b>



E4	JA6	Land west of Pilgrims Way, East of Mitsumi, Bede Industrial Estate, South Shields	Brownfield	The site is a grassed former expansion land to east of former Mitsumi now owned by Northern Trust. The SA has recorded negative impacts against the climate change and efficient land use objectives and positive effects on mineral resources, sustainable transport, town centres and employment and a very positive effect on economic growth. The site is allocated for employment use as it is in a sustainable location in an existing industrial estate.	<b>Allocate site for Employment ED1</b>
E2		Former NGN Gasholder	Brownfield	The site is a former gas holder within industrial area dismantled in 2017. The SA records positive effects on mineral resources, efficient land use, sustainable transport, town centres, economic growth and health however the site has not been allocated as a gas holder site will have a vast amount of buried obstructions including subterrain concrete. The site has not been allocated as it is unlikely to be deliverable.	<b>Reject site</b>
E13		Port of Tyne - Beside MH Southern	Brownfield	The site is a small area of operational employment land within the Port of Tyne. The SA records positive effects on mineral resources, efficient land use, sustainable transport and economic growth however the site is not available for development. The site has not been allocated due to availability.	<b>Reject site</b>
E14		Port of Tyne - Former Premier Waste	Brownfield	The site is a small area of operational employment land within the Port of Tyne. The SA records positive effects on mineral resources, efficient land use, sustainable transport and economic growth however the site is not available for development. The site has not been allocated due to availability.	<b>Reject site</b>
E15		Port of Tyne - Former TJ Thompson	Brownfield	The site is a small area of operational employment land within the Port of Tyne. The SA records positive effects on mineral resources, efficient land use, sustainable transport and economic growth however the site is not available for development. The site has not been allocated due to availability.	<b>Reject site</b>
E16		Port of Tyne- Tyne Dock Infill	Brownfield	The site is a small area of operational employment land within the Port of Tyne. The SA records positive effects on mineral resources, efficient land use, sustainable transport and economic growth however the site is not available for development. The site has not been allocated due to availability.	<b>Reject site</b>
E17		Port of Tyne - Hill 60	Brownfield	The site is a small area of operational employment land within the Port of Tyne. The SA records positive effects on mineral resources, efficient land use, sustainable transport and economic growth however the site is not available for development. The site has not been allocated due to availability.	<b>Reject site</b>

## Appendix 6 Outer South Shields

SHLAA Ref.	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SOS001	OSS10	South Shields and Westoe Sports Club and playing fields	Brownfield	This is a sports club which includes build development and playing fields within the site. The site is located within Westoe Conservation Area and in close proximity to a listed building, the Heritage Impact Assessment identifies 'less than substantial harm'. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is recorded against the green infrastructure objective due to the potential loss of playing fields. Mitigation would be required to address playing pitch issues. The site is considered to be suitable / achievable/ available in the SHLAA. The site has been allocated as it is considered to be a suitable and sustainable site in the urban area. Playing pitch mitigation should be addressed.	Allocate site H2
SOS002	OSS11	Open space (Mowbray Road)	Greenfield	This an area of amenity open space and children's play area within a dense residential area. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against green infrastructure due to the potential loss of green space provision. The Open Space Study identifies the site as being of high quality and value; loss of the site would be detrimental to open space provision in the area. The site is not considered to be suitable, available or achievable. The site has not been allocated due to impacts upon open space provision.	Reject site
SOS003	OSS13	Land at The Dragon	Greenfield	This is a large playing field area adjacent to South Shields Sea front. The pitches are currently in use and would require mitigation. The sustainability appraisal identifies significant negative effects against biodiversity, green infrastructure and cultural heritage; additional minor negative effects are identified against climate change, efficient land use and health. The site is within 400m of a European Designated site, likely significant effects may have a detrimental impact upon the designations. The site is not considered to be suitable, available or achievable. The site has not been allocated due to impacts upon playing pitch provision and European Designated Sites.	Reject site
SOS004	OSS14	Gypsies Green Stadium	Greenfield	This is a sports stadium and playing field area adjacent to South Shields Sea front. The site and pitches are currently in use and would require mitigation. The sustainability appraisal identifies significant negative effects against biodiversity, landscape and green infrastructure; additional minor negative effects are identified against climate change, efficient land use and cultural heritage. The site is within 400m of a European Designated site, likely significant effects may have a detrimental impact upon the designations. The site is not considered to be suitable, available or achievable. The site has not been allocated due to impacts upon playing pitch provision and European Designated Sites.	Reject site
SOS005	OSS15	Land at Kelvin Grove	Greenfield	The site was not considered a reasonable option – vehicular access issues.	Reject site

SOS006	OSS16	South Tyneside College, South Shields Campus	Brownfield	The site is currently an operational college, however there are plans to relocate the college to a new flagship town centre campus. The SA identifies very negative effects against the Green Infrastructure objective and minor negative effects against climate change, biodiversity, efficient land use and heritage. Positive effects are identified against accessibility, town centres, housing and communities. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is in a suitable and sustainable location.	Allocate site H3
SOS007	OSS16a	South Tyneside College playing fields	Greenfield	This is consisting of playing fields associated with South Tyneside College. The site is in a predominantly residential area and also includes mature trees. The Playing Pitch Study identifies a rugby and football pitch on this site which would require mitigation. The site is within a Conservation Area, the Heritage Impact Assessment identified less than substantial harm. The SA identifies very negative effects against the Green Infrastructure objective and minor negative effects against climate change, biodiversity, efficient land use and heritage. Positive effects are identified against accessibility, town centres and housing. The site is not achievable in the SHLAA due to lack of mitigation strategy for the loss of playing pitches. The site has not been allocated due to impacts upon playing pitch provision.	Reject site
SOS008	OSS17	Readhead Park	Greenfield	This is a formal park in an urban area. The park includes formal play provision, tennis courts and mature trees. The site is identified as being of high value and low quality in the Open Space Study. The sustainability appraisal identifies significant negative effects against green infrastructure and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. Development would result in the loss of an open space, sport and play provision and has not been allocated. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS009	OSS19	Former Brinkburn School	Brownfield	This is a former school site and associated playing fields in a predominantly residential area. The playing fields are currently in use and would require mitigation for their loss. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is recorded against the green infrastructure objective due to the potential loss of playing fields. Significant and minor positive effects are identified due to the sites location to existing services. The site is considered to be suitable / achievable/ available in the SHLAA. The site has been allocated as it is considered to be a suitable and sustainable site in the urban area. Playing pitch mitigation should be addressed.	Allocate site H4
SOS014	OSS1b	Land at Holborn	Brownfield	The site was not considered a reasonable option – planning permission.	Reject site

SOS015	OSS1c	Land at Commercial Road/Tudor Road	Brownfield	This is an area of commercial buildings which are currently in use. The site is in close proximity existing residential and commercial uses. The sustainability appraisal identifies a number of minor negative effects, however significant and minor positive effects are identified due to its proximity to existing services and suitability for housing and employment. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS016	OSS1d	Land at Laygate	Greenfield	The site is an area of amenity green space in an urban area. It forms part of the Trinity Walk area of open space and is considered to be of high value and quality. The sustainability appraisal identifies a number of minor negative effects, however significant and minor positive effects are identified due to its proximity to existing services and suitability for housing and employment. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability and impact upon open space.	<b>Reject site</b>
SOS017	OSS2	Large open grassed space (Laygate Street)	Greenfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SOS018	OSS20	West Park	Greenfield	This is a formal park in an urban area. The park includes formal play provision and mature trees. The site is identified as being of high value and quality in the Open Space Study. There is also a listed building onsite. The sustainability appraisal identifies significant negative effects against green infrastructure and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and historic environment.	<b>Reject site</b>
SOS019	OSS22	Large open grassed space (Gresford Street)	Greenfield	The site is an area of amenity open space within the urban area. The site is used by a school. The site performs reasonably well against the sustainability appraisal however a significant negative effect was identified against the green infrastructure objective. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and availability.	<b>Reject site</b>
SOS020	OSS23	Large open grassed space (Gresford Street)	Greenfield	The site is an area of landscaped amenity open space in a residential area. The site includes mature trees and footpaths. The site performs reasonably well against the sustainability appraisal objectives due to its proximity to existing services. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject Site</b>
SOS021	OSS24	Land at Associated Creameries	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>

SOS022	OSS25	Large open grassed space (Heddon Way)	Greenfield	<p>Waiting for LUC SA</p> <p>The site is a grassed area within Middlefields Industrial Estate. The site is not currently being marketed but there has been interest in acquiring it for employment development. The estate provides an excellent employment location with good transport links and access to the A19 / Tyne Tunnel and close proximity to the Port of Tyne. The site is allocated as it is in a suitable and sustainable location for employment development.</p>	<b>Allocate Site for Employment ED3</b>
SOS023	OSS26	Land at Elswick Way Industrial Estate	Brownfield	<p>The site is in use as a used car lot adjacent to commercial units on an industrial estate. The site performs well against the sustainability appraisal due to its proximity to existing services and suitability for housing and employment. The site is not considered to be suitable/ available or achievable in the SHLAA. It is considered that residential use is not suitable for residential use due to the existing neighbouring uses. The site has not been allocated as it is unavailable.</p>	<b>Reject site</b>
SOS024	OSS27	Large open grassed space (Colman Avenue)	Greenfield	<p>The site is an area of amenity open space in an industrial area. The site is identified as being of low quality and value in the Open Space Study. The sustainability appraisal identified a number of minor negative effects against environmental objectives; significant and minor positive effects are identified due to its suitability for employment and proximity to existing services. The site is not considered to be suitable/ available or achievable in the SHLAA. The site has not been allocated as it is considered that residential use may not be suitable due to the existing neighbouring uses and the site is unavailable for employment uses.</p>	<b>Reject site</b>
SOS025	OSS28	Land to rear of Simonside Arms PH	Brownfield	<p>The site is a small area of open space with trees in a residential area and behind a public house. The site performs well against the sustainability appraisal criteria due to its proximity to existing services. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.</p>	<b>Reject site</b>
SOS026	OSS29	Elizabeth Diamond House, Ethel Terrace	Brownfield	<p>The site is a community facility and associated open space within a residential area. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against air quality, due to its close proximity to an Air Quality Management Area. The site is not considered available in the SHLAA. The site has not been allocated due to availability.</p>	<b>Reject site</b>
SOS027	OSS3	Land at Rekendyke Lane	Brownfield	<p>The site is an area of open space adjacent to commercial properties. The site performs well against the sustainability appraisal objectives due to its proximity to existing services. The site is not considered to be suitable, available or achievable in the SHLAA. The Council's Regeneration Team has advised that the remainder of the site offers an opportunity for either a small scale residential or business incubator space development but in the absence of any definitive plans for the site it should not be regarded as part of the employment land supply. The site has not been allocated due to uncertainty over deliverability.</p>	<b>Reject site</b>

SOS028	OSS31	Open space (Low Lane)	Greenfield	The site was not considered a reasonable option – electricity pylon on site.	<b>Reject site</b>
SOS029	OSS32	Land at Birdhill Place	Greenfield	The site was not considered a reasonable option – Minehead on site.	<b>Reject site</b>
SOS030	OSS33	Harton and Westoe Collieries Welfare Ground	Greenfield	The site is a sports ground with built facilities and playing pitches. The site is identified in the playing pitch strategy. The sustainability appraisal identifies a significant negative effect against the green infrastructure objective due to the potential loss of sports facilities which would require mitigation. The site is not considered to be suitable / achievable/ available in the SHLAA. The site has not been allocated due to impacts on playing pitches and sport facilities.	<b>Reject site</b>
SOS031	OSS34	Land at health clinic and car park, Boldon Lane / Green Lane	Brownfield	The site is a health clinic. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against air quality, due to its close proximity to an Air Quality Management Area. The site is not considered available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS032	OSS35	Grassed playing space to rear of housing	Greenfield	The site was not considered a reasonable option – Narrow access.	<b>Reject site</b>
SOS033	OSS36	Former Prestige Car Sales	Brownfield	The site is a garage, car MOT and hand wash business. The site is close to existing residential properties and adjacent to a busy road. The site performs well against the sustainability appraisal objectives due to its proximity to existing services. The site is not available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS034	OSS37	Residential garages and former LA housing area, Green Lane	Brownfield	The site is a small area of open land and landscaped planting, adjacent to existing residential properties and a road. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable.	<b>Reject site</b>
SOS035	OSS38	Large open grassed space, Winkell Road	Greenfield	This is a large area of landscaped open space in a residential area. The site provides a buffer between the residential area and John Reid Road. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable / achievable/ available in the SHLAA. The site has not been allocated as it is not considered to be suitable.	<b>Reject site</b>
SOS036	OSS39	Land at Brockley Whins triangle	Greenfield	The site is an area of open space located between metro lines. The site as accessibility issues due to surrounding rail tracks. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is recorded against the biodiversity objective due to its proximity to a LWS and LNR. The site is not considered to be suitable/ achievable/ available in the SHLAA. The site has not been allocated due to suitability and impacts on ecological designations.	<b>Reject site</b>

SOS037	OSS39a	Land adj. Tyne Dock mineral line, Chaucer Ave/Masefield Drive	Greenfield	The site was not considered a reasonable option – overhead powerlines.	<b>Reject site</b>
SOS038	OSS3a	Land at Rekendyke Lane/Laygate	Brownfield	This is an area which contains commercial properties. The site performs well against the sustainability appraisal objectives due to suitability employment and residential use and proximity to existing services. The site is not considered to be available or achievable due to existing businesses on site and has not been allocated.	<b>Reject site</b>
SOS039	OSS4	Car park and open space, West Holborn	Brownfield	This site is an area of landscaped open space and car park. The surrounding area contains a mix of residential properties and industrial units. The site performs well against the sustainability appraisal objectives due to its proximity to exiting services and suitability for residential and employment use. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS040	OSS40	Land at Chuter Ede Education Centre (excluding Brydon Court)	Greenfield	The site is a former educational centre and playing fields. The site is in a predominantly residential area on the edge of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives, however a significant negative effect has been identified against green infrastructure due to the potential loss of playing fields. This loss will need to be mitigated. The site is considered to be suitable, achievable and available in the SHLAA. The site has been allocated as it is considered to be suitable and sustainable site.	<b>Allocate site H5</b>
SOS041	OSS42	Land to south of Chuter Ede Playing fields	Greenfield	This is an area of semi-natural open space adjacent to playing fields and a metro line. The site is situated within the Green Belt and performs relatively strongly against the Green Belt objectives. The site falls within a wildlife corridor and is in close proximity to a LWS and SSSI. The sustainability appraisal records significant negative effects against the biodiversity objective and minor negative impacts against climate change, efficient land use and green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site was considered as a potential playing pitch site but has not been allocated due to impacts on biodiversity.	<b>Reject site</b>
SOS042	OSS43	Land at Holbein Road	Greenfield	This is a small area of open space in a residential area. The site performs reasonably well against the sustainability appraisal objectives however significant negative impacts are identified against Source Protection Zone and mineral resources; and minor negative effects against climate change and efficient land use. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS043	OSS44	Former Temple Park Infant School	Brownfield	The site is a former school in a residential area. The site performs well against the sustainability appraisal with significant and minor positive effects identified due to its proximity to existing services and reuse of brownfield land. It is considered to be suitable, achievable or available in the SHLAA. The site has been allocated as it is considered to be suitable and sustainable site.	<b>Allocate site H6</b>

SOS044	OSS45	Site of former Connolly House, Reynolds Avenue	Brownfield	The site is an area of open land within a residential area. The site performs well against the sustainability appraisal with significant and minor positive effects identified due to its proximity to existing services and reuse of brownfield land. It is considered to be suitable, achievable or available in the SHLAA. The site has been allocated as it is considered to be a suitable and sustainable site.	<b>Allocate site H7</b>
SOS045	OSS46a	Former Temple Park Junior School (West), Manet Gardens	Brownfield	The site is a former school site located adjacent to Temple Park and school playing fields. The site performs reasonably well against the sustainability appraisal objectives, however a significant negative effect has been identified against biodiversity due to its proximity to a LWS. Development of this site could also negatively impact the existing playing fields by restricting access. The site is considered to be achievable in the SHLAA. The site has not been allocated due to impacts on playing pitch provision.	<b>Reject site</b>
SOS046	OSS46b	Temple Park Junior Playing field	Greenfield	The site consists of playing fields adjacent to a former school and Temple Park. The sustainability appraisal identifies significant negative effects against biodiversity and green infrastructure and further minor negative effects against climate change and efficient land use objectives. The site also forms part of a local wildlife corridor. The site is not considered to be suitable or available in the SHLAA. The site has not been allocated due to impacts on playing pitch provision.	<b>Reject site</b>
SOS047	OSS47	Temple Memorial Park	Greenfield	This is a large area of open space which includes LWS and sports facilities. The site performs poorly against the sustainability appraisal objectives with significant negative effects identified against biodiversity, source protection zones and green infrastructure. Further minor negative effects are identified against climate change, air quality, efficient land use and cultural heritage. The site also forms part of a wildlife corridor and is identified as being of high quality and value in the Open Space Study. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS048	OSS048	Temple Park leisure centre and surrounding area	Brownfield	The site comprises of Temple Park leisure centre, car park and surrounding area. The site is a key sporting hub within the Borough. The sustainability appraisal identifies significant negative effects against biodiversity and green infrastructure. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>



SOS049	OSS50	Cleadon Park	Greenfield	The site is a formal park with sports provision. The site is identified as being of high quality and value in the Open Space Study and forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects against source protection zones and green infrastructure. Further minor negative effects are identified against climate change, biodiversity, landscape and efficient land use. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS050	OSS51	Land at Bradley Avenue	Greenfield	The site is an area of open space within a residential area. The site performs reasonably well against the sustainability appraisal objectives, with significant and positive effects identified due to its proximity to existing services. A minor negative effect are identified against climate change, biodiversity and green infrastructure. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be a suitable and sustainable site.	<b>Allocate site H8</b>
SOS051	OSS52	Open Space (Prince Edward Road)	Greenfield	This is a prominent area of amenity open space in front of existing residential housing. The site forms part of a wildlife corridor. The sustainability appraisal identifies a number of minor negative effects against the environmental objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS052	OSS54	Open Space (Lumley Avenue)	Greenfield	This is a small area of amenity open space within a residential area. The sustainability appraisal identifies a number of minor negative effects against the environmental objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS053	OSS54	Land at Farding Square	Greenfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SOS054	OSS55	Open space (Marsden Lane)	Greenfield	This is a prominent area of amenity open space in front of existing residential housing. This may cause some amenity issues to existing properties. The site forms part of a wildlife corridor. The sustainability appraisal identifies a number of minor negative effects against the environmental objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS055	OSS58	Land at West Harton Action Station	Brownfield	This is a small area which contains a community building. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is recorded against air quality, due to its proximity to an AQMA. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>

SOS056	OSS6	Land at Garwood Street	Greenfield	The site is an area of vacant land surrounded by existing industrial units. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable for residential development due to the neighbouring industrial uses. The site is considered suitable for economic development in the ELR. The site has been allocated as it is considered to be suitable and sustainable site.	<b>Allocate site Employment use PR1</b>
SOS057	OSS60	Residential Care Home, Marsden Lane	Brownfield	The site is an existing care home in a residential area. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect has been identified against biodiversity due to its proximity to existing designations. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS058	OSS61	Land at Harton Lane/ The Wynde	Brownfield	The site comprises of existing hospital buildings in a residential area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS059	OSS62	Land at McAnany Avenue	Brownfield	The site comprises of existing hospital buildings in a residential area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS060	OSS63	Land at John Reid Road	Brownfield	The site comprises of an existing hospital car park. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against the biodiversity objective due to proximity to an existing designation. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS061	OSS64	Land at John Reid Road/ Bonsall Court	Greenfield	The site is an area of landscaped open space within the grounds of South Tyneside Hospital. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against the biodiversity objective due to proximity to an existing designation. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS062	OSS65	Land at John Reid Road/ Whiteleas Way	Greenfield	This is an area of amenity open space with mature trees and a network of footpaths across the site. The sustainability appraisal identifies a number of minor negative impacts against the sustainability objectives and a significant negative effect against biodiversity. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS063	OSS66	Land at Brockley Avenue	Greenfield	The site is a narrow area of open space with mature trees which provides a buffer between housing and a road. The site contributes to a wildlife corridor. The sustainability appraisal identifies a number of minor negative effects against environmental objectives. The site is not considered to be suitable available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>

SOS064	OSS68	Land at Laygate/Western Approach Roundabout	Brownfield	The site is an area of vacant land adjacent to commercial properties. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS065	OSS69	Gordon House	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SOS066	OSS7	Land at Garwood Street (Former Jerrys Drum)	Brownfield	The site is a small area of vacant land in an industrial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS067	OSS70	Land adj. Tyne Dock Mineral Line Bridge	Greenfield	The site is an area of open space between a metro line and a road. The site includes some trees and has an electricity pylon overhead. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available, or achievable in the SHLAA. The site has not been allocated due to uncertainty over achievability.	<b>Reject site</b>
SOS068	OSS72	Site of former 85-103 Boldon Lane	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SOS069	OSS73	Landreth House, Boldon Lane	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SOS070	OSS74	Former Harton Police House	Brownfield	The site is former police house adjacent to residential and commercial properties. The site performs well against the sustainability appraisal objectives but is not considered available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS071	OSS74	Demolished nursery school, Wharfedale Road, South Shields	Brownfield	The site is a small area of vacant land adjacent to existing residential properties. The site performs well against the sustainability appraisal objectives, but is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS072	OSS76	Land at Orchid Close	Brownfield	This is a small area land in a residential street. The area provides a turning circle for vehicles as the street is a dead-end. The site performs well against the sustainability appraisal objectives but is not considered to be achievable or available in the SHLAA. The site has not been allocated as it is necessary to keep the space open for vehicles turning, such as refuse collection lorries.	<b>Reject site</b>

SOS073	OSS77	Open space at Bedford Avenue/ St Marks Way	Greenfield	This is a prominent area of open amenity space in a residential area. The site includes a children's play area. The play area is identified as being of high quality and value in the Open Space Study 2015. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use and green infrastructure due to the loss of open space. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS074	OSS8	Open Space (Ravensworth Terrace)	Greenfield	This is a small area of enclosed open space which forms a buffer between housing and the railway line. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS075	OSS9	Open Space (Byron Street)	Greenfield	The site is an area of amenity open space with footpaths, landscaping and trees, surrounded by residential areas. The site provides open space in a densely urban area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, efficient land use and green infrastructure, reflecting the loss of open space and proximity to existing designations. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS076		Land between South Eldon Street and A184	Greenfield	This is a narrow stretch of amenity open space which includes footpaths and mature trees. The site provides a buffer between existing housing and the A184. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, air quality, efficient land use and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS077		Garages site, Ullwater Gardens	Brownfield	The site is a small area of garages which are in use in a residential area. The site performs well against the sustainability appraisal objectives; however, the site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS078		Garages and shop, Ullswater Gardens	Brownfield	The site consists of a former shop and garages to the rear in a residential area. The site performs well against the sustainability appraisal objectives; however, the site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS079		Garage site (Temple Park Road)	Brownfield	The site is a small area of garages in a residential area. The site has a narrow access. The site performs well against the sustainability appraisal objectives; however, the site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>

SOS080		Tyne Dock Regeneration Scheme	Brownfield	The site is an existing residential area which is a regeneration site. The site performs well against the sustainability appraisal objectives, with predominantly minor or significantly positive effects against the objectives a minor negative is identified against air quality due to its proximity to an AQMA. It is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is considered to be suitable and sustainable site.	Allocate site RG1
SOS081		Open space at Marsden Lane/Prince Edward Road	Greenfield	This is a prominent area of open space which includes landscaping and footpaths. The sustainability appraisal identifies significant negative effects against the biodiversity objective and mineral resources, additional minor effects are identified against climate change, efficient land use and cultural heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS082		Land South of Bedale Court/ Heworth Court	Greenfield	The site is an area of amenity open space within a residential area. The site includes mature trees. The Open Space Study identifies the site a low quality and low value. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against air quality, efficient land use and green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS083		Land at Biddick Hall Drive	Greenfield	The site is an area of open space surrounded by residential properties. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use and air quality. The site is considered to be suitable, available or achievable in the SHLAA. The site has been allocated as it is considered to be suitable and sustainable site.	Allocate site H9
SOS084		Open Space (Boldon Lane)	Greenfield	The site is a small area of open space. The site performs well against the sustainability appraisal objectives, however significant negative effects are identified against air quality due to proximity to a AQMA. The site is not considered to be available in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS085		Open Space (Edhill Avenue)	Greenfield	This is a small area of landscaped amenity open space in a residential area. The open space is directly in front of existing bungalows, development may impact upon amenity. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use and air quality. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS086		Open Space (Seton Avenue)	Greenfield	The site is a small area of open space in a residential area. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use and air quality. The site is not considered to be available in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site

SOS087		Land at Rydale Court	Greenfield	The site is an area of amenity open space in a residential area. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use and air quality. The site is considered to be suitable, available or achievable in the SHLAA. The site has been allocated as it is considered to be suitable and sustainable site.	Allocate site H10
SOS088		Land at Henderson Road	Greenfield	The site is small area of amenity open space in a residential area. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use, green infrastructure and air quality. The site is considered to be suitable and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS089		Biddick Hall County Junior School Playing Fields	Greenfield	The site was not considered a reasonable option – operational school.	Reject site
SOS090		Land at Defoe Avenue	Greenfield	The provides as area of amenity open space and a footpath in a residential area. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against efficient land use and air quality. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS091		Grassed area – end of Heaton Gardens, Benton Road	Greenfield	The site is a small area of amenity open space in a residential area. The site performs reasonably well against the sustainability appraisal objectives, however a significant negative effect is identified against source protection zones and minor negative effects identified biodiversity and efficient land use. The site is not considered to be available in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	Reject site
SOS092		Land at Millais Gardens	Greenfield	This is a small back land site in a residential area with a narrow access. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable access.	Reject site
SOS093		Open Space (Horton Avenue)	Greenfield	This is a small back land site in a residential area. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, biodiversity and efficient land use due to proximity to existing designations and potential loss of open space. The site is considered to be suitable, available or achievable in the SHLAA. The site has been allocated as it is considered to be suitable and sustainable site.	Allocate site H11

SOS094		Land at Moreland Road	Greenfield	This is a small back land site in a residential area with a narrow access. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, biodiversity and efficient land use due to proximity to existing designations and potential loss of open space. The site is not considered to be available in the SHLAA. The site has not been allocated due to uncertainty over availability and achievability.	<b>Reject site</b>
SOS095		Westoe Crown Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS096		Car showroom, Commercial Road	Brownfield	This is a brownfield site in an industrial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS097		Car wash and car parking, Chichester Road	Brownfield	This is a brownfield site in a commercial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS098		Open space off main road, Marshall Wallis Road	Brownfield	This is an area of amenity open space with mature trees on site. The site provides a buffer between housing and the A194. The site performs well against the sustainability appraisal objectives; however, it is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS099		Laygate Community School Playing field	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS100		Laygate Community School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS101		Open space at Gleneagles/Wentworth	Greenfield	This is an area of amenity open space with a public footpath through the site. The site performs well against the sustainability appraisal objectives however, it is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS102		Open Space and parking area, Horsley Hill/ Gleneagles	Greenfield	This is a small area of greenspace with mature trees and an area of off-road parking in front of existing houses. Development may impact upon amenity. The site performs reasonably well against the sustainability appraisal objectives however, minor negative effects are identified for climate change, biodiversity, efficient land use, and green infrastructure. It is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS103		Land between Bamburgh Ave and Coast Road	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>

SOS104		Land behind Ghandis Temple	Greenfield	This is an area of open space on South Shields sea front. The sustainability appraisal identifies significant negative effect against the climate change and biodiversity objectives as it intersects with flood zone 2/3a and 3b and is in close proximity to SSSI and European environmental designations. Further minor effects are identified against efficient land use, green infrastructure and cultural heritage. The site also forms part of a wildlife corridor. It is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to biodiversity and flooding impacts.	<b>Reject site</b>
SOS105		Land between Corney Street and A194 roundabout	Greenfield	This is an area of heavily landscaped amenity green space which provides a buffer between housing and a road. The site is also sloped and has mature trees. The site performs well against the sustainability appraisal. It is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS106		Land on corner of Dean Road/John Williamson Street	Greenfield	This is a landscaped area of open space and hardstanding in a residential area. The site provides a buffer between housing and a roundabout. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated as it provides a buffer between existing housing and the A194.	<b>Reject site</b>
SOS107		Open space behind South Frederick Street	Greenfield	This is a narrow strip of open space with mature trees across the site. The site provides a buffer between residential properties and a road. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS108		Vacant Land, Temple Street West	Greenfield	This is a narrow and sloped stretch of open space which provides a buffer between residential and industrial uses. The site also has mature trees present. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to the site layout, it is uncertain a viable scheme could be achieved.	<b>Reject site</b>
SOS109		Open Space, Captains Row	Greenfield	This is a narrow, landscaped area which provides a buffer between residential and industrial land uses. The site is also sloped and has mature trees onsite. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to the site layout, it is uncertain a viable scheme could be achieved.	<b>Reject site</b>



SOS110		Open space along A194 behind South Eldon Street	Greenfield	This is a narrow area of open space which provides a buffer between residential properties and a road. The site has mature trees on site. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS111		Open space along A194 behind Alice Street	Greenfield	This is a narrow area of open space which provides a buffer between residential properties and a road. The site has mature trees on site. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS112		Garages and vacant land, Ravensworth Terrace	Brownfield	The site is a small garage block situated between residential properties and a metro line. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS113		Open space in front of houses, Temple Park Road	Greenfield	The site is a small area of amenity open space with mature trees and footpaths. The site is directly in front of existing residential properties, development may cause amenity issues. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS114		Garage Block, Bisley Drive	Brownfield	This is a garage block to the rear of existing residential properties. The site has a narrow access. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS115		Mortimer Primary school and Mortimer Community College	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS116		Open space at tope of Norham Ave/Cheviot Road	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SOS117		Bamburgh School playing fields/ car park	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS118		Bamburgh School playing fields/ car park	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS119		Open space (Cheviot Road)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>

SOS120		Open space on corner of Leafield Crescent/Midhurst Avenue	Greenfield	The site was not considered a reasonable option – raised landscaping.	<b>Reject site</b>
SOS121		Grassed area (Norham Ave South)	Greenfield	The site is an area of open space adjacent to shops and the entrance to a school. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, biodiversity and efficient land use. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS122		Demolished garages site (Bamburgh Grove)	Brownfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SOS123		Open space behind Lord Nelson Street	Greenfield	The site is an area of amenity open space overlooked by flats. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS124		Open space between Woodside Way and West Way	Greenfield	This is an area of open space which has a lot of dense vegetation and mature trees. The includes public footpaths and acts as a buffer between residential properties and a road. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated as development would require felling the mature trees/vegetation on site.	<b>Reject site</b>
SOS125		Open space and turning area (Woodside Way)	Greenfield	This is a small area of open space and a turning circle between residential properties and a road. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified air quality, efficient land use and green infrastructure. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated as it is not considered to be suitable for development.	<b>Reject site</b>
SOS126		Stanhope Primary School and Sure Start centre	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS127		St Peter & St Paul Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS128		Open space and parking (Frenchman's Way)	Greenfield	This is an area of landscaped open space and residential car parking. The site is central to two rows of residential properties. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, biodiversity and efficient land use. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated as it is not considered to be suitable for development.	<b>Reject site</b>

SOS129		Land at Marden Road	Greenfield	The site was not considered a reasonable option – electrical substation onsite.	<b>Reject site</b>
SOS130		Green space in the middle of Horsley Hill Square	Greenfield	The site is an area of amenity greenspace. The site in the centre of a roundabout with commercial uses surrounding the site. The site performs reasonably well against the sustainability appraisal objectives however minor negative effects are identified against climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable for development.	<b>Reject site</b>
SOS131		St Gregorys Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS132		Land on corner of Marsden Road/Barbour Avenue	Greenfield	The site was not considered a reasonable option – utilities infrastructure onsite.	<b>Reject site</b>
SOS133		Land on corner of Marsden Road/Barbour Avenue	Greenfield	This is an area of amenity open space which includes a footpath and landscaping. The site is adjacent to residential properties and provides a buffer between them and a road. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable for development.	<b>Reject site</b>
SOS134		Open space on corner of Belsay Avenue	Greenfield	The site is an area of grassed amenity open space with a footpath across the site. The site is in a residential area. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable for development.	<b>Reject site</b>
SOS135		Land at Bywell Avenue	Greenfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>
SOS136		Open space in front of houses, Westmoreland Road	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SOS137		Land at Westmorland Road, Marsden	Greenfield	The site was not considered a reasonable option – narrow access.	<b>Reject site</b>

SOS138		Open space around Woodhouse Court, Essex Gardens	Greenfield	The site is an area of amenity greenspace around an older person accommodation. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is identified for biodiversity due to its proximity to existing designations. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered to be suitable for development. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS139		Open space behind Cumberland Place/Suffolk Gardens	Greenfield	This is an area of amenity open space enclosed by residential properties. The site has a footpath crossing the site which provides access through the estate. The sustainability appraisal identifies minor negative effects against climate change, biodiversity, landscape, efficient land use and green infrastructure objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS140		Open space (Fulwell Avenue)	Greenfield	This is a small area of amenity greenspace directly in front of existing residential properties. Development may cause amenity issues. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS141		Open space (Hartford Road)	Greenfield	The site was not considered a reasonable option – electricity pylon on site.	<b>Reject site</b>
SOS142		Open space (Blyth Court)	Greenfield	This is an area of amenity open space surrounded residential properties. The site has a footpath crossing the site which provides access through the estate. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS143		Open space (Wear Court)	Greenfield	The site is an area of amenity open space in a residential area, which includes matures trees and footpaths. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against air quality due to its proximity to a AQMA. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS144		Ashley Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>

SOS145		Land at Ashley Road	Greenfield	The site includes allotments and school playing fields. The allotments are identified as being of high quality and value in the Open Space Study. The sustainability appraisal identifies minor negative effects climate change, air quality, efficient land use and green infrastructure. It is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS146		St Wilfreds RC College	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS147		Land at Ashley Road	Greenfield	The site includes allotments and school playing fields. The allotments are identified as being of high quality and value in the Open Space Study. The site performs reasonably well against the sustainability appraisal objectives, minor negative effects are identified against air quality, efficient land use and green infrastructure; however, it is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS148		Land at Ashley Road	Greenfield	The site includes allotments and school playing fields. The allotments are identified as being of high quality and value in the Open Space Study. The site performs reasonably well against the sustainability appraisal objectives, minor negative effects are identified against air quality, efficient land use and green infrastructure; however, it is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS149		Playing Fields (Temple Park Road)	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS150		Open space (Arthington Way)	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath which provides connectivity through the estate. The site performs reasonably well against the sustainability appraisal objectives, minor negative effects are identified against air quality, efficient land use and green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS151		Open space on corner of Bonsall Court/ Bardon Court	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath which provides connectivity through the estate. The site performs reasonably well against the sustainability appraisal objectives, however minor negative effects are identified against biodiversity, air quality and efficient land use. The site is considered to be suitable, available or achievable in the SHLAA. The site has been allocated because it is in a suitable and sustainable location.	<b>Allocate Site H13</b>

SOS152		Open space (Bonsall Court)	Greenfield	The site is a small area of open space used for residential car parking. The site performs reasonably well against the sustainability appraisal objectives however minor negative effects are identified against biodiversity, air quality and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site is not allocated as it is not in a suitable location.	<b>Reject site</b>
SOS153		Open space on corner of Hollingside Way	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath which provides connectivity through the estate. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS154		Harton technology college playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS155		Harton technology college	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS156		Open Space, School Approach	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath which provides connectivity through the estate. The site performs well against the sustainability appraisal objectives, minor negative effects are identified for climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS157		Open Space, School Approach	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath which provides connectivity through the estate. The site performs well against the sustainability appraisal objectives, minor negative effects are identified for climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS158		Open Space, Barbour Avenue	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath. The site performs well against the sustainability appraisal objectives, minor negative effects are identified for climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS159		Open Space, Barbour Avenue	Greenfield	This is a small area of amenity greenspace in a residential area. The site includes a footpath. The site performs well against the sustainability appraisal objectives, minor negative effects are identified for climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>

SOS160		Land at Hylton Avenue / Ede Avenue	Greenfield	The site was not considered a reasonable option – narrow access.	<b>Reject site</b>
SOS161		Long area of open space between Auckland Ave/Steward Crescent	Greenfield	The site is a long and narrow section of open space which contains footpaths. The site plays a key role in connectivity in this area. The site performs well against the sustainability appraisal objectives, minor negative effects are identified for climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS162		Open space Tanfield Gardens	Greenfield	This is a small area of amenity greenspace in front of existing housing. The site performs well against the sustainability appraisal objectives, minor negative effects are identified for climate change, biodiversity and efficient land use. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS163		Harton primary school car park and open space	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS164		Harton Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS165		Harton Primary School yard/field	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS166		Harton Primary School playing field	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS167		Land on corner of Grotto Road/Fallow Road	Greenfield	The site is an area of amenity open space and car parking surrounded by existing residential properties. The sustainability appraisal identifies significant negative effects against biodiversity, due to proximity to existing designations, mineral resources and efficient land use. Further minor negative effects are identified against landscape and climate change. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS168		Open space (Grotto Gardens)	Greenfield	The site is an area of amenity open space and car parking surrounded by existing residential properties. The sustainability appraisal identifies significant negative effects against biodiversity, due to proximity to existing designations, mineral resources and efficient land use. Further minor negative effects are identified against landscape and climate change. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>

SOS169		Open space (Grotto Gardens)	Greenfield	The site is an area of amenity open space surrounded by existing residential properties. The sustainability appraisal identifies significant negative effects against biodiversity, due to proximity to existing designations. Further minor negative effects are identified against landscape, efficient land use and climate change. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS170		Open space (South Dene)	Greenfield	This site is a small area of landscaped amenity open space with mature trees. The site is directly in front of existing residential properties. Development may cause amenity issues. The site performs reasonably well against the sustainability appraisal objectives, although a significant negative effect is recorded against the air quality objective. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS171		Vacant land behind Marigold Court	Greenfield	This is an area of open space with has significant dense mature tree coverage. The site forms part of a wildlife corridor. The site performs well against the sustainability appraisal objectives, however minor negative effects are identified against air quality, biodiversity and green infrastructure. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS172		Land behind Boldon Lane	Greenfield	This is an area of open space which includes footpaths which support connectivity and mature trees. The sustainability appraisal identifies significant negative effects against air quality and green infrastructure objective. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS173		Grassed area at entrance to housing estate, Green Lane/ Lavender Lane	Greenfield	This is an area of landscaped amenity open space at the entrance of a residential estate. performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS174		Land at Primrose Avenue	Greenfield	The site was not considered a reasonable option – cul de sac turning area.	<b>Reject site</b>
SOS175		Land at Primrose Avenue	Greenfield	The site was not considered a reasonable option – cul de sac turning area.	<b>Reject site</b>
SOS176		Open Space (Marigold Walk)	Greenfield	This is a small area of amenity open space directly in front of residential housing. Development may cause amenity issues. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>



SOS177		Holy Trinity Primary School Playing Fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS178		Holy Trinity Primary School	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS179		Grassed area off roundabout (The Wynde)	Greenfield	This is an area of amenity open space in a residential area which includes footpath and mature trees. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS180		Land next to Harton Lane Allotments, The Wynde	Greenfield	This is an area of grassed verge adjacent to the allotments. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site is not allocated as it is not in a suitable location.	<b>Reject site</b>
SOS181		Open space and car parking, Broadfield Place	Greenfield	The site is an area of amenity greenspace in the centre of a residential area. The properties front onto the grassed area which also includes car parking. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS182		Open space to the rear of Longfield Close	Greenfield	This is an area of open space which includes footpaths which support connectivity and mature trees. The sustainability appraisal identifies significant negative effect against the biodiversity objective due to its close proximity to a LWS. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space, green infrastructure and biodiversity.	<b>Reject site</b>
SOS183		Footpaths and open space (Longfield Close)	Greenfield	This is an area of open space which includes footpaths which support connectivity and mature trees. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS184		Land at Bainbridge Avenue	Greenfield	This is an area of open space in front of existing residential properties. Development may result in some amenity issues. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS185		Land to the rear of 113 Wenlock Road	Greenfield	This is an area of open space with mature trees across the site. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS186		Lord Blyton Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>

SOS187		Lord Blyton Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS188		Large open space running behind Drummond Crescent	Greenfield	The site is a long narrow area of amenity open space with mature trees throughout. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS189		Grassed open space and parking area, Simonside Hall	Greenfield	This is a small area of open space and car parking directly in front of houses. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS190		Grassed area behind bus stop, Wenlock Road	Greenfield	This is an area of amenity greenspace with footpaths crossing the site. The footpaths provide connectivity between the housing estate and Wenlock Road. The site performs well against the sustainability appraisal objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS191		Monkton Infant School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS192		Monkton Junior School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS193		Monkton Junior School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS194		Open Space, Parkshiel	Greenfield	The site is a sloped area of landscaping in the middle of a residential estate. The site has mature trees on site. The site performs reasonably well against the sustainability appraisal objectives, however, a significant negative effects is recorded against Source Protection Zone. The site is not considered to be suitable, available or achievable in the SHLAA. The site is not allocated as it is not in a suitable location.	<b>Reject site</b>
SOS195		Open space behind The Lonnen	Greenfield	The site was not considered a reasonable option – no vehicular access.	<b>Reject site</b>
SOS196		Open space behing the Lonnen/Quarry Lane	Greenfield	The site is an area of amenity greenspace surrounded by residential properties. The sustainability appraisal identifies a number of minor negative effects against the objectives and a significant negative effect against Source Protection Zones. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>

SOS197		Garage Site, Flaunden Close	Brownfield	The site is a narrow former garage site located between existing residential properties. The site performs reasonably well against the sustainability appraisal objectives, however, a significant negative effects is recorded against Source Protection Zone. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS198		Sutton Hall and land to the rear, Prince Edward Road	Brownfield	The site is a community facility which is in use with open space to the rear. It is in a residential area. The site performs reasonably well against the sustainability appraisal objectives, however, a significant negative effects is recorded against Source Protection Zone. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS199		Open space at Carden Avenue/Prince Edward Road	Greenfield	This site is an area of open space between residential properties and a road. The site has mature trees onsite. The site performs reasonably well against the sustainability appraisal objectives, however, a significant negative effects is recorded against Source Protection Zone. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to the volume of mature trees on the site which would need to be felled to accommodate development.	<b>Reject site</b>
SOS200		Biddick Hall County Junior School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS201		Land at Cobbett Crescent	Greenfield	The site was not considered a reasonable option – utilities infrastructure onsite.	<b>Reject site</b>
SOS202		Land at Hopkins Walk / Masefield Drive	Greenfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>
SOS203		Open space and parking area with electricity pylon	Greenfield	The site was not considered a reasonable option – electricity pylon onsite.	<b>Reject site</b>
SOS204		Biddick Hall Infant and Nursery School Parking and grounds	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS205		Forest View primary school	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS206		Forest view primary school grounds	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS207		St Oswalds Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SOS208		Land at Sandalwood	Greenfield	The site was not considered a reasonable option –overhead powerlines.	<b>Reject site</b>
SOS209		Large open grassed space (Tarragon Way-Sandalwood)	Greenfield	The site was not considered a reasonable option –overhead powerlines.	<b>Reject site</b>

SOS210		Open space with bus stop (behind Tarragon Way)	Greenfield	This is a small area of amenity open space between existing residential properties and a road. The site has footpaths across it which link into the housing estate. The site performs reasonably well against the sustainability appraisal objectives; however, a significant negative effect is identified against biodiversity due to its proximity to a LWS. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS211		Open space and car parking (behind Tarragon Way)	Greenfield	The site was not considered a reasonable option – narrow site.	<b>Reject site</b>
SOS212		Land at Rodin Avenue	Greenfield	The site is an area of open space behind existing residential properties. The site performs reasonably well against the sustainability appraisal objectives, however, a significant negative effects is recorded against Source Protection Zone. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS213		Trinity South	Brownfield	The site was not considered a reasonable option – under construction.	<b>Reject site</b>
SOS214		Former Phoenix House site	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS215		Former Harton Centre	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS217		Orwell Close/Chaucer Avenue	Greenfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS218		Cleadon Vale, Cleadon Park Estate	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS219		Former St Marys School	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS220		Former Brydan Court Nursing Home	Brownfield	The site was not considered a reasonable option – planning permission granted.	<b>Reject site</b>
SOS221		Land at Lizard Lane (former shops/flats)	Brownfield	The site is a block of former shops and flats in a residential area. The sustainability appraisal identifies a number of negative effects against the sustainability appraisal objectives, due to its proximity to existing environmental designations. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated because it is in a suitable and sustainable location.	<b>Allocate site H14</b>
SOS222		Land at Dean Road	Brownfield	This is an area of vacant land in a residential area. The site performs reasonably well against the sustainability appraisal objectives. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated because it is in a suitable and sustainable location.	<b>Allocate site H15</b>

SOS223		1-7 West Park Road	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS224		Land at South Shields School		The SA identifies negative impacts against green infrastructure, biodiversity and climate change. The site is considered to be suitable but not available and achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS225	OSS5	Residential Garages, Brunswick Street	Brownfield	This is a small and narrow brownfield site in a residential area. The site performs reasonably well against the sustainability appraisal objectives; however, it is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>
SOS226	OSS71	Land at Brookes Walk/ Gibbons Walk	Greenfield	The site is an area of amenity open space in a residential area. The site is directly in front of existing properties which may cause amenity issues to those properties. The site performs reasonably well against the sustainability appraisal objectives; however, it is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS227	OSS12	Jack Clark Park	Greenfield	The site is an area of open space which provides bowling facilities and a playing pitch. The sustainability appraisal identifies a significant negative effect against the green infrastructure objective due to the potential impact upon sport provision. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on open space and green infrastructure.	<b>Reject site</b>
SOS228		Former Satellite Pub	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SOS230		Land at Essex Gardens	Greenfield	This site is an area of incidental open space in a residential area. The site is in close proximity to the proposed Coastal Area of High Landscape Value, European coastal designations and forms part of the local wildlife corridor. The sustainability appraisal identifies a significant negative effect against biodiversity due to the proximity of the site to environmental designations. Minor negative effects are identified against climate change, landscape and efficient land use. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H16</b>
SOS231		Land at Brockley Avenue	Greenfield	This site is an area of incidental open space in a residential area. The site performs well against the sustainability appraisal objectives, positive effects are identified due to the sites proximity existing services; a minor negative effects are identified against efficient land use. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	<b>Allocate site H17</b>

	OSS67	Former McNulty's Shipyard, Commercial Road, South Shields	Brownfield	This is a brownfield former shipyard site in a riverside industrial area. The site is not considered suitable for housing but is considered suitable for employment use in the Employment Land Review. The sustainability appraisal identifies a significant negative effect against the climate change objective due to flood risk, but the site otherwise performs well against the objectives. Minor negative effects are identified. The site has been allocated because it is in a suitable and sustainable location.	<b>Allocate site PR1</b>
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## Appendix 7 Whitburn

SHLAA Ref.	SLR Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision
SWH001	WH1	Marsden Old Quarry	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH002	WH3	Whitburn Golf Course	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH003	WH4	Land to the west of Marsden Quarry, Lizard Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH004	WH5	Land south of Marsden Quarry	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH005	WH10	Caravan storage site and Coast Road Garage	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SWH006	WH11	Land south of Kitchener Road, Lizard Lane	Greenfield	This site is a prominent agricultural field in Whitburn village. The site falls within the Green Belt and is considered to perform relatively strongly against the Green Belt objectives. The site is in close proximity to biodiversity designations, an Area of High Landscape Value and also forms part of the local wildlife corridor. The 2019/2020 Wading Bird Survey identified the site as being a key site for Curlew. The sustainability appraisal identifies a number of significant negative effects against SA objectives including biodiversity, landscape, source protection zone, mineral workings, green infrastructure and efficient land use. The site is considered to be suitable and available in the SHLAA. The site has not been allocated due to potential significant impacts upon biodiversity.	<b>Reject site</b>
SWH007	WH12	Land surrounding Lizards Farm	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH008	WH13	Land at Marsden Avenue	Greenfield	This site is a prominent agricultural field in close proximity to the coast. The site is bounded by residential properties to the north and west. The site falls within the Green Belt and is considered to perform moderately against the Green Belt objectives. The site is in close proximity to European coastal designations, the proposed Coastal Area of High Landscape Value and also forms part of the local wildlife corridor. The 2019/2020 Wading Bird Survey identified the site as being a key site for wading birds. The sustainability appraisal identifies a number of significant negative effects against SA objectives including biodiversity, landscape and mineral workings. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to potential significant impacts upon biodiversity.	<b>Reject site</b>

SWH009	WH17 a	Land at Wellands Farm	Greenfield	The site is an agricultural field within the Green Belt. It is bounded by residential properties to the east and south. The site is in close proximity to European coastal designations and Cleadon Hills Area of High Landscape Value. The site is considered to perform moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal objectives; however, significant negative effects are identified against including landscape, mineral workings and efficient land use. Minor negative effects are identified against climate change, biodiversity and cultural heritage. Positive effects are identified due to its proximity to existing services. The site is considered to be suitable, available or achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate Site GA10</b>
SWH011	WH18	Land surrounding Wellands Farm	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH012	WH18 a	Land west of Wellands Farm	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH013	WH19	Land north of Cleadon Lane	Greenfield	The site is a former football training ground on the edge of Whitburn Village. The site is bounded by mature trees and is adjacent to residential development to the east. The site is located within the Green Belt and is considered to have a moderate effect against the Green Belt objectives. The site forms part of the local wildlife corridor. The sustainability appraisal identifies a minor negative effects against climate change, biodiversity, green infrastructure and cultural heritage. Positive effects are identified due to its proximity to existing services. The site is considered to be suitable, available or achievable in the SHLAA. The site has been allocated as it is considered to be a suitable site in a sustainable location.	<b>Allocate Site GA11</b>
SWH014	WH2	Whitburn Golf Course, east of Lizard Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH015	WH20	Whitburn Community Association Playing Fields	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH016	WH21	Barnes Recreation Ground, Cleadon Lane	Greenfield	The site is an area of amenity open space within the centre of Whitburn Village. The site is surrounded by existing residential properties. The Open Space Study identifies the site as being of high quality and value. The site is situated in Whitburn Conservation area. The sustainability appraisal identifies significant negative effects against SA objectives including green infrastructure and cultural heritage. The Heritage Impact Assessment identifies a significant negative effect from development. Minor negative effects are identified against climate change, biodiversity and efficient land use. Positive effects are identified due to its proximity to existing services. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to potential significant impacts upon green infrastructure and heritage.	<b>Reject site</b>



SWH017	WH23	Cornthwaite Park and Whitburn Cricket Club	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH018	WH24	Land south of Orchard Gardens	Greenfield	This is a private allotment site in the Green Belt. The site is bounded by residential properties to the north. The site is located within the Whitburn Conservation Area. The site performs moderately against the objectives of the Green Belt. The site performs reasonably well against the sustainability appraisal; however, a significant negative effect is identified against green infrastructure. Minor negative effects are identified against climate change, biodiversity, efficient land use and cultural heritage. Positive effects are identified due to its proximity to existing services. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to potential significant impacts upon green infrastructure.	<b>Reject site</b>
SWH019	WH25	Glebe Farm farmstead	Brownfield	The site is a farmstead on the edge of Whitburn village. The site is within the Green Belt and is adjacent to residential properties. The site performs moderately against the Green Belt objectives. The site performs reasonably well against the sustainability appraisal objectives, significant negative effects are identified against the cultural heritage objective and minor negative effects are identified against climate change and biodiversity. Positive effects are identified due to the potential use of brownfield land and proximity to existing services. The site is not considered to be achievable in the SHLAA. The site has not been allocated as it not considered achievable due to current use on site.	<b>Reject site</b>
SWH020	WH26	Land south of Moor Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH021	WH27	Land North of Moor Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH022	WH28	Land to east of Shield Road/ South of Moor Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH023	WH29	Land to the west of Whitburn Bents Road	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH024	WH30	Land at Croftside Court	Brownfield	The site was not considered a reasonable option – site complete.	<b>Reject site</b>

SWH025	WH8	Land at Whitburn Lodge	Brownfield	This site is a vacant former public house and associated car parking. The site is situated in the Green Belt and performs moderately against the objectives of the Green Belt. The site is in close proximity to the European Coastal Designations and areas of high landscape value. The sustainability appraisal identifies significant negative effects against SA objectives including biodiversity, landscape, source protection zone and mineral resources. Positive effects are identified due to its proximity to existing services and the potential re-use of brownfield land. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	Allocate site GA12
SWH026 (includes SWH027 )	WH9a	Land to North of Shearwater	Greenfield	This site is a pasture field adjacent to the former Whitburn Lodge public house and a residential housing estate. The site is an open field which is used for horse grazing. The site is in the Green Belt and performs moderately against the objectives of the Green Belt. The site is in close proximity to the European Coastal Designations and areas of high landscape value. The sustainability appraisal identifies significant negative effects against SA objectives including biodiversity, landscape, source protection zone and mineral resources. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable site in a sustainable location.	Allocate site GA13
SWH028		Gardens and open space around back of Shearwater (East)	Greenfield	The site relates to an area of green open space and private gardens to the rear of Shearwater estate. The site is in close proximity to the coast and European coastal designations and is adjacent to residential properties. The site is also located within the proposed Coastal Area of High Landscape Value. The sustainability appraisal identifies significant negative effects against SA objectives including biodiversity, landscape, mineral resources and green infrastructure. Positive effects are associated with the site being able to support housing. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on biodiversity, landscape and lack of availability.	Reject site
SWH029		Car Parking and open space with plant bed, Souter View	Greenfield	This site is a small area of hardstanding used for car parking and an area of incidental amenity open space. The site is in a residential area and is surrounded by residential properties. The SA identified negative impacts against climate change, biodiversity, efficient land use green infrastructure and heritage. Positive effects were identified against housing, town centres and accessibility. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated as it is not considered suitable.	Reject site
SWH030		Gardens and open space around back of Shearwater (South)	Greenfield	The site was not considered a reasonable option –no access.	Reject site
SWH031		Gardens and open space around back of Shearwater (North)	Greenfield	The site was not considered a reasonable option –no access.	Reject site

SWH032		Land at Rose Crescent	Greenfield	This site is an area of open space in a residential area. The site is behind existing residential properties. The site is also close to European coastal designations and the proposed Coastal Area of High Landscape Value. The site performs reasonably well against the sustainability appraisal objectives, with minor negative effects identified for climate change, biodiversity, landscape and efficient land use. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated as it is not considered suitable.	<b>Reject site</b>
SWH033		Whitburn C of E School sports courts	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SWH034		Narrow garage site - backs onto coast	Brownfield	The site was not considered a reasonable option –narrow site.	<b>Reject site</b>
SWH035		Whitburn CofE Academy	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SWH036		Land off Front Street and Church Lane	Greenfield	The site is an area of recreational open space in the centre of Whitburn Village. The site includes mature trees and footpaths. The site is in Whitburn Conservation Area. The sustainability appraisal identifies significant negative effects against the cultural heritage objective. Minor negative effects are also identified against climate change, biodiversity, efficient land use and green infrastructure. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on the historic environment and open space.	<b>Reject site</b>
SWH037		Whitburn Academy playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SWH038		Land at Church Lane/Front St		The site is an area of recreational open space in the centre of Whitburn Village. The site includes mature trees and footpaths. The site is in Whitburn Conservation Area. The sustainability appraisal identifies significant negative effects against the cultural heritage objective. Minor negative effects are also identified against climate change, biodiversity, efficient land use and green infrastructure. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on the historic environment and open space.	
SWH039		Land at Whitburn war memorial	Greenfield	The site was not considered a reasonable option – war memorial.	<b>Reject site</b>

SWH040		Open space, Cleadon Lane Moor view	Greenfield	The site is an area of amenity open space adjacent to a road and residential properties. The site includes footpaths and a number of mature trees. It is also located in Whitburn Conservation Area. The site currently acts as a landscape buffer between existing properties and the road. The site performs reasonably well against the sustainability appraisal although minor negative effects are identified. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to impacts on the historic environment and open space.	<b>Reject site</b>
SWH041		School playing fields, Cleadon Lane	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SWH042		Whitburn Village Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>
SWH043		Church Lane House	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SWH046		Formerly Shorts of Whitburn	Brownfield	The site was not considered a reasonable option – development complete.	<b>Reject site</b>
SWH047		12 and 12a East Street	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>
SWH048		Land south of Wellhouse Farm	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
SWH049		Land west of Lizard Lane and Fairfield Drive	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>
	WH14	Coastal path, part of Whitburn Rifle Ranges	Greenfield	The site was not considered a reasonable option – Category 1 constraints.	<b>Reject site</b>
SWH050	WH6	Land at Arthur Street Allotments	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	<b>Reject site</b>