

Efficient Use of Land (2024)



South Tyneside Council

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2. INTRODUCTION

- 2.1 This paper will form part of the South Tyneside Local Plan’s evidence base and will inform the Regulation 19 Publication Draft Local Plan by providing an overview of the Council’s approach to making the best and most effective use of land.
- 2.2 During the regulation 18 consultation on the Draft Local Plan, a number of responses highlighted the importance of protecting the Borough’s natural assets and Green Belt by making efficient use of suitable brownfield sites for development.
- 2.3 Making efficient and effective use of land, particularly brownfield land, reduces pressure to develop greenfield land and, more broadly, ensures that best use is made of the higher levels of accessibility to supporting infrastructure, services and facilities within established urban areas and makes use of underutilised existing resources and buildings.
- 2.4 This paper reviews the approach to brownfield sites and urban land in the Draft Local Plan, to ensure their effective use through both site allocations and windfall sites’ allowances in the Local Plan. The paper will review evidence of residential development densities and windfall rates which form part of Policy SP16: Housing Supply and Delivery and Policy 14: Housing Density in the Publication Draft Local Plan.
- 2.5 The paper will also provide an overview of how efficient land use has helped form other policies in the Draft Local Plan as well as how brownfield sites have been considered through the Sustainability Appraisal Reasonable Alternatives process.

3. NATIONAL PLANNING POLICY BACKGROUND

- 3.1 Section 11 of the National Planning Policy Framework (NPPF) September 2023 sets out the requirement for planning policies to make the best and most effective use of land. Paragraph 123 of the NPPF states ‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or brownfield land.’
- 3.2 Further guidance on how efficient use of land should be achieved is set out at paragraph 124, where it identifies that planning policies and decisions should:
 - a) ‘encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
 - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.”

4. WINDFALL ALLOWANCES

- 4.1 The NPPF defines windfall sites as ‘sites not specifically identified in the development plan’. Windfall sites make an important contribution to the supply of homes. Paragraph 70 (d) of the NPPF states that planning authorities should ‘support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes’.
- 4.2 The NPPF enables Local Planning authorities to consider the use of a windfall allowance when preparing a new Local Plan, in effect anticipating the amount of growth to come forward from unidentified sites over the Plan period.
- 4.3 Paragraph 72 of the NPPF states that ‘where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.’
- 4.4 As part of the Local Plan evidence base, the Council undertakes a Strategic Housing Land Availability Assessment (SHLAA) which seeks to identify all sites that have the potential to provide housing in the borough during the Plan period. However, there will inevitably be sites that come forward for development which were not assessed as being suitable, available and achievable in the SHLAA.
- 4.5 In addition, the SHLAA only assesses sites which are capable of delivering 5 dwellings or more, however sites below this threshold do make an important contribution to the borough’s housing supply and delivery. It is, therefore, appropriate to consider the contribution that these sites will make to the borough’s housing delivery throughout the Plan Period.
- 4.6 This section of the report considers whether there is evidence to support a windfall allowance in the Publication Draft Local Plan and a recommendation on what would be a realistic and suitable windfall allowance.

4.7 Windfall completions have been examined for both small sites (less than five dwellings) and large sites (five dwellings and over) over the five years preceding the plan period.

SMALL SITE WINDFALLS

4.8 Table one below sets out the completion rate for small sites. This shows that the borough does have a small amount of small site windfall completions each year. Over the five years period, there were 51 small site completions (net) resulting in an average windfall of just over 10 dwellings per year.

4.9 Appendix 1 gives a breakdown of the demolitions and completions that make up the net figure.

YEAR	NUMBER OF SMALL SITE COMPLETIONS (NET)
2018/19	17
2019/20	15
2020/21	8
2021/22	5
2022/23	5

Table 1 Small Site Completion Rates

- 4.10 Although small sites do not make a significant contribution to the borough's overall housing delivery, they do consistently deliver completions and so it would be suitable to account for small site windfall in the Plan. Sites below 5 dwellings are not assessed through the SHLAA so their contribution to housing delivery will not be picked up through the SHLAA process.
- 4.11 The Regulation 18 Draft Local Plan accounted for a small site windfall rate of 20 dwellings per annum from year 6 onwards. However, the borough has seen a decrease in the amount of small site completions coming forward. This could be because of the impacts of the Covid-19 pandemic and the cost of living crisis.
- 4.12 The rate of small site completions may increase and return to previous levels (an average of 20 per annum) as the effects of the pandemic and cost of living crisis subside, however there is currently no evidence of this so it is not considered suitable to retain the small site windfall assumption of 20 dwellings per annum.
- 4.13 Based on the completions in Table 1, it would be appropriate to account for 10 dwellings per year from small sites. To ensure a cautious approach, the windfall rate will only be taken into account from year 6 onwards.

LARGE SITE WINDFALLS

- 4.14 Analysis of completions over the last 5 years shows that a significant proportion of completions have been from windfall site compared to allocated sites.
- 4.15 It is acknowledged that the Council’s Local Development Framework (LDF) Site-Specific Allocations was adopted over 10 years ago in 2012. However, the LDF does allocate sites to meet the borough’s housing need up to 2026.
- 4.16 Table 2 outlines the completions over the last 5 years from large windfall sites. Appendix 2 gives more detail on the sites that make up the completions.

YEAR	NUMBER OF LARGE SITE COMPLETIONS (NET)
2018/19	121
2019/20	105
2020/21	118
2021/22	100
2022/23	80

Table 2 Large Site Completions

- 4.17 Table 2 shows a total of 524 completions over the 5 years preceding the Plan period from windfall sources. This equates to an average of 104 dwellings per year. The sites come from various sources such as former public houses, former employment sites and offices and Council regeneration schemes.
- 4.18 These sites have made a significant contribution to the borough’s housing delivery and therefore, it is appropriate to identify a windfall allowance for large sites in the Plan. However, given the robustness and thoroughness of the SHLAA and the likelihood that less windfall sites will come forward when the borough as an up to date, adopted Local Plan with a supply of deliverable and developable sites, it is not considered appropriate to assume that the current level of windfall delivery will continue.
- 4.19 Three of the windfall sites were Council regeneration or extra care programmes. Given that the Spatial Planning team have worked closely with the Council’s Strategic Housing, Regeneration and Adult Social Care teams throughout the Local Plan process, it is unlikely that any unknown regeneration or extra care schemes will come forward in the Plan period. These sites account for 114 completions over the five year assessment period. Removing these from the assessment results in a total of 410 completions.
- 4.20 Historically, a significant number of windfall completions have come from former industrial sites. It is considered unlikely that this trend will continue on the same scale once the Local

Plan is adopted, and the borough has a demonstrable five-year housing land supply. The former Siemens and Narec Clothier Site accounts for 275 dwellings over the study period. It is considered appropriate to remove these completions from the total. This gives a total of 135 dwellings over the 5-year study period.

- 4.21 The average delivery from large site windfalls, without taking into account council owned sites and large scale former industrial sites, is therefore 27 dwellings per annum.

OVERALL WINDFALL CAPACITY

- 4.22 As outlined above, it is recommended that the Plan accounts for 10 small site windfalls and 27 large site windfall per annum. Given that the majority of sites predicted to come forward in the first five years of the plan period are sites already known to the Council, for example, sites with planning permission, it is recommended that the windfall allowance is in place from year six onwards.

5. HOUSING DENSITY

- 5.1 To achieve efficient use of land, it is important that appropriate densities are achieved, since densities that do not make the best use of a site can lead to the need to develop further greenfield land and go against the overarching need of achieving sustainable development. Paragraph 128 sets out national policy on achieving appropriate densities. It states:

‘Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a. the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b. local market conditions and viability;
- c. the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d. the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e. the importance of securing well-designed, attractive and healthy places.’

- 5.2 Paragraph 146 (of section 13: Protecting Green Belt land) reinforces the use of increased minimum density standards through requiring that all efforts have been explored to pursue optimised density figures in advance of concluding that exceptional circumstances exist to justify changes to the Green Belt.

- 5.3 The Council proposes the release of several parcels of Green Belt land as part of the Draft Local Plan and has, as such, sought to optimise the densities required in the Plan in order to minimise the impact on the Green Belt.

- 5.4 The South Tyneside Density Study (2023) sets out an assessment of densities achieved across the borough from 2015-2023. The Study concludes that higher densities have been achieved than those set out in Policy SC3 in the Local Development Framework.

Policy SC3 in the Local Development Framework states:

“We will encourage higher densities in the most accessible locations, in accordance with the following distances around our town or other main shopping centres or Metro stations:

- I. Average 50 net dwellings per hectare on sites within 400m;*
- II. Average 40 net dwellings per hectare on sites between 400-800m; and*
- III. Average 30 net dwellings per hectare on sites beyond 800m”*

- 5.5 The Density Study recognises that housing yield must ultimately be led by design, however the following average densities are recommended in order to make the best and most efficient use of land in the most sustainable locations:

Average 60 dwellings per hectare on sites within 400m in the Jarrow and Inner South Shields character areas (higher densities may also be appropriate on a site-by-site basis e.g. by the riverside on sites such as Holborn and Hawthorn Leslie);

Average 55 dwellings per hectare on sites within 400m in the rest of the borough;

Average 45 dwellings per hectare on sites between 400m – 800m in the rest of the borough; and

Average 35 dwellings per hectare on sites beyond 800m in the rest of the borough.

- 5.6 In order to reduce the need for Green Belt and greenfield sites to meet the borough’s housing requirement, these densities have been used for the purpose of estimating housing capacity numbers in the Strategic Housing Land Availability Assessment and, subsequently, the Draft Local Plan. As set out in Section 5 below, these densities have also informed the Housing Density policy in the Draft Local Plan.

6. PUBLICATION DRAFT LOCAL PLAN POLICIES

- 6.1 The Publication Draft Local Plan has sought opportunities to encourage the best and most effective use of land through various policies in the Plan.
- 6.2 As outlined in Section 4 above, Policy 14: Housing Density explicitly encourages developments to be designed to make the optimal use of land. However, policy SP4: Housing Allocations in the Main Urban Area and Policy 20: Technical Design Standards also reflect the Council’s objective to ensure that developments make the best use of land.

SP4: HOUSING ALLOCATIONS IN THE MAIN URBAN AREA

- 6.3 The NPPF Planning Policy Framework states that policies should promote an effective use of land and make as much use as possible of previously developed/brownfield land. As such, the Council has sought to ensure that suitable brownfield sites and underutilised land are identified and put to optimal use. This has included identifying sites in suitable and accessible locations.
- 6.4 Policy SP4 in the Draft Local Plan sets out the housing allocations in the Main Urban Area. The policy allocates 14 brownfield sites in the main urban area. In order to reduce the need for greenfield and Green Belt sites to meet the borough’s housing requirements, the densities of these sites have been reviewed using the Density Study as a starting point.
- 6.5 Through liaison with the Council’s Regeneration Team, the densities of some of the urban brownfield sites have been increased beyond the standard densities recommended in the Density Study. These sites are outlined in Table 3 below.

Site Name	Estimated site capacity	Estimated dwellings per hectare
Land to the rear of Fowler Street	40	100
Land at Queen Street	20	60
Land at Salem Street	18	60
Land at Dean Road	62	200
Hebburn New Town	110	64
Land at Chatsworth Court	15	180
Land at Cheviot Road	25	62

Table 3 Brownfield Local Plan Allocations

- 6.6 As well as being at appropriately high densities to make efficient use of land the proposed allocations in Table 3 are within existing settlements that have good access to infrastructure, including transport links and other amenities. The sites with the highest densities are those close

to town and district centres or close to existing train stations. This makes optimal use of brownfield sites within existing settlements/accessible locations in line with paragraph the NPPF.

POLICY 14: HOUSING DENSITY

6.7 As set out in Section 4 above, the Council has reviewed housing densities that have been achieved across the borough. Policy 14 in the Draft Local Plan

Policy 14: Housing Density

Proposals for residential development will be permitted provided that the development optimises the density of the site. In determining an appropriate density, development will be expected to make the most efficient use of land by taking into account the location of the development and the character of the area.

6.8 The supporting text of the Policy goes on to state:

In accordance with the following distances around the borough's defined town, district and local centres or Metro stations, the following densities should be applied:

- *Average 60 Dwellings per Hectare on sites within 400m in the Jarrow and Inner South Shields Character Areas identified on Map 20*
- *Within the rest of the borough:*
 - *Average 55 dwellings on sites within 400m*
 - *Average 45 dwellings per hectare on sites between 400-800m*
 - *Average 35 dwellings per hectare on sites beyond 800m.*

6.9 By encouraging increased densities in the most accessible and sustainable locations, the Plan makes better use of land in predominantly urban areas, therefore reducing the pressure on Green Belt sites and reducing the need to allocate Green Belt sites to meet the borough's housing requirement.

The Plan does, however, recognise that lower densities may be appropriate in response to the existing character of a site or to provide a range and choice of housing. For this reason, density requirements have not been set out in the Policy, however it is expected that proposals will respond to the densities set out in the supporting text.

POLICY 20: TECHNICAL DESIGN STANDARDS

6.11 Policy 20: Technical Design Standards aims to meet the needs of an ageing population and those living with a disability by setting requirements for accessibility standards for new dwellings.

Policy 20: Technical Design Standards for New Homes

1. To meet the needs of older people and people with disabilities, a minimum of 5% of new build housing in developments of 50 homes or more shall be built to Building Regulations Requirement M4(3) (wheelchair user dwellings).
2. All residential dwellings shall be designed to be built to meet Building Regulations Requirement M4(2): (Accessible and adaptable dwellings) except where it can be demonstrated that this is impractical or unviable due to site specific constraints.

- 6.12 The Strategic Housing Market Assessment (2023) recommends that a policy requiring new homes built to accessibility standards is warranted. Based on available evidence, the SHMA suggested that a minimum of 5% of new homes should be compliant with Building Regulations M4(3) and that all new homes should be M4(2) compliant.
- 6.13 Based on this evidence, the Council will require 5% of dwellings on developments over 50 dwellings to be M4(3) compliant. The policy also requires all new dwellings to be M4(2) compliant. However, the Council recognises the need to balance this requirement with achieving acceptable densities on site and making the best and most efficient use of land. Therefore, where it can be evidenced by the applicant that applying the M4(2) standard to all dwellings would make the proposal viable or would unacceptably impact the efficient use of land, then proposals for an alternative proportion of M4(2) compliant dwellings on the site will be considered.
- 6.14 The Council also considered introducing a requirement for new developments to meet the Nationally Described Space Standards (NDSS) which are intended to provide a minimum level of internal living space. However, the Planning Practice Guidance states that Local Authorities should only introduce NDSS where there is clear evidence of need.
- 6.15 The SHMA identified a clear need for more adaptable and accessible housing to be provided in the borough. However, there is no evidence to suggest that the Plan should implement NDSS across the borough.
- 6.16 It is also considered that the introduction of such a policy would negatively impact the Council's aims to make the best and most efficient use of land, therefore putting pressure on the Green Belt and greenfield sites.

7. BROWNFIELD SITES ASSESSED THROUGH THE SUSTAINABILITY APPRAISAL

- 7.1 The Sustainability Appraisal (SA) assesses policy and site options for effects against the Sustainability Appraisal Objectives. The SA appraises sites that have been identified through the SHLAA, Employment Land Review and Green Belt Review.
- 7.2 135 brownfield sites were identified as being reasonable options. All sites identified through the Local Plan process are identified as reasonable options unless the site has significant constraints such as a Category 1 designation or significant physical limitations, for example no access or steep topography.
- 7.3 The main objective of assessing different options and alternatives is to assess the impact of each option with regards to sustainability, highlighting which of the options performs the best against social, economic and environmental objectives.
- 7.4 Of the sites identified as reasonable options, 27 were subsequently allocated in the Draft Local Plan. Those 27 sites are:
- H.2 – Land at Salem Street
 - H.3 – Land at Queen Street
 - H.4 – Winchester Street
 - H.5 – Land to the rear of Fowler Street
 - H.6 – Site of Former St Aidan’s Church
 - H.7 - South Tyneside College – South Shields Campus
 - H.8 – Land at Associated Creameries
 - H.9 – Former Temple Park Infant School
 - H.10 – Connolly House
 - H.11 – Tyne Dock Housing led regeneration site
 - H.17 – Land at Lizard Lane
 - H.18 -Land at Dean Road
 - H.20 – Perth Green Youth Centre
 - H.21 – Land at Martin Hall
 - H.24 – Hebburn New Town
 - ED.2 – North of Tesco, Towers Place
 - ED.6 – Former Dow Chemicals
 - SP14 – Land at Wardley Colliery
 - SP19 – Compound beside Jarrow Road
 - SP19 – Tyne Dock Enterprise Park (Dock Infill)
 - SP19 – Hill 60
 - SP19 - Tyne Dock Enterprise Park (former McNulty Offshore)
 - SP19 - Tyne Dock Enterprise Park (SE)
 - SP19 – East of wood pellet silos
 - SP19 – Tyne Renewables Quay
 - SP19- North of Warehouse 21

- SP19 - Former MH Southern

7.5 The remaining sites were not allocated for the following reasons:

- 93 were identified through the SHLAA as not being available and/or deliverable;
- 9 sites were identified in the Green Belt and in areas of high or very high impact on the Green Belt;
- 1 site (Land at Argyle Street) was identified as a Secondary Site in the Wildlife Corridor Review;
- 5 of the sites have been identified in the Brownfield Register. Although these are not individually allocated, they do contribute to the overall housing delivery over the Plan Period.

7.6 A total of 120 brownfield sites were rejected as reasonable options for the following reasons. These sites are listed at Appendix 3.

- 26 sites were already completed;
- 25 sites were identified as having planning permission or being under construction;
- 3 sites had a Category 1 designation, for example Flood-zone 3b or HSE inner zone;
- 57 sites were operational schools, colleges or sports stadia;
- 8 sites had no access or were too narrow to support development.

7.7 The sites under construction and those with planning permission are not identified as reasonable options as they already contribute towards housing delivery over the Plan Period and, so would not be reasonable as site allocations.

7.8 Despite a large number of brownfield sites being identified through the Local Plan process, the majority of these were unavailable for development and therefore not carried forward as reasonable options or Local Plan allocations.

7.9 Where brownfield sites were identified in the SHLAA but there was no ownership or availability information, the Council wrote out to the site owners to ascertain whether or not there was likelihood that the sites could come forward for development. However, this process did not identify any additional, available brownfield land.

7.10 In order to ensure that the Local Plan is making the best use of suitable employment sites, the Employment Land Technical Paper (2023) sets out how the Council has assessed potential employment sites, expanding on the assessments in the ELR. This has resulted in the Council retaining additional employment allocations beyond those recommended in the ELR.

7.11 In summary, over 250 brownfield sites have been identified through the Local Plan process. These have been identified primarily through the SHLAA or ELR process. The volume of sites identified highlights the thoroughness of the Local Plan process in identifying and assessing sites for their development potential.

8. CONCLUSION

- 8.1 Throughout the Publication Draft Local Plan, opportunities have been sought to make the best and most efficient use of land and utilise brownfield land. In line with the NPPF, an appropriate and proportionate windfall allowance has been identified to ensure that the Plan accounts for this contribution towards housing delivery, thereby decreasing the pressure on greenfield and Green Belt sites.
- 8.2 The Density Study (2023) recommends the SHLAA and the Local Plan account for increased densities, reflecting what we have seen in recent developments across the Borough.
- 8.3 Through specific policies, the Draft Local Plan has ensured that development will be make the best possible use of land. Policy SP4: Housing Allocations in the main urban area and Policy 14: Housing Density ensures that developments will be built to densities that make efficient use of land whilst reflecting the character and sustainability of the area Policy 20: Technical Design Standards balances the needs identified in the SHMA with the Council’s aims to reduce pressure on Green Belt sites.
- 8.4 As outlined in Section 7, the Council has undertaken a thorough assessment of brownfield sites across the Borough for both residential and employment development and has allocated brownfield sites that are suitable and available for development.

Appendix 1 – Small Site Completions

Site Name	Apr.2018 - Mar.2019			Apr.2019 - Mar.2020			Apr.2020 - Mar.2021			Apr.2021 - Mar.2022			Apr.2022 - Mar.2023		
	D e m o	C o m p	N e t +/ -	D e m o	C o m p	N e t +/ -	D e m o	C o m p	N e t +/ -	D e m o	C o m p	N e t +/ -	D e m o	C o m p	N e t +/ -
1 River Gardens Hebburn		1	1			0			0			0	0	0	0
1 Shelley Avenue, Boldon Colliery			0		1	1			0			0	0	0	0
1 St Johns Avenue, Hebb			0		1	1			0			0	0	0	0
101 - 103 Hill Street			0	1		- 1			0			0	0	0	0
105 & 107 Beach Road, South Shields			0	2	4	2			0			0	0	0	0
112 Fowler Street, South Shields			0			0		2	2			0	0	0	0
121 Ocean Road			0			0			0		1	1	0	0	0
13 St Marys Court			0			0			0		1	1	0	0	0
14 & 16 Cornthwaite Drive,			0			0			0	1		- 1	0	0	0
15 Ocean Road	1		- 1			0			0			0	0	0	0
17 Markham Avenue Whitburn		1	1			0			0			0	0	0	0
174 Sunderland Road			0			0			0		1	1	0	0	0

Appendix 1 – Small Site Completions

2 and 2a Burham Grove, East Boldon	1	2	1			0			0			0	0	0	0
2/3 Station Terrace, East Boldon			0		2	2			0			0	0	0	0
20 Maple Street			0			0			0	1		-1	0	0	0
21 Humbert Street			0			0	1		-1			0	0	0	0
23 Hedworth Lane, Jarrow			0	1		-1			0			0	0	0	0
27 George Scott Street			0			0			0	1		-1	0	0	0
2a, 2b and 2c Copley Avenue, South Shields		3	3			0			0			0	0	0	0
3 Ashbourne Road			0			0			0		1	1	0	0	0
32 Laygate Place - Merged with 30 Laygate Place			0			0			0	1		-1	0	0	0
35-37 Westoe Road			0			0			0		2	2	0	0	0
37 Sunderland Road Cleadon	1	1	0			0			0			0	0	0	0
38 Henry Nelson Street			0			0			0	1		-1	0	0	0

Appendix 1 – Small Site Completions

4 Moffat Avenue			0			0			0	1		-	0	0	0
40 & 42 George Scott Street,			0			0			0	1		-	0	0	0
41 Salisbury Street			0			0			0		1	1	0	0	0
423 Stanhope Road			0			0			0		1	1	0	0	0
44 Mowbray Road			0			0			0		1	1	0	0	0
46 Front Street, Whitburn			0			0			0	1		-	0	0	0
499 Back Stanhope Road, South Shields		1	1			0			0			0	0	0	0
5 - 7 St Marys Terrace, South Shields			0	2	4	2			0			0	0	0	0
5-7 Keppel Street, S.Shields	1		-			0			0			0	0	0	0
6 Lawn Drive, West Boldon			0			0		1	1			0	0	0	0
6 Mill Grove			0			0			0		1	1	0	0	0
6 Whitburn Road, Cleadon			0	1	1	0			0			0	0	0	0
65 Beach Road, South Shields			0	2	1	-			0			0	0	0	0

Appendix 1 – Small Site Completions

67 Westcott Road			0			0			0	1		-	0	0	0
7 Prince Consort Road, Hebburn			0		1	1			0			0	0	0	0
70 - 72 Bewick Street, South shields			0	1	2	1			0			0	0	0	0
77 Victoria Road West, Hebburn			0		2	2			0			0	0	0	0
97 - 99 Collingwood Street, South Shields	1	2	1			0			0			0	0	0	0
Belsfield Gardens, Jarrow		2	2			0			0			0	0	0	0
Church Lane House		5	5			0			0			0	0	0	0
Former 101a Broughton Road, South Shields	1		-			0			0			0	0	0	0
Former Cemetery Chapel, Dipe Lane			0			0		1	1			0	0	0	0
Former1 Nicholas Avenue			0	1		-			0			0	0	0	0
Formerly Garden Area adj 8 Marsham Close			0		1	1			0			0	0	0	0
Formerly Land to the South of 150/152 Boldon Lane			0		2	2			0			0	0	0	0

Appendix 1 – Small Site Completions

Grange Farm, Monkton Lane, Jarrow			0		1	1			0			0	0	0	0
Guest Houses - Julian Ave			0			0			0		2	2	0	0	0
Hedworth Lane Methodist Church			0			0		3	3			0	0	0	0
Land Adjacent 40 Falstone Avenue			0		1	1			0			0	0	0	0
Land to the Rear of 253 Sunderland Road		1	1			0			0			0	0	0	0
Land to the Side of 24 Whitburn Road			0		1	1			0			0	0	0	0
Lincoln Way - Fellgate			0			0			0		2	2	0	0	0
Red Duster PH - flat conversion			0			0	1	2	1			0	0	0	0
Site of Former 12-14 Edhill Avenue		4	4			0			0			0	0	0	0
South Shields National Unionist Working Mens Club Ltd			0		1	1			0			0	0	0	0
The Coach House 11a Underhill Road			0			0		1	1			0	0	0	0
Toad Hall Front Street, East Boldon		1	1			0			0			0	0	0	0
Unknown	1		-1			0			0			0	0	0	0

Appendix 1 – Small Site Completions

Site Of Former Elliscope Farm													1	0	-1
57 St Cuthberts Avenue													1	2	1
St Bedes Chambers (Jarrow)													0	6	6
Ashleigh Villas													1	0	-1
3 Southey Street - change of use to vets													1	0	-1
5 Beaufront Terrace													0	1	1
Totals	7	24	17	11	26	15	2	10	8	9	14	5	4	9	5

Appendix 2 – Large Site Completions

Site Name	Apr.2018 - Mar.2019			Apr.2019 - Mar.2020			Apr.2020 - Mar.2021			Apr.2021 - Mar.2022	
	Demo	Comp	Net +/-	Demo	Comp	Net +/-	Demo	Comp	Net +/-	Demo	Comp
Land adjacent to Salcombe Avenue Jarrow		20	20			0			0		
1 - 36 Thurston Gardens, Jarrow(Phase 1 - Eskdale Drive)			0		35	35			0		
Gordon House Gordon Street South Shields		18	18			0			0		
Former Phoenix House site		22	22			0			0		
The Former West Park Hotel		7	7			0			0		
Former Satellite Pub			0			0			0		6
Croftside Court, Whitburn			0			0		37	37		
Land Former School Kitchens North Road Boldon Colliery			0			0			0		5
Vacant formerly Vinci Construction UK Ltd Moor Lane			0		1	1		15	15		
HOME - Former Siemens and Narec Clothier Laboratories			0			0		17	17		6
MILLER - Former Siemens and Narec Clothier Laboratories		39	39		57	57		43	43		59

Appendix 2 – Large Site Completions

South Quays Apartments		15	15		12	12		6	6		7
Land at Farding Square			0			0			0		17
	0	121	121	0	105	105	0	118	118	0	100

Appendix 3 – Sites discounted as reasonable options

SHLAA Reference	Site Name	Employment Land Review Ref	Total Site Area (ha)	Is the site a reasonable alternative option? (If no, why?)
SBC010	Land at Cleadon Lane Industrial Estate		8.20	No - permitted
SBC011	East Boldon Junior and Nursery School		2.30	No- Operational School
SBC013	West Boldon Primary School		0.88	No- Operational School
SBC015	Garages site		0.09	No- narrow site
SBC020	Land at former School Kitchens		0.14	No- Complete
SBC033	Hedworth Lane Primary School grounds		0.36	No- Operational School
SBC044	Boldon Comprehensive School		3.39	No- Operational School
SBC076	Cleadon Village Primary School		0.58	No- Operational School
SBC089	Formerly Vinci Construction UK Ltd		0.52	No -Under construction
SBC093	Land to south of Tiledshed Lane		4.60	No- Category 1 Flood Risk 3b/ Green Belt
SBC114	Former garage site Hindmarch Drive		0.18	no -permitted
SBC124	Former Boldon Colliery Working Mens Social Club		0.08	no - permitted
SBC132	Kymel House, Boker Lane			No- planning permission
SFG023	St Josephs Primary School		1.19	No- Operational School
SFG039	Land at existing/former Red Barns Quarry		44.00	No- operational quarry
SFG049	Fellgate Primary School		1.15	No- Operational School
SFG050	Fellgate Primary School		1.12	No- Operational School
SFG051	Hedworthfield Primary School		1.10	No- Operational School

Appendix 3 – Sites discounted as reasonable options

SFG052	Hedworthfield Primary School		1.26	No- Operational School
SFG069	Laverick Hall Farm			No- Complete
SFG070	Land at Wark Crescent			No- Complete
SHB008	Land at Station Road		0.06	No- narrow site
SHB010	Land at junction of Glen Street/ Station Road		0.49	No- Complete
SHB012	Ashworth Frazer Ind Estate and Hebburn Community centre	E26	2.83	No - permitted
SHB018	Campbell Park Road Civic Site/ Hebburn Police Station		3.10	No- under construction
SHB033	Site of former Siemens and Narec Clothier Laboratories		10.40	No -Under construction
SHB040	Former Hawthorn Leslie Shipyard	E20	4.35	No - permitted
SHB046	Father James Walsh Day Centre		0.65	no - permitted
SHB054	St Aloysius Junior School playing field		1.49	No- Operational School
SHB057	St Aloysius Infant school		0.72	No- Operational School
SHB058	St Aloysius Junior School		0.33	No- Operational School
SHB060	St Oswalds Primary School		0.49	No- Operational School
SHB061	Garages site and open space (Ralph Street)		0.44	No- narrow site
SHB065	Bedewell Primary School		2.36	No- Operational School
SHB066	Bedewell Primary School		1.83	No- Operational School
SHB079	St James Primary School		0.43	No- Operational School
SHB080	Hebburn Comprehensive School		5.70	No- Operational School
SHB099	Toner Avenue School		0.68	No- Operational School
SHB100	Toner Avenue School		0.50	No- Operational School

Appendix 3 – Sites discounted as reasonable options

SHB104	Riverside Village (Former VA Tech)		8.00	no - complete
SHB106	High Lane Social Club and car park		0.40	No- Complete
SHB107	Bedewell Industrial Estate and Disused Playing Fields		9.50	No -Under construction
SHB110	Jarrow Cross Primary School		0.25	No- Operational School
SHB117	South Tyneside College - Hebburn campus		3.46	No- Complete
SHB118	Henry Studdy House		0.05	No- Complete
SHB119	Site of former Tharsus Engineering and Council Works Depot		0.90	No- Complete
SIS003	Land at Mile End Road		0.40	No- Complete
SIS016	South Tyneside House (vacant building on Westoe Road)		0.06	No- planning permission
SIS024	30-31 and 32 Long Row		0.91	No- Complete
SIS025	Disused railway		0.66	No- no vehicular access
SIS030	Hadrian Primary School		0.64	No- Operational School
SIS034	Marine Park Primary School		0.79	No- Operational School
SIS040	St Bedes Primary School		0.73	No- Operational School
SIS042	Site of Former St Aidans Church		0.17	No- planning permission
SIS043	31 Beach Road		0.05	No- Complete
SIS059	Land at Long Row Car Park	M11		No - Planning permission
SJA004	Car park adj Jarrow Bus station		0.09	No- underneath flyover
SJA009	Land at Filtrona Park		2.30	No - Football stadia
SJA011	Neon Social Club		0.60	No- planning permission
SJA017	Land at Shell UK Oil terminal		11.60	No -Cat 1 - HSE Inner Zone (Residential)
SJA018	Land at Mercantile Docks (Cemex UK)		7.63	No -Cat 1 - HSE Inner Zone (Residential)

Appendix 3 – Sites discounted as reasonable options

SJA020	Land at previously Nolan Hall		0.50	no - permitted
SJA031	St. Bede's Roman Catholic Primary School		0.72	No- Operational School
SJA032	St Paul's Church		1.89	No- operational church
SJA038	Jarrow School		2.52	No- Operational School
SJA039	1 - 36 Thurston Gardens, Jarrow(Phase 1 - Eskdale Drive)		0.80	No- Complete
SJA042	Valley View Primary School		0.37	No- Operational School
SJA044	St Matthews Primary School		0.52	No- Operational School
SJA046	Disused shop unit and surrounding area		0.25	No- narrow site
SJA072	Land at Shaftesbury Avenue		2.12	No - Planning permission
SJA077	Simonside Primary School		1.61	No- Operational School
SJA078	St.Mary's RC Primary School		0.77	No- Operational School
SJA079	St.Mary's RC Primary School		0.92	No- Operational School
SJA088	Phase 2 - Eskdale Drive - (site of former non traditional houses)		1.90	No - Planning permission
SJA090	Land to rear of Belsfield Gardens		0.36	No- Complete
SOS014	Land at Holborn	M9	4.64	No -planning permission
SOS021	Land at Associated Creameries		0.70	No- planning permission
SOS053	Land at Farding Square		1.40	No- planning permission
SOS065	Gordon House		0.33	No- Complete
SOS069	Landreth House		0.06	no - permitted
SOS089	Biddick Hall County Junior School Playing Fields		1.94	No- Operational School

Appendix 3 – Sites discounted as reasonable options

SOS095	Westoe Crown Primary School		3.17	No- Operational School
SOS100	Laygate Community School		0.96	No- Operational School
SOS115	Mortimer Primary school and Mortimer Community College		4.50	No- Operational School
SOS118	Bamburgh School playing fields/ car park		2.52	No- Operational School
SOS122	Demolished garages site (Bamburgh Grove)		0.08	No- narrow site
SOS126	Stanhope Primary School and Sure Start centre		1.14	No- Operational School
SOS127	St Peter & St Paul Primary School		0.88	No- Operational School
SOS131	St Gregorys Primary School		0.88	No- Operational School
SOS144	Ashley Primary School		1.23	No- Operational School
SOS146	St Wilfreds RC College		1.97	No- Operational School
SOS149	Playing fields (Temple Park Road)		6.75	No- Operational School
SOS155	Harton technology college		2.43	No- Operational School
SOS164	Harton Primary School		1.28	No- Operational School
SOS178	Holy Trinity Primary School		0.84	No- Operational School
SOS186	Lord Blyton Primary School		1.08	No- Operational School
SOS191	Monkton Infant School		1.07	No- Operational School
SOS192	Monkton Junior School		0.69	No- Operational School
SOS193	Monkton Junior School		1.60	No- Operational School
SOS200	Biddick Hall County Junior School		1.42	No- Operational School
SOS204	Biddick Hall Infant and Nursery School Parking and grounds		0.83	No- Operational School

Appendix 3 – Sites discounted as reasonable options

SOS205	Forest View primary school		1.35	No- Operational School
SOS207	St Oswalds Primary School		1.40	No- Operational School
SOS213	Trinity South		4.82	No -Under construction
SOS214	Former Phoenix House site		0.32	No- Complete
SOS215	Former Harton Centre		0.44	No- Complete
SOS218	Cleadon Vale, Cleadon Park Estate		0.40	No- Complete
SOS219	Former St Marys CE School		0.90	No- Complete
SOS220	Former Brydan Court Nursing Home		0.36	No- planning permission
SOS223	1-7 West Park Road		0.07	No- Complete
SOS228	Former Satellite Pub			No- Complete
SWH005	Caravan storage site and Coast Road Garage		0.18	no - permitted
SWH024	Land at Croftside Court		0.60	No -complete
SWH034	Narrow garage site - backs onto coast		0.14	No- narrow site
SWH035	Whitburn CofE Academy		2.21	No- Operational School
SWH042	Whitburn Village Primary School		0.81	No- Operational School
SWH043	Church Lane House		0.20	No- Complete
SWH046	Formerly Shorts of Whitburn			No- Complete
SWH047	12 and 12a East Street		0.12	no - complete
	Former B&Q, Millbank Industrial Estate, Secretan Way, South Shields			No- Complete

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