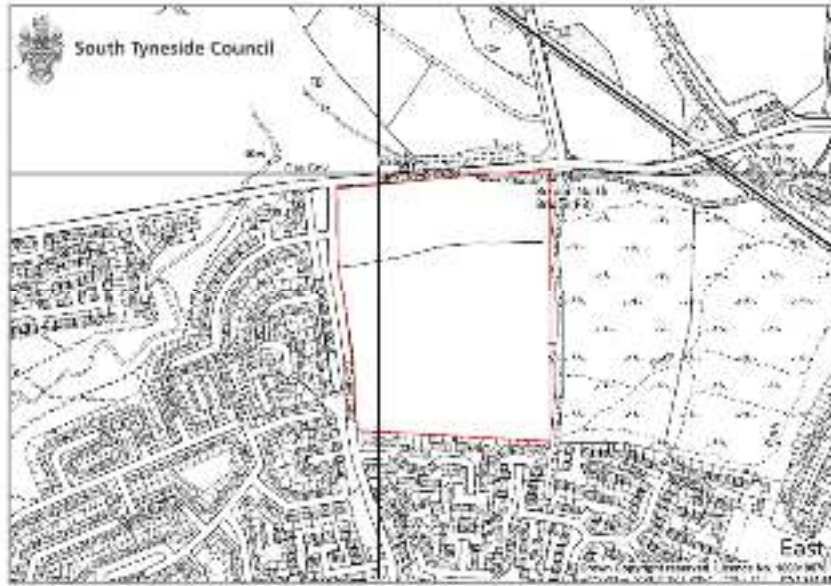


SHLAA Ref:	SBC003	Site Name	Land at North Farm (West)
Ward	Boldon Colliery	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	9.52	Estimated Developable Area (ha)	7.1



Constraints: Site is agricultural land in a wildlife corridor. Part of the site is within Flood Risk Zone 3 and there are areas of surface water flood risk.

Current Use/Character: Agricultural land bordered by residential dwellings.

Planning History

Current planning status: none

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 263

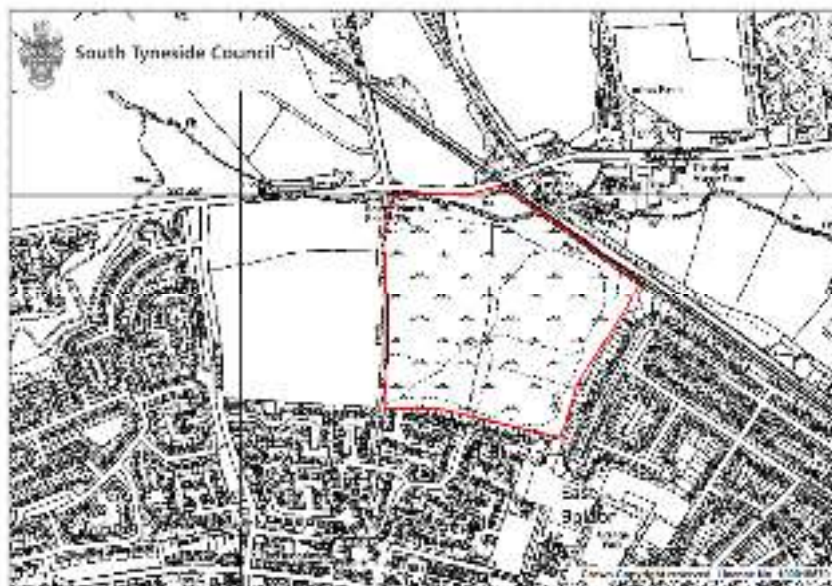
Dwellings Built to date: 0

Remaining Capacity: 263

Assessment Information

Suitability:	Suitable	The site is in a suitable location on the edge of existing residential development. There are some constraints on the site but it is considered that these can be adequately mitigated.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Achievable	The site is in a greenfield site in a high value market area. Some mitigation is required but though this is not considered to impact site viability.
Deliverability:	6-10 years	The site requires some mitigation and given its current Green Belt status, is unlikely to come forward for development in the first 5 years.

SHLAA Ref:	SBC004	Site Name	Land at North Farm (East)
Ward	Boldon Colliery	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	13	Estimated Developable Area (ha)	9.75



Constraints: The site is identified as a secondary site in the Wildlife Corridors Network Review. Given the habitats and likely species present on the site and its size, the adverse impacts on biodiversity from its development would be substantial. Part of the site is in Flood Risk Zone 3.

Current Use/Character: Open grassland in the Green Belt. Surrounded by residential development on two sides.

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 325

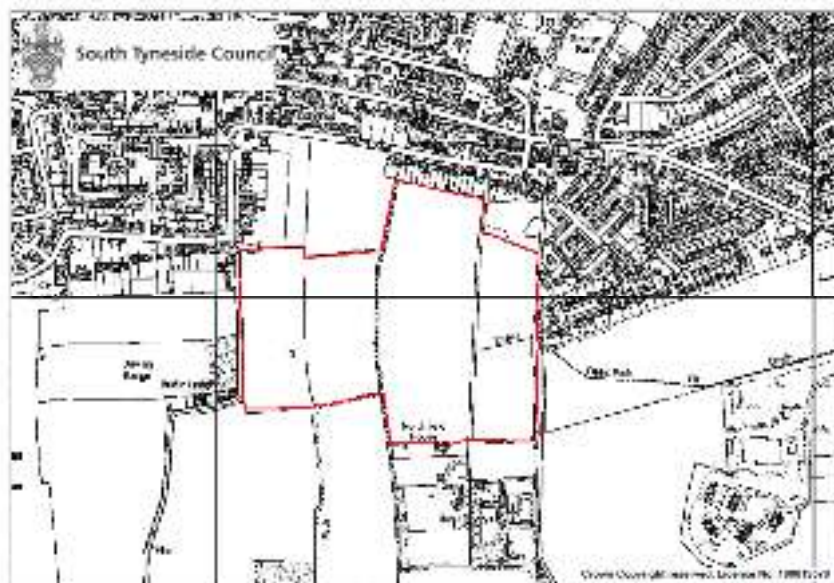
Dwellings Built to date: 0

Remaining Capacity: 325

Assessment Information

Suitability:	Not Suitable	The site is in a suitable location for development, however there are significant ecological/biodiversity constraints which could not be readily mitigated.
Availability:	Available	The site has been submitted to the Council through the call for sites process. There are no known obstacles to availability at present.
Achievability:	Not Achievable	The site is not considered to be achievable given the costs of meeting the mitigation and compensation requirements for ecological impacts.
Deliverability:	Not Deliverable	The site is not considered deliverable due to suitability and achievability issues.

SHLAA Ref:	SBC006	Site Name	Land to south of South Lane and west of Belle View Lane
Ward	Cleadon and East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	16	Estimated Developable Area (ha)	12



Constraints: Only access to the site is via narrow lanes. The site is in a wildlife corridor. Development would have a significant impact on the setting of the conservation area.

Current Use/Character: Agricultural land in the Green Belt

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity:

Dwellings Built to date:

Remaining Capacity:

Assessment Information		
Suitability:	Not suitable	The site is not considered to be suitable. Development would have a significant impact on the setting of the conservation area and Green Belt.
Availability:	Available	The site was submitted to the Council through the call for sites process. There are no known barriers to availability at present.
Achievability:	Not achievable	The site is not considered to be achievable. It is in a high value area however significant mitigation would be required and there is a lack of appropriate vehicular access.
Deliverability:	Not deliverable	The site is not considered to be deliverable due to suitability and achievability issues.

SHLAA Ref:	SBC007	Site Name	Land to south of South Lane
Ward	Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	3.18	Estimated Developable Area (ha)	2.86



Constraints: The site is situated within the green belt, there are areas of surface water flooding and the site is an area for Mineral safeguarding,

Current Use/Character: Agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

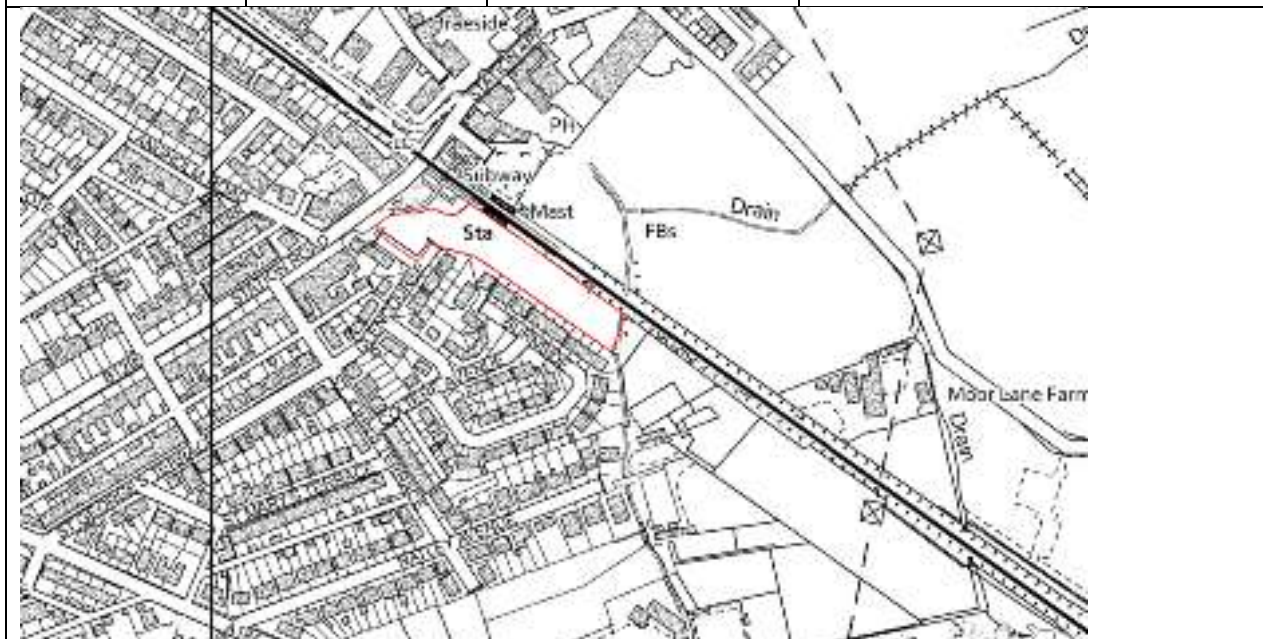
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable due to impacts on the setting of the conservation area
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Achievable	The site is in a greenfield site in a high value market area. Some mitigation is required but though this is not considered to impact site viability.
Deliverability:	Not Deliverable	The site is not considered deliverable due to suitability issues.

SHLAA Ref:	SBC009	Site Name	Land at Glencourse
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	0.69	Estimated Developable Area (ha)	0.62



Constraints: The site is an area for mineral safeguarding and is considered an open space. The site has areas of surface water flooding.

Current Use/Character: Open space.

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a predominantly residential area with good access and a suitable location for residential development
Availability:	Not Available	The site is not known to be available for development
Achievability:	Not achievable	Although the site is in a high value area, however the site's proximity to the metro line and surface water flooding would significantly reduce the developable area.
Deliverability:	Not deliverable	The site is not deliverable due to availability and achievability issues.

SHLAA Ref:	SBC010	Site Name	Land at Cleadon Lane Industrial Estate
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	6.50	Estimated Developable Area (ha)	4.80



Constraints: The site is a 3b flood zone with areas of surface water flooding also.

Current Use/Character: Industrial estate.

Planning History

Current planning status: application submitted

Planning Application No: ST/1109/21/FUL

Dwellings Permitted: 202

Site Capacity:

Total site capacity: 202

Dwellings Built to date: 0

Remaining Capacity: 202

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services and amenities
Availability:	Available	Availability determined through the submission of a planning application
Achievability:	Achievable	There are no known barriers to achievability
Deliverability:	Next 5 years	There are no known barriers to the site coming forward in the next five years

SHLAA Ref:	SBC024	Site Name	The Shack Field (west)
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.75	Estimated Developable Area (ha)	0.68



Constraints: This is an archaeological site and an open space site situated within the green belt. This is also an area for mineral safeguarding.

Current Use/Character: playing pitches

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	the site is in a predominantly residential area with good access and a suitable location for residential development.
Availability:	Not available	The site is not known to be available for development
Achievability:	Not achievable	The site is in a medium value area however it is not currently achievable due to lack of mitigation strategy for the playing pitches
Deliverability:	Not deliverable	The site is not available or achievable

SHLAA Ref:	SBC025	Site Name	The Disco Field
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	2.20	Estimated Developable Area (ha)	0.99



Constraints: The site is an area of open space that suffers from some surface water flooding. It is also an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable due to open space impacts
Availability:	Not available	The site is council owned but is not available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not developable	The site is not suitable or available

SHLAA Ref:	SBC051	Site Name	Land at West Hall Farm
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	10.27	Estimated Developable Area (ha)	7.70



Constraints: This site is situated within the green belt and is an area for mineral safeguarding. It does also suffer from some surface water flooding.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 259

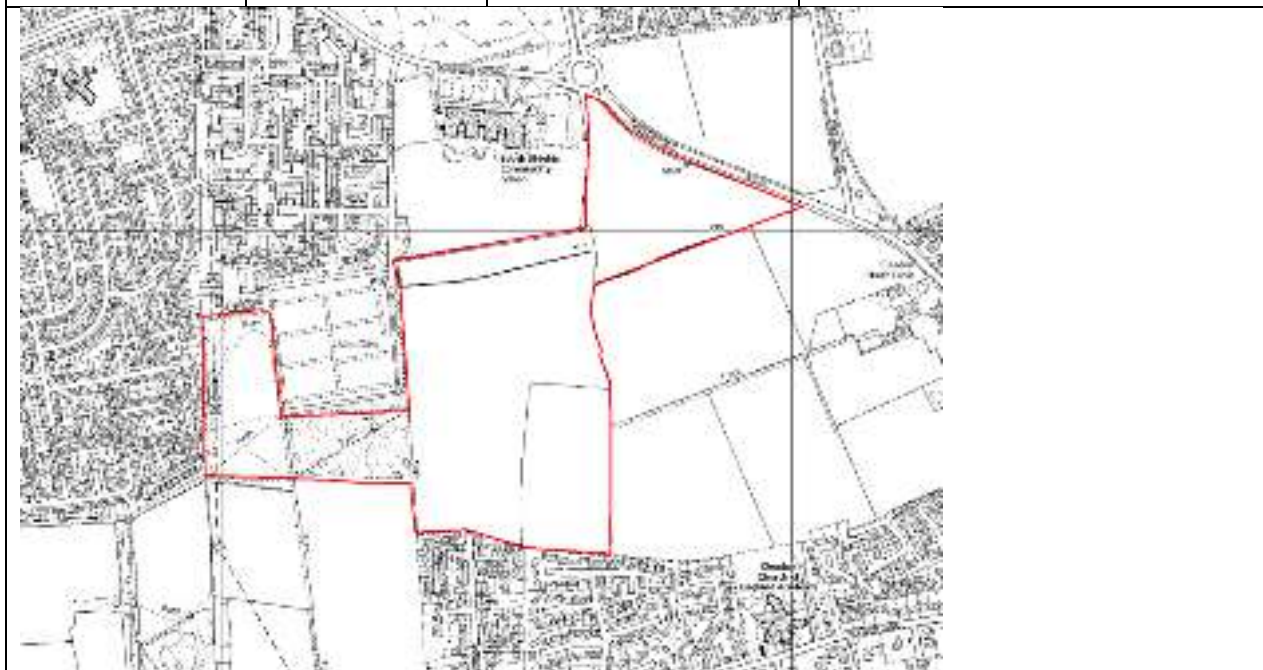
Dwellings Built to date: 0

Remaining Capacity: 259

Assessment Information

Suitability:	Suitable	The site is in a suitable location on the edge of existing residential development. There are some constraints on the site but it is considered that these can be adequately mitigated.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Achievable	The site is in a greenfield site in a high value market area. Some mitigation is required but though this is not considered to impact site viability.
Deliverability:	6-10 years	The site requires some mitigation and given its current Green Belt status, is unlikely to come forward for development in the first 5 years.

SHLAA Ref:	SBC052	Site Name	Land between Cleadon and S.Shields Community School
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	29.89	Estimated Developable Area (ha)	22.41



Constraints: This site is situated within the green belt as well as being a part of the wildlife corridor. It is also an area for mineral safeguarding.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, development of the site would close the green belt gap between South Shields and Cleadon
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Achievable	The site is in a greenfield site in a high value market area. Some mitigation is required but though this is not considered to impact site viability.
Deliverability:	Not deliverable	The site is not deliverable due to suitability

SHLAA Ref:	SBC053	Site Name	Land north west of Cleadon North Farm
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	7.95	Estimated Developable Area (ha)	5.96



Constraints: This site is situated within the green belt and also forms part of the wildlife corridor. The site is also an area for minerals safeguarding.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC054	Site Name	Land south west of Cleadon North Farm
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	8.43	Estimated Developable Area (ha)	6.32



Constraints: This site is situated within the green belt and also forms part of the wildlife corridor. The site is also an area for minerals safeguarding.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC055	Site Name	Land west of Cleadon North Farm
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	3.33	Estimated Developable Area (ha)	2.50



Constraints: This site is situated within the green belt and also forms part of the wildlife corridor. The site is also an area for minerals safeguarding.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

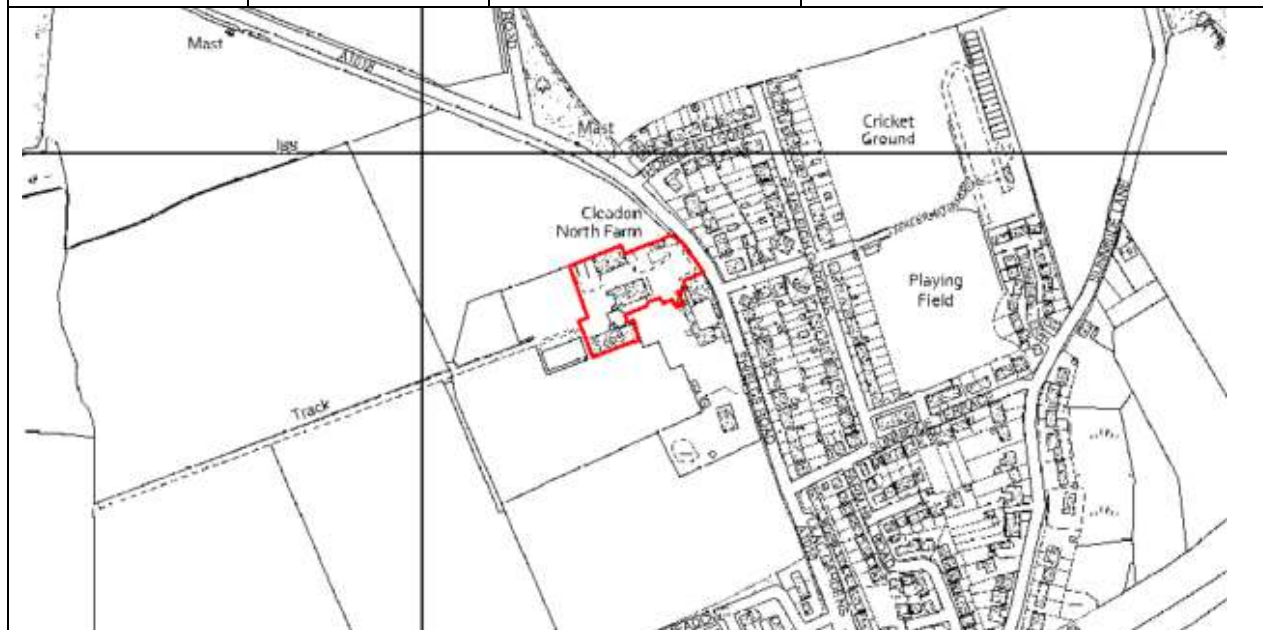
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC056	Site Name	Cleadon North Farm inner farmyard
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	0.80	Estimated Developable Area (ha)	0.72



Constraints: This site is situated within the greenbelt and does suffer from groundwater flooding. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: farmyard

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

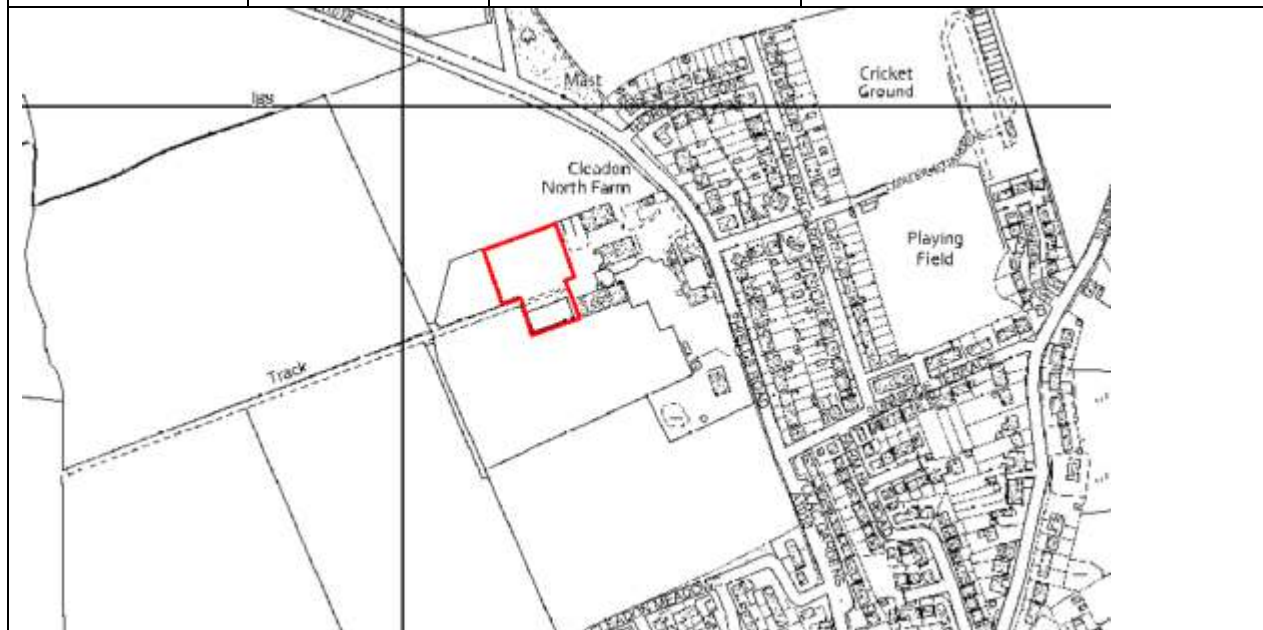
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC057	Site Name	Cleadon North Farm inner farmyard
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	0.55	Estimated Developable Area (ha)	0.50



Constraints: This site is situated within the greenbelt and does suffer from groundwater flooding. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: farmyard

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

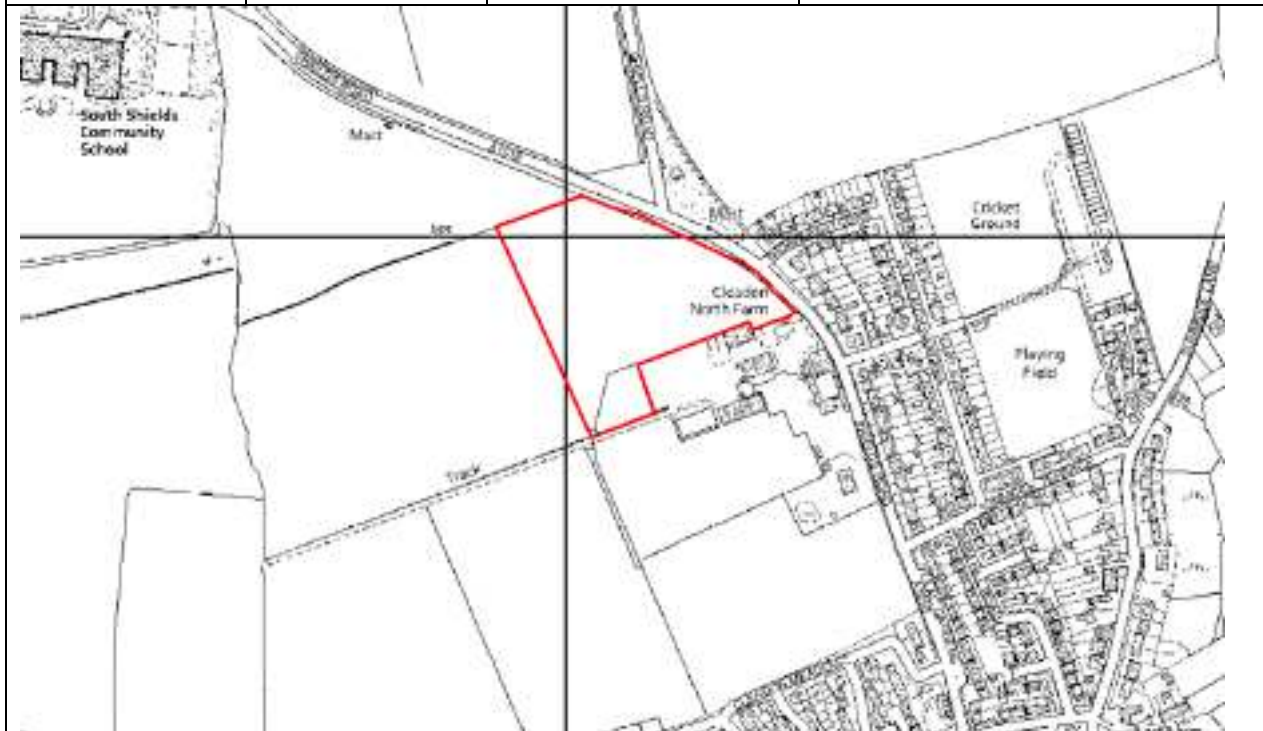
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC058	Site Name	Land north of Cleadon North Farm
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	3.90	Estimated Developable Area (ha)	2.92



Constraints: This site is situated within the greenbelt and does suffer from areas of surface water flooding and groundwater flooding. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

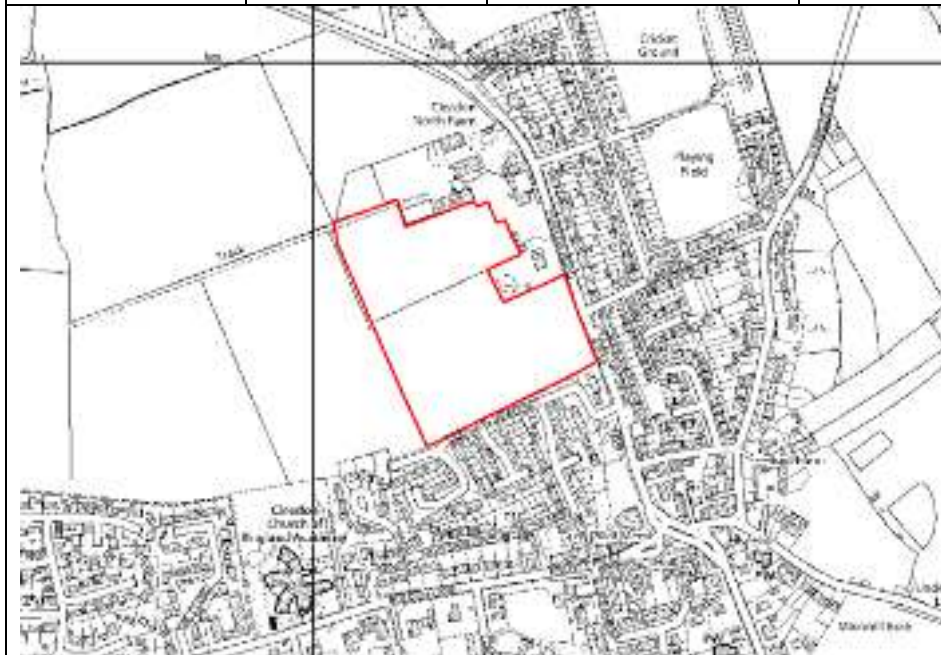
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC059	Site Name	Land south of Cleadon North Farm
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	6.25	Estimated Developable Area (ha)	4.69



Constraints: This site is situated within the greenbelt and does suffer from groundwater flooding and surface water flooding. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

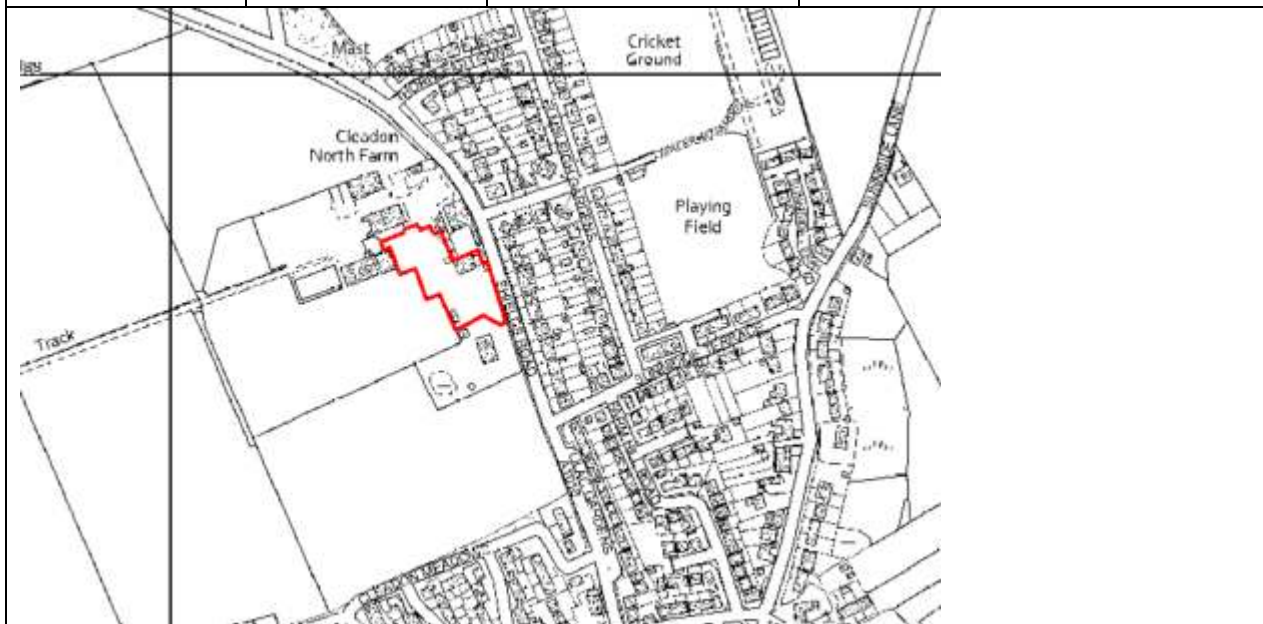
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on green belt, green infrastructure and heritage.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC060	Site Name	Cleadon Grange
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	0.50	Estimated Developable Area (ha)	0.45



Constraints: This site is situated within the greenbelt and does suffer from groundwater flooding and surface water flooding. It is also an area for mineral safeguarding.

Current Use/Character: residential

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not suitable	The site is not considered suitable due to potential impacts on the mature trees on site.
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC063	Site Name	Land south east of Sunnyside Lane
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	4.00	Estimated Developable Area (ha)	3.14



Constraints: This site is situated within the greenbelt and does suffer from groundwater flooding. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

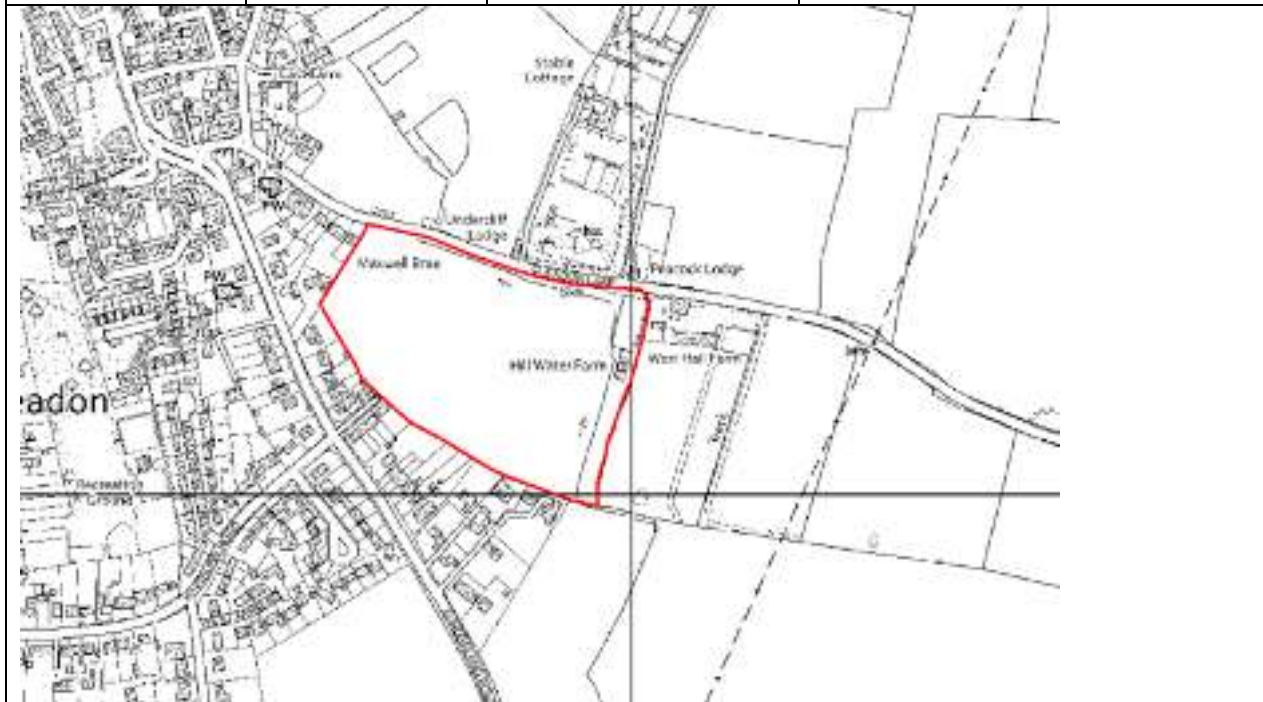
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on the openness on the Green Belt and the setting of listed buildings
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would be required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC066	Site Name	Land south of Cleadon Lane
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	7.28	Estimated Developable Area (ha)	5.46



Constraints: This site is situated within a conservation area the greenbelt. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on the openness on the Green Belt and the setting of listed buildings
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC067	Site Name	Land south of Cleadon Lane and north east of Sunderland Road
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	15.75	Estimated Developable Area (ha)	11.81



Constraints: This site is situated within the greenbelt. It is also an area for mineral safeguarding and forms part of the wildlife corridor.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not suitable	The site is not considered suitable due to impacts on the openness on the Green Belt and the setting of listed buildings
Availability:	Available	The site was submitted to the Council through the SHLAA Call for Sites process. There are no known constraints to site availability at this time.
Achievability:	Not achievable	The site is in a high value area however due to significant mitigation that would be required the site is not considered to be achievable
Deliverability:	Not deliverable	The site is not suitable or achievable

SHLAA Ref:	SBC069	Site Name	Southern Playing Fields at Oakleigh Gardens
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	1.83	Estimated Developable Area (ha)	1.65



Constraints: This site is considered an open space for mineral safeguarding. It both forms part of the wildlife corridor and sits within the greenbelt.

Current Use/Character: playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

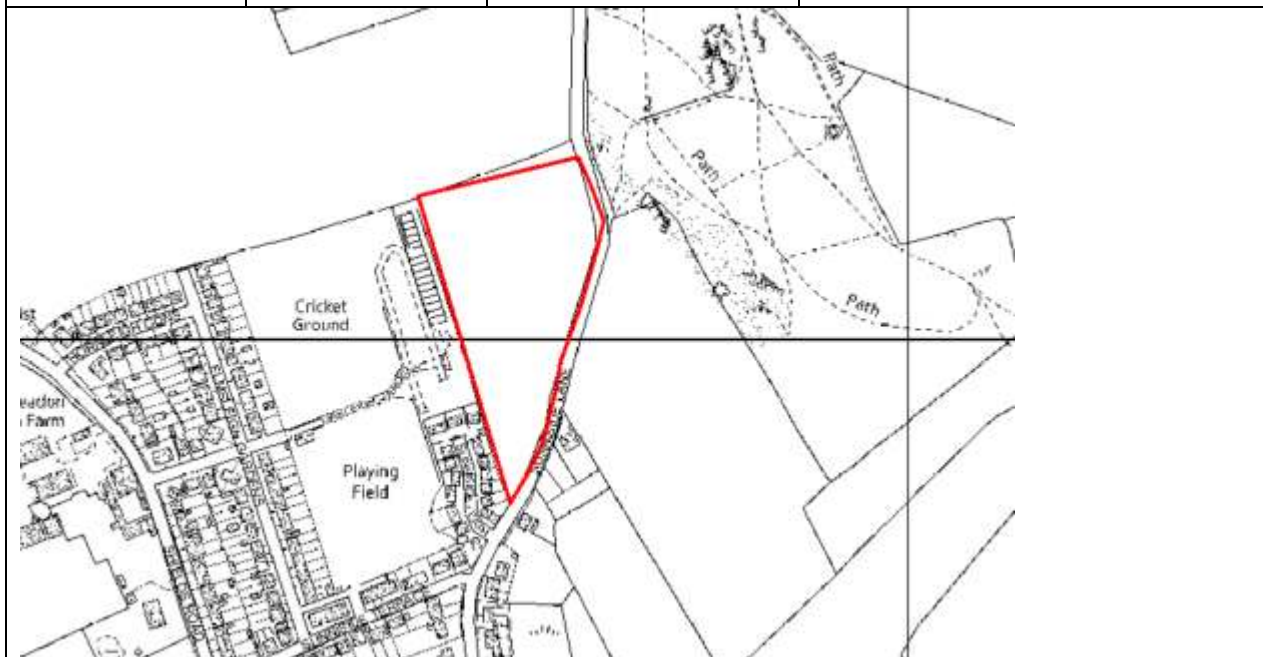
Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Suitable	This is an area of playing field land which is surrounded by residential development on three boundaries
Availability:	Not Available	The site is not known to be available for development
Achievability:	Not achievable	The site is in a high value area however it is not currently achievable due to lack of mitigation strategy for the playing pitches
Deliverability:	Not deliverable	The site is not available or achievable

SHLAA Ref:	SBC070	Site Name	Southern Playing Fields at Oakleigh Gardens
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	3.00	Estimated Developable Area (ha)	2.25



Constraints: This site is considered an area for mineral safeguarding. It both forms part of the wildlife corridor and sits within the greenbelt.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Review
Availability:	Available	The site has been submitted to the Council through the call for sites process. There are no known obstacles to availability at present.
Achievability:	Achievable	the site is in a high value area with no known constraints to achievability.
Deliverability:	Not Deliverable	The site is not considered deliverable due to suitability.

SHLAA Ref:	SBC077	Site Name	Land to East of Cleadon Lane Industrial Estate
Ward	Cleadon / East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	5.45	Estimated Developable Area (ha)	4.08



Constraints: This site is considered an area for mineral safeguarding. It both forms part of the wildlife corridor and sits within the greenbelt.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered suitable due to impacts on the Green Belt-See Green Belt Study. Development of the site would close the Green Belt gap between East Boldon and Cleadon.
Availability:	Available	The site has been submitted to the Council through the call for sites process. There are no known obstacles to availability at present.
Achievability:	NotAchievable	The site is in a high value area however significant mitigation required would impact the developable area and viability.
Deliverability:	Not Deliverable	The site is not considered deliverable due to suitability.

SHLAA Ref:	SBC080	Site Name	Land at Green Lane
Ward	East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	5.00	Estimated Developable Area (ha)	3.75



Constraints: This site is considered an area for mineral safeguarding and sits within the greenbelt.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

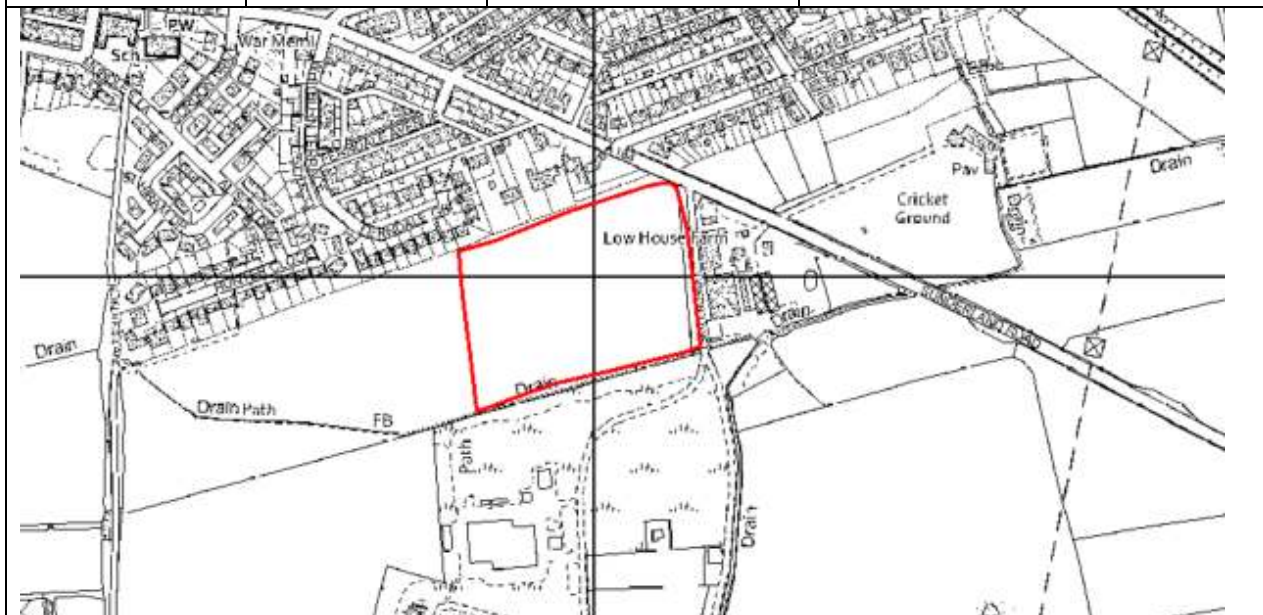
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC081	Site Name	Land at Green Lane east of Mundles Lane
Ward	East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	3.43	Estimated Developable Area (ha)	2.57



Constraints: This site is considered an area for mineral safeguarding and sits within the greenbelt.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC084	Site Name	Former MoD bunkers, medical stores and associated land
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	5.20	Estimated Developable Area (ha)	3.12



Constraints: This site is an area for mineral safeguarding sitting within the green belt. This site also suffers from surface water flooding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 120

Dwellings Built to date: 0

Remaining Capacity: 120

Assessment Information

Suitability:	Suitable	The site is not considered to be suitable due to Green Belt and biodiversity impacts. See Green Belt Study and Wildlife Corridor Review.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability

SHLAA Ref:	SBC085	Site Name	Low House Farm
Ward	East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	1.50	Estimated Developable Area (ha)	1.35



Constraints: This site is an area for mineral safeguarding sitting within the green belt. This site also suffers from surface water flooding and is considered a flood zone.

Current Use/Character: farm

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

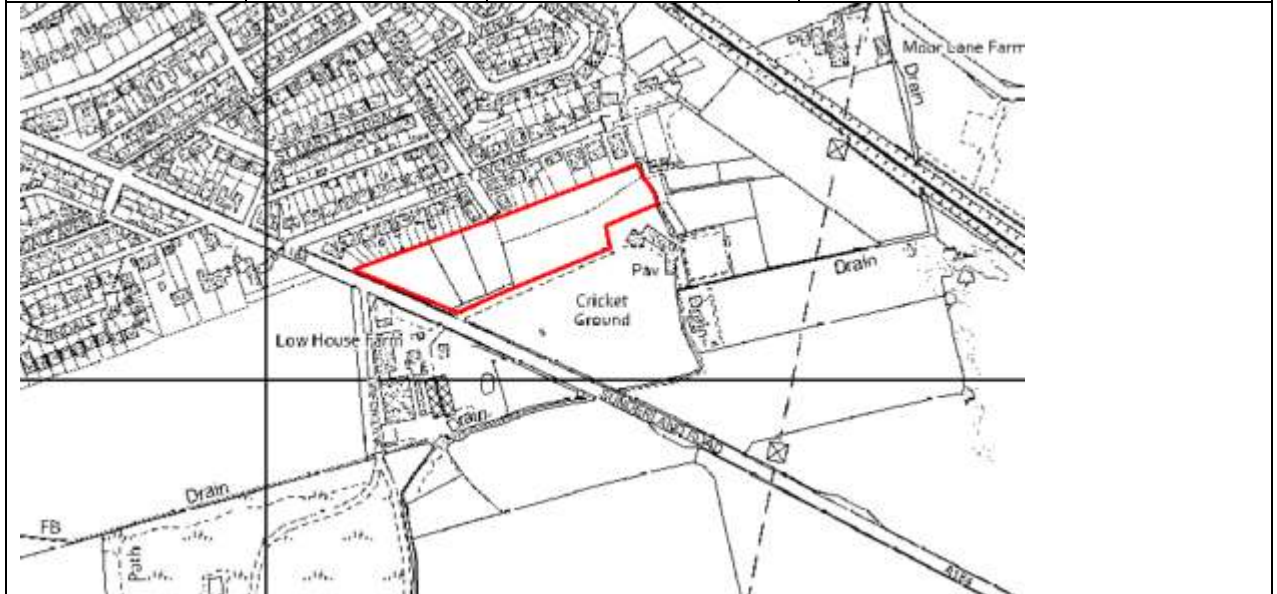
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study and its location on a working farm.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC087	Site Name	Land south of St John's Terrace and Natley Avenue
Ward	Cleadow & East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	1.56	Estimated Developable Area (ha)	1.40



Constraints: This site is an area for mineral safeguarding sitting within the green belt. This site also suffers from surface water flooding.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

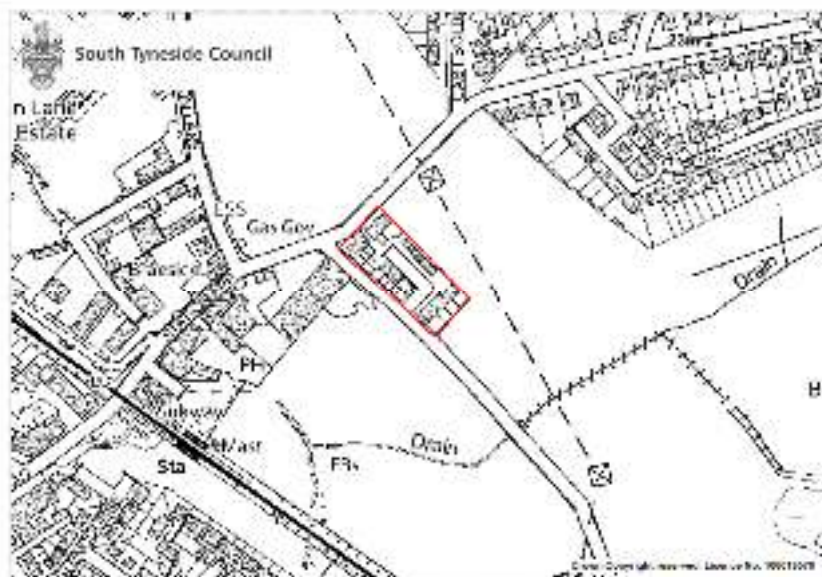
Total site capacity: 63

Dwellings Built to date: 0

Remaining Capacity: 63

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study. The site also has significant areas of surface water flood risk.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC089	Site Name	Former Vinci Construction UK Ltd
Ward	Cleadon and East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	0.52	Estimated Developable Area (ha)	0.29



Constraints: No known significant constraints to development.

Current Use/Character: Vacant former employment land

Planning History

Current planning status: Permitted site
Planning Application No: ST/0322/17/FUL
Dwellings Permitted: 18

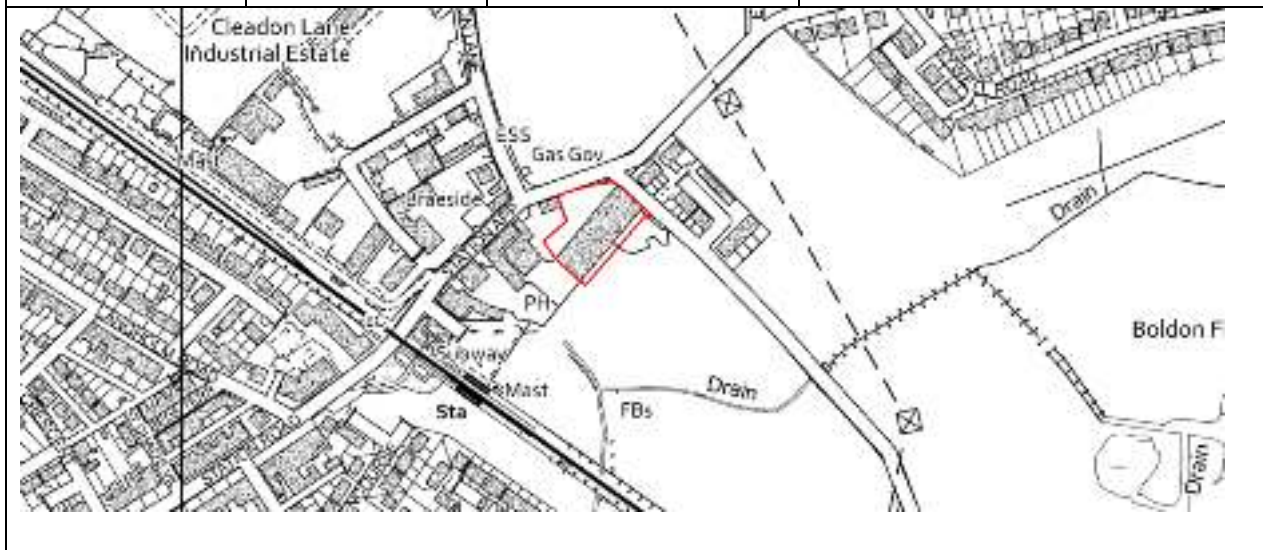
Site Capacity:

Total site capacity: 18
Dwellings Built to date: 15
Remaining Capacity: 3

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission for 18 dwellings. Development has started on site.

SHLAA Ref:	SBC090	Site Name	Vacant former Mayflower Glass
Ward	East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	0.58	Estimated Developable Area (ha)	0.52



Constraints: This site is an area for mineral safeguarding and is considered a floodzone.

Current Use/Character: vacant warehouse

Planning History

Current planning status: application submitted

Planning Application No: ST/0389/22/FUL

Dwellings Permitted: 9

Site Capacity:

Total site capacity: 9

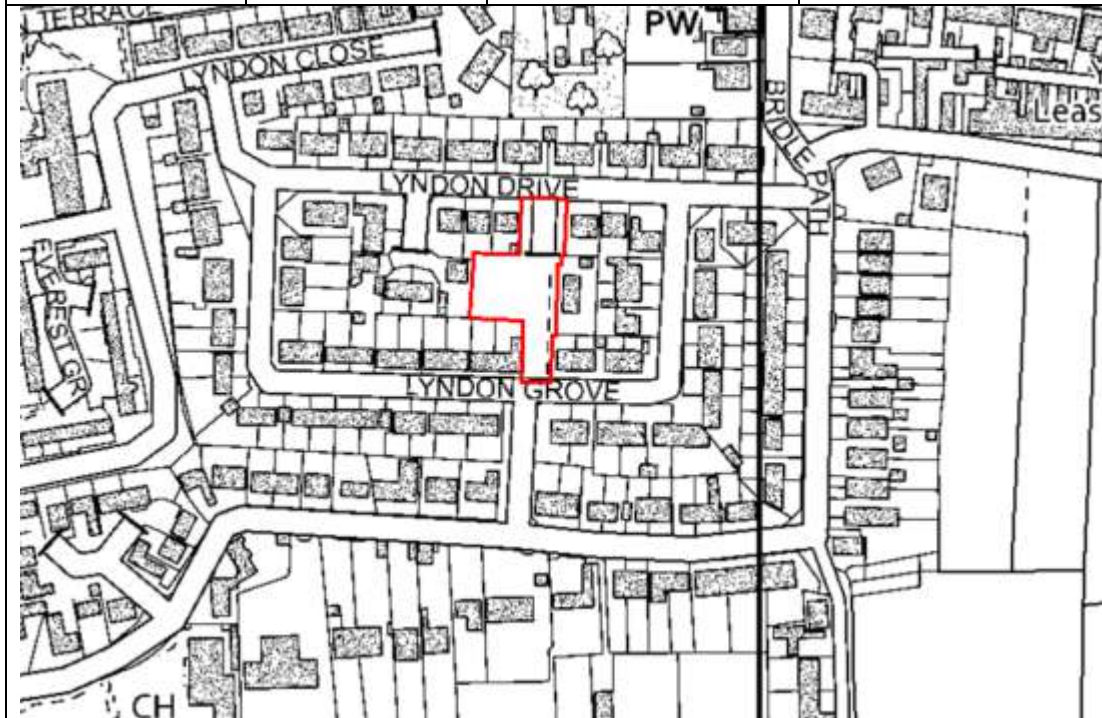
Dwellings Built to date: 0

Remaining Capacity: 9

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services
Availability:	Available	Availability determined through submission of planning application
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability
Deliverability:	Next 5 years	The site is likely to come forward once the planning application has been determined.

SHLAA Ref:	SBC094	Site Name	Land at Lyndon Grove
Ward	Cleadow & East Boldon	Neighbourhood Forum Area	East Boldon
Total Site Area (ha)	0.22	Estimated Developable Area (ha)	0.15



Constraints: This site is an area for mineral safeguarding and is considered an open space..

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location in a residential area
Availability:	Not available	The site is council owned but is not available for development
Achievability:	Not achievable	The site is in a high value area with no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable due to availability.

SHLAA Ref:	SBC096	Site Name	Land at Benton Road
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	2.60	Estimated Developable Area (ha)	1.95



Constraints: This site is an area for mineral safeguarding and is considered an open space. This site sits within the greenbelt and suffers from groundwater flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Suitable	The site is in a suitable location in a residential area with good access.
Availability:	Not available	The site is council owned but is not available for development
Achievability:	Not achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable due to availability.

SHLAA Ref:	SBC100	Site Name	Land south of Cleadon Park
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	3.42	Estimated Developable Area (ha)	2.56



Constraints: This site is an area for mineral safeguarding and sits within the greenbelt. This site is considered a floodzone and suffers from both groundwater flooding and surface water flooding. It also forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 90

Dwellings Built to date: 0

Remaining Capacity: 90

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC101	Site Name	Land west of Sunnyside Road
Ward	Cleadon & East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	5.97	Estimated Developable Area (ha)	4.47



Constraints: This site is an area for mineral safeguarding and sits within the greenbelt. This site is considered a floodzone and suffers from both groundwater flooding and surface water flooding. It also forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 156

Dwellings Built to date: 0

Remaining Capacity: 156

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC102	Site Name	Land to North of Town End Farm
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	22.40	Estimated Developable Area (ha)	16.80



Constraints: This site is an area for mineral safeguarding and sits within the greenbelt. This site is considered a floodzone and suffers from both groundwater flooding and surface water flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 400

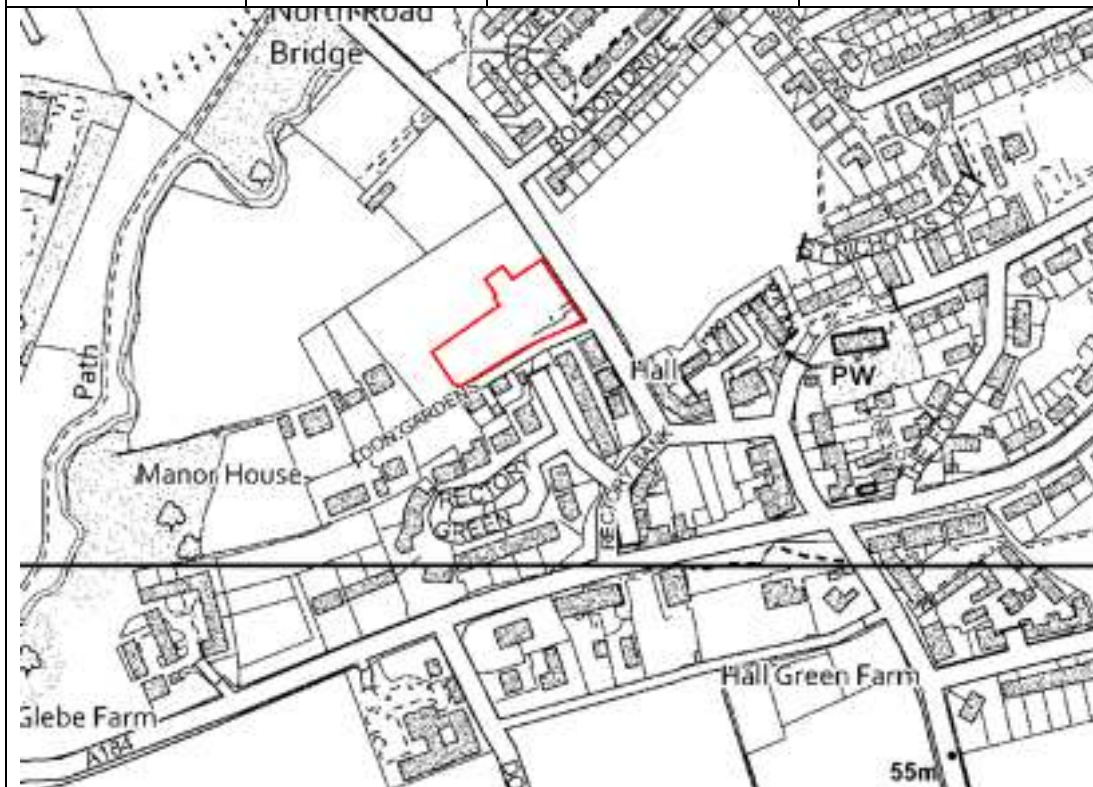
Dwellings Built to date: 0

Remaining Capacity: 400

Assessment Information

Suitability:	Suitable	The site is in a good location, adjacent to residential development with good access to services.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is likely to come forward once the Local Plan is adopted.

SHLAA Ref:	SBC104	Site Name	Former Boldon CE Primary School
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.27	Estimated Developable Area (ha)	0.24



Constraints: This site is an area for mineral safeguarding and sits within a conservation area.

Current Use/Character: former school

Planning History

Current planning status: Permitted

Planning Application No: ST/0139/22/FUL

Dwellings Permitted: 5

Site Capacity:

Total site capacity: 5

Dwellings Built to date: 0

Remaining Capacity: 5

<u>Assessment Information</u>		
Suitability:	Suitability	Suitability determined by granting of planning permission
Availability:	Available	Availability determined by granting of planning permission
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Deliverable	6-10 years.

SHLAA Ref:	SBC105	Site Name	Former Boldon CE Primary School playing field
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	0.43	Estimated Developable Area (ha)	0.39



Constraints: This site is an area for mineral safeguarding and sits within a conservation area.

Current Use/Character: playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

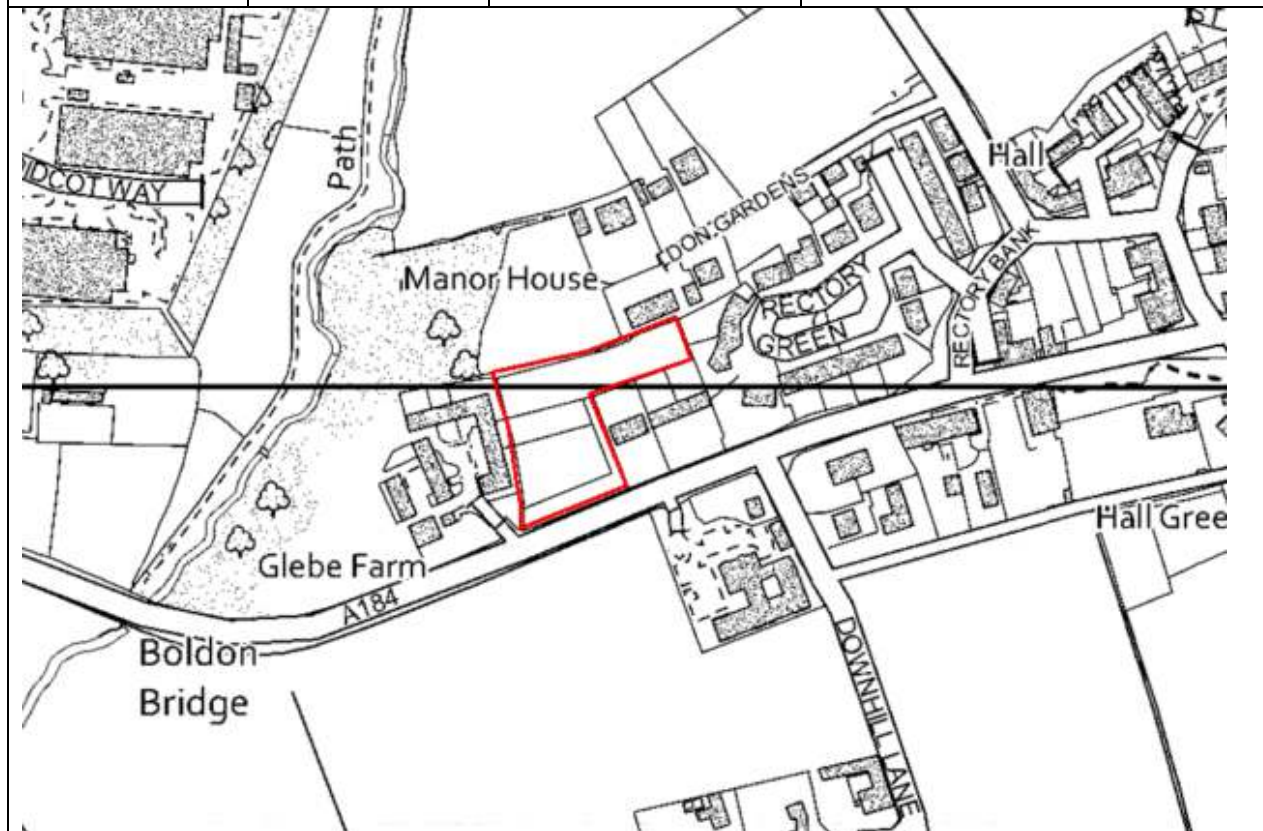
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is a suitable location within a residential area
Availability:	Not available	The site is not known to be available for development
Achievability:	Not achievable	The site is not considered achievable due to the mature trees on site precluding meaningful development and lack of mitigation strategy for the playing pitches.
Deliverability:	Not deliverable	The site is not deliverable due to availability and achievability.

SHLAA Ref:	SBC106	Site Name	The Paddock
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.40	Estimated Developable Area (ha)	0.40



Constraints: This site is an area for mineral safeguarding and sits within a conservation area.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

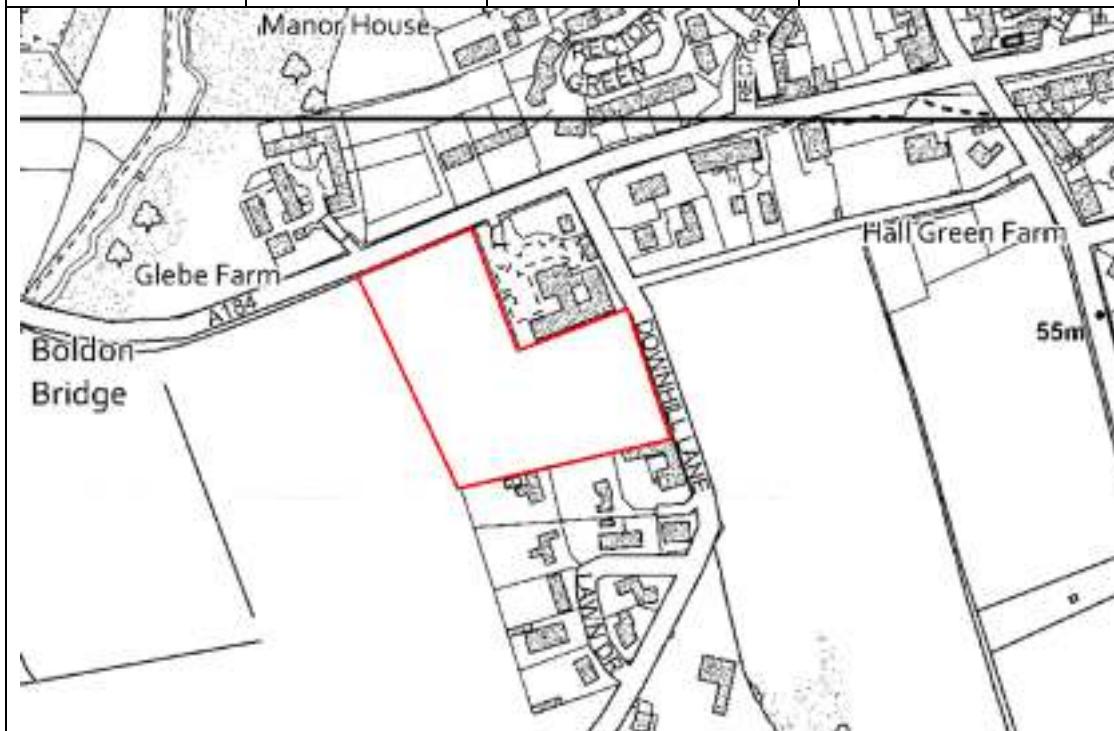
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is a suitable location within a residential area
Availability:	Not available	The site is not known to be available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable due to availability

SHLAA Ref:	SBC107	Site Name	Land north of Lawn Drive
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	1.32	Estimated Developable Area (ha)	1.88



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable due to impacts on Green Belt and impacts on the character of Lawn Drive. The site is not considered to be in a sustainable location.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC108	Site Name	Land North of Downhill Lane
Ward	Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	9.60	Estimated Developable Area (ha)	7.20



Constraints: This site is an area for mineral safeguarding and sits within the green belt. The site also suffers from both groundwater flooding and surface water flooding and sits within the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information		
Suitability:	Not Suitable	The site is not considered suitable due to significant landscape and green belt impacts.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Not achievable	the site in not considered to be achievable due to electricity pylons and required mitigation significantly reducing the developable area.
Deliverability:	Not deliverable	The site is not deliverable due to suitability and achievability

SHLAA Ref:	SBC113	Site Name	Former storage yard Hardie Drive
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.14	Estimated Developable Area (ha)	0.14



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former storage yard

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 3

Dwellings Built to date: 0

Remaining Capacity: 3

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access.
Availability:	Available	The site is owned by the Council and is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Deliverability	6-10 years. There are no immediate plans for the site's development.

SHLAA Ref:	SBC114	Site Name	Former garage site Hindmarch Drive
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.18	Estimated Developable Area (ha)	0.18



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former garage site

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0904/20/LAA

Dwellings Permitted: 10

Site Capacity:

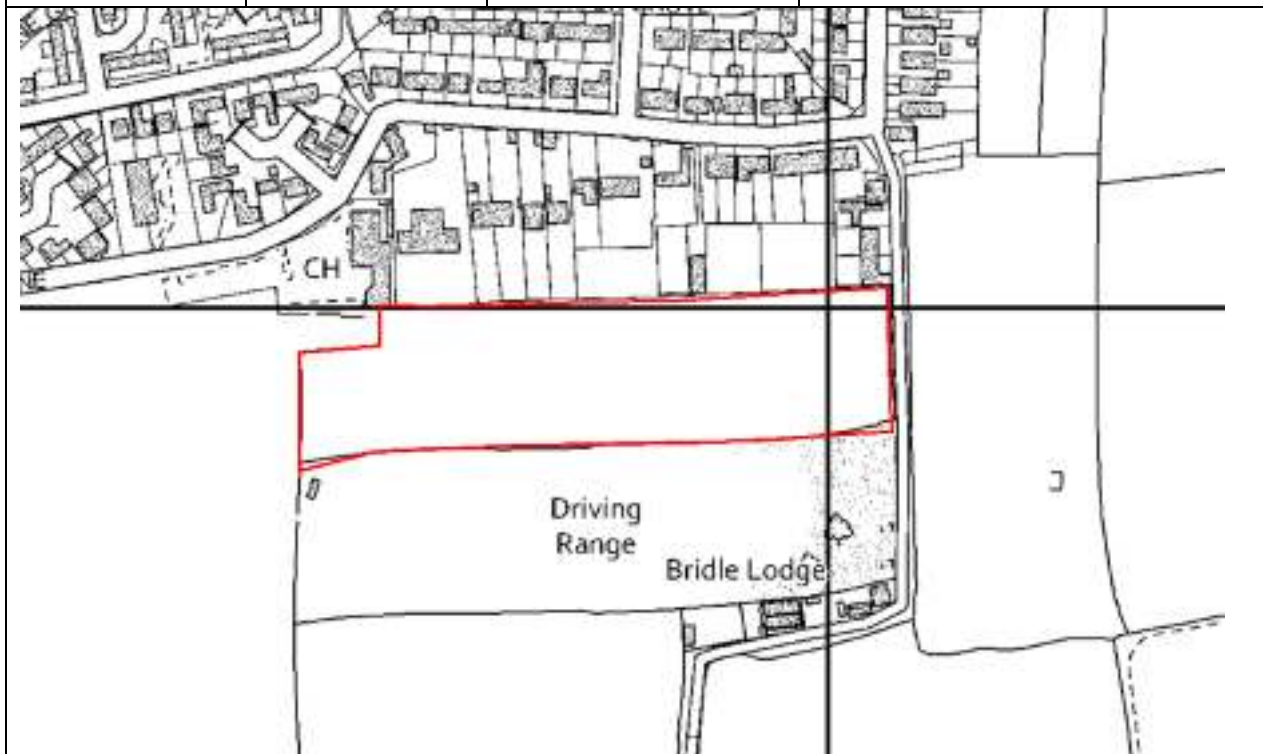
Total site capacity: 10

Dwellings Built to date: 0

Remaining Capacity: 10

Assessment Information		
Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SBC115	Site Name	Land south of the Boldons
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	5.70	Estimated Developable Area (ha)	4.27



Constraints: This site is an area for mineral safeguarding and sits within the greenbelt. The site also suffers from ground water flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

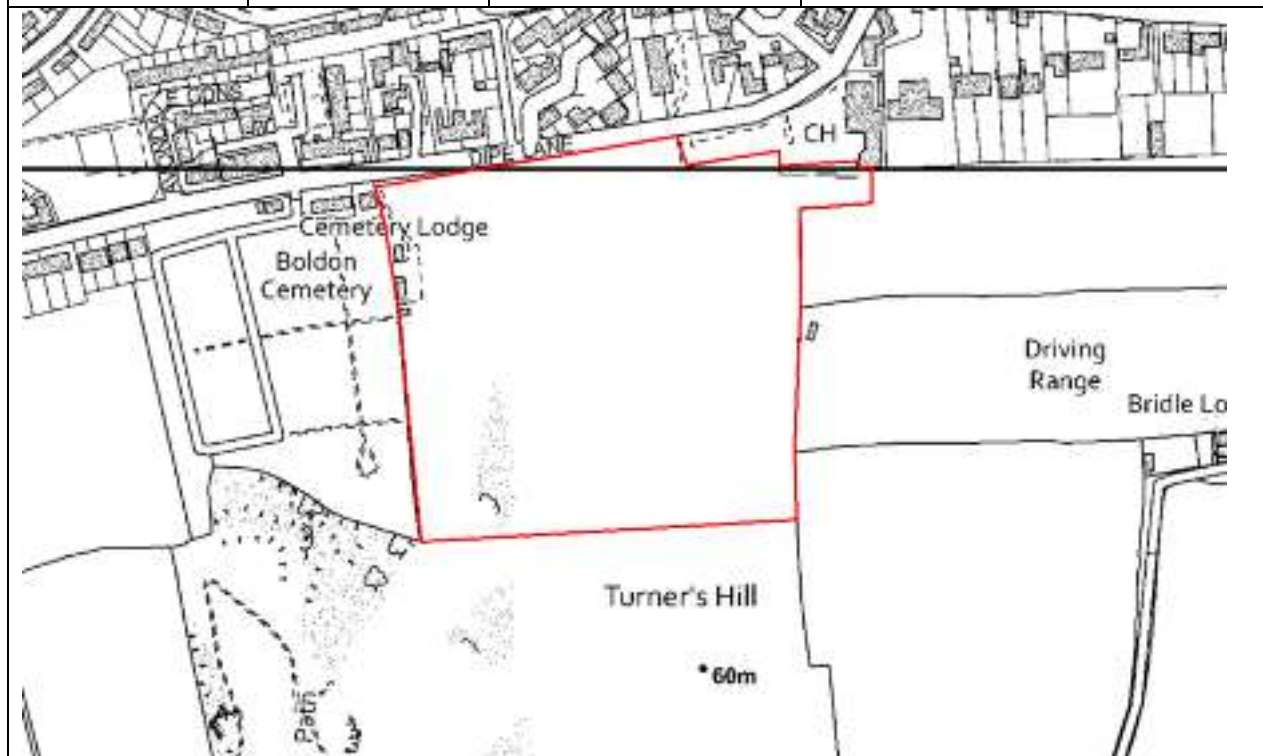
Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information		
Suitability:	Not suitable	The site is not considered to be suitable due to impacts on the Green Belt and to the setting of East Boldon.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to viability.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC117	Site Name	Land at Boldon Golf Course
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	5.84	Estimated Developable Area (ha)	4.38



Constraints: This site is an area for mineral safeguarding and sits within the greenbelt. The site also forms part of the wildlife corridor.

Current Use/Character: Golf course

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

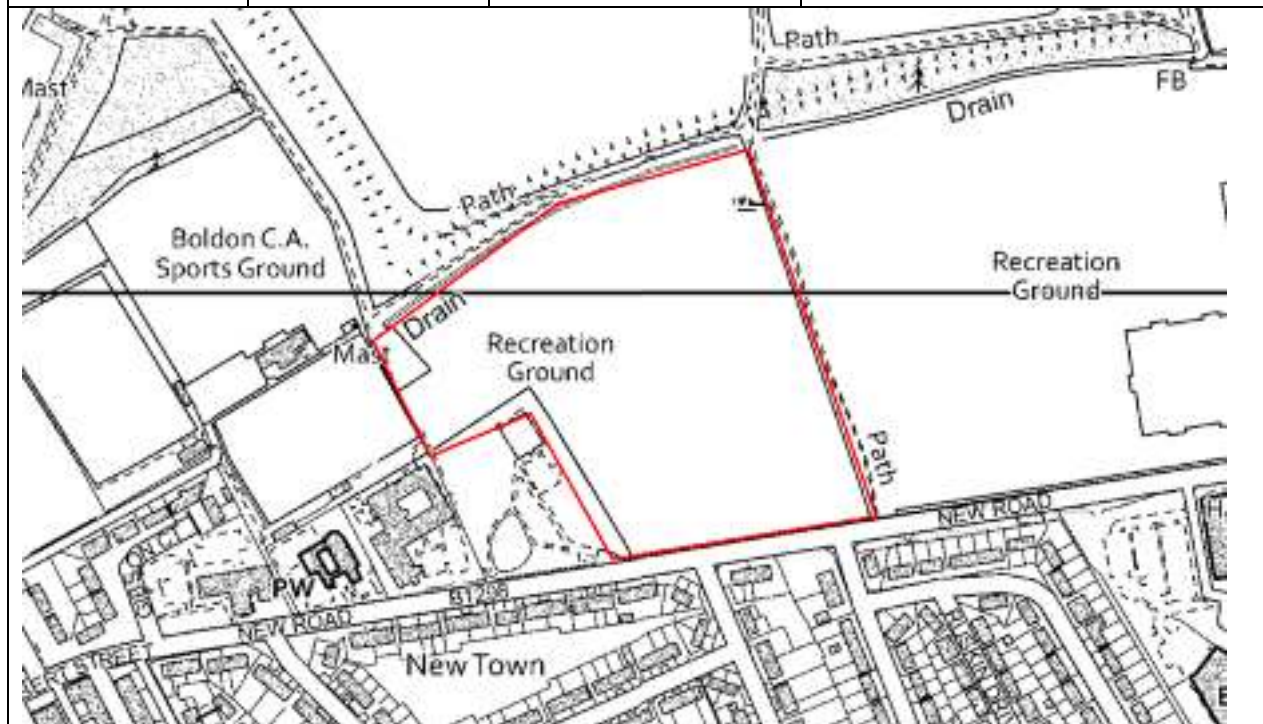
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to impacts on the Green Belt
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC120	Site Name	Land to the North of New Road
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	4.10	Estimated Developable Area (ha)	3.07



Constraints: This site is an area for mineral safeguarding and sits within the greenbelt. The site also forms part of the wildlife corridor and suffers from surface water flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A
Planning Application No: N/A
Dwellings Permitted: N/A

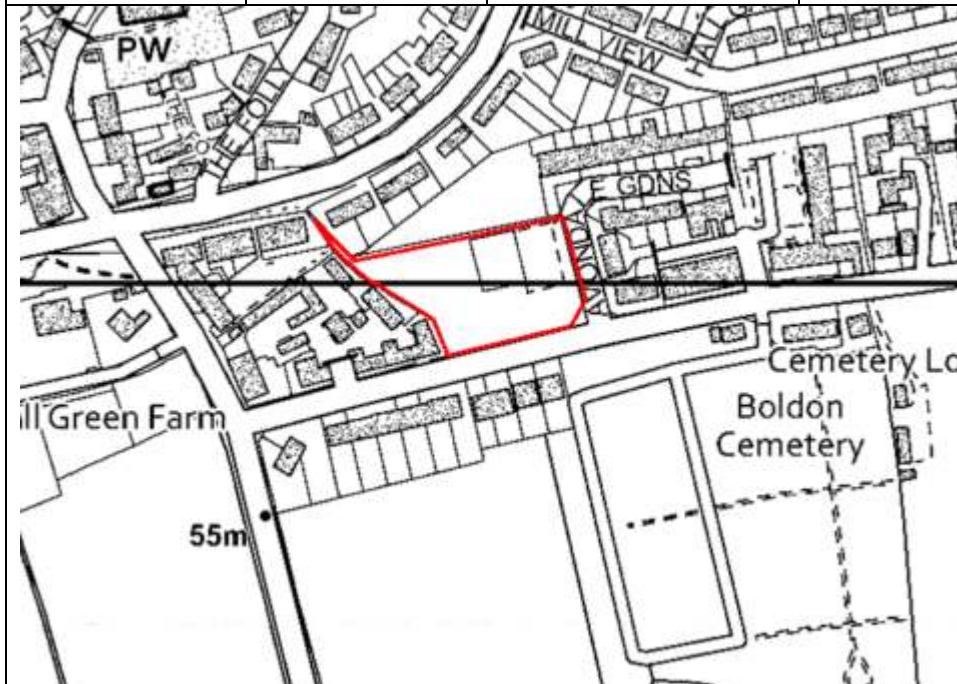
Site Capacity:

Total site capacity: 0
Dwellings Built to date: 0
Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not suitable due to access constraints – access would impact on New Road
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC121	Site Name	Open space at Dipe Lane/Avondale gardens
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.42	Estimated Developable Area (ha)	0.38



Constraints: This site is an area for mineral safeguarding and it considered an open space.

Current Use/Character: open space and play park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

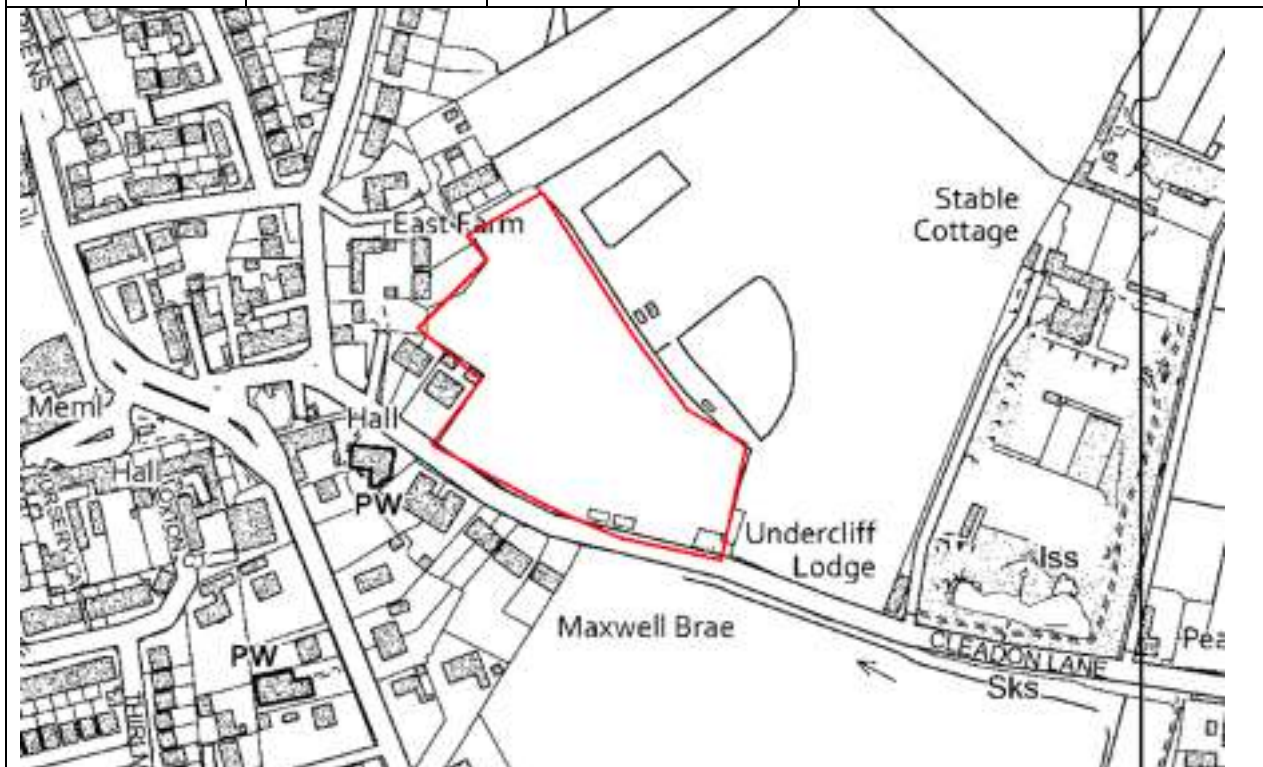
Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information		
Suitability:	Not Suitable	The site is not suitable due to open space impacts
Availability:	Available	The site is council owned
Achievability:	Achievable	there are no known constraints that would impact achievability.
Deliverability:	Not deliverable	The site is not deliverable due to suitability

SHLAA Ref:	SBC122	Site Name	Land north of Cleadon Lane
Ward	Cleadon	Neighbourhood Forum Area	
Total Site Area (ha)	1.80	Estimated Developable Area (ha)	1.62



Constraints: This site is an area for mineral safeguarding and is in a conservation area forming part of the wildlife corridor. The site also sits within the greenbelt and suffers from groundwater flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

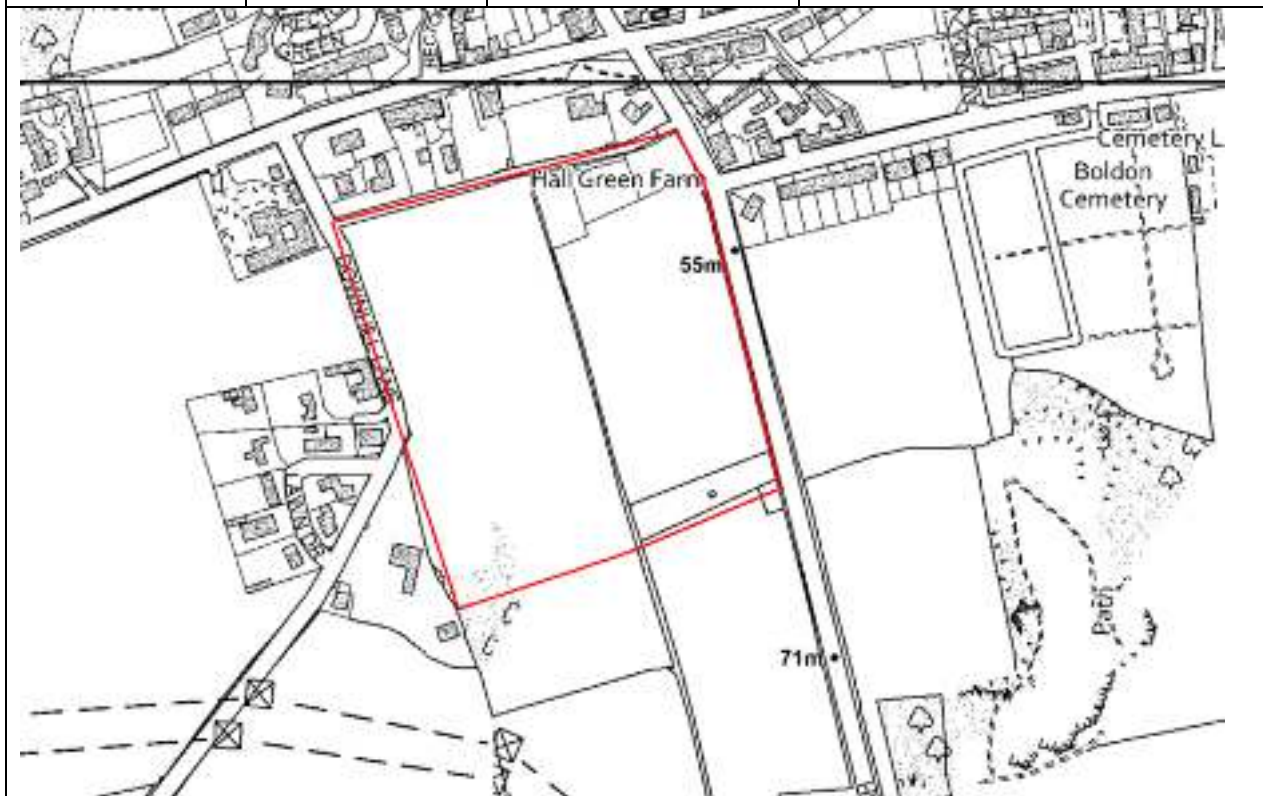
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to impacts on the Green Belt and Cleadon conservation Area.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC123	Site Name	Land between Downhill Lane and Hylton Lane
Ward	west Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	5.80	Estimated Developable Area (ha)	4.35



Constraints: This site is an area for mineral safeguarding and forms part of the wildlife corridor. The site also sits within the greenbelt and suffers from groundwater flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

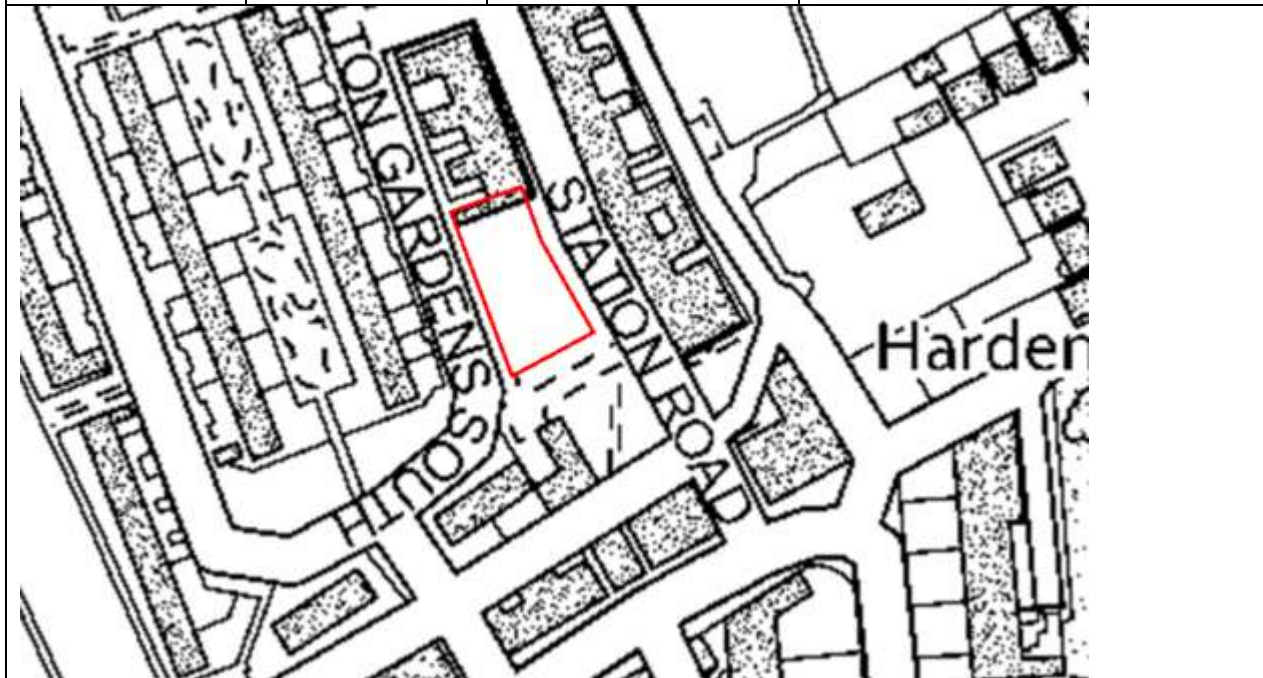
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	development would have a significant impact on the setting of the West Boldon conservation area.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SBC124	Site Name	Former Boldon Colliery Working Mens Social Club
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.08	Estimated Developable Area (ha)	0.08



Constraints: This site is an area for mineral safeguarding and forms part of the wildlife corridor. The site also suffers from groundwater flooding.

Current Use/Character: former WMC

Planning History

Current planning status: Permitted

Planning Application No: ST/0670/18/FUL

Dwellings Permitted: 7

Site Capacity:

Total site capacity: 7

Dwellings Built to date: 0

Remaining Capacity: 7

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SBC125	Site Name	Land west of North Road
Ward	Boldon Colliery	Neighbourhood Forum Area	
Total Site Area (ha)	0.96	Estimated Developable Area (ha)	0.86



Constraints: This site is an area for mineral safeguarding and forms part of the wildlife corridor. The site also suffers from surface water flooding.

Current Use/Character: Vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

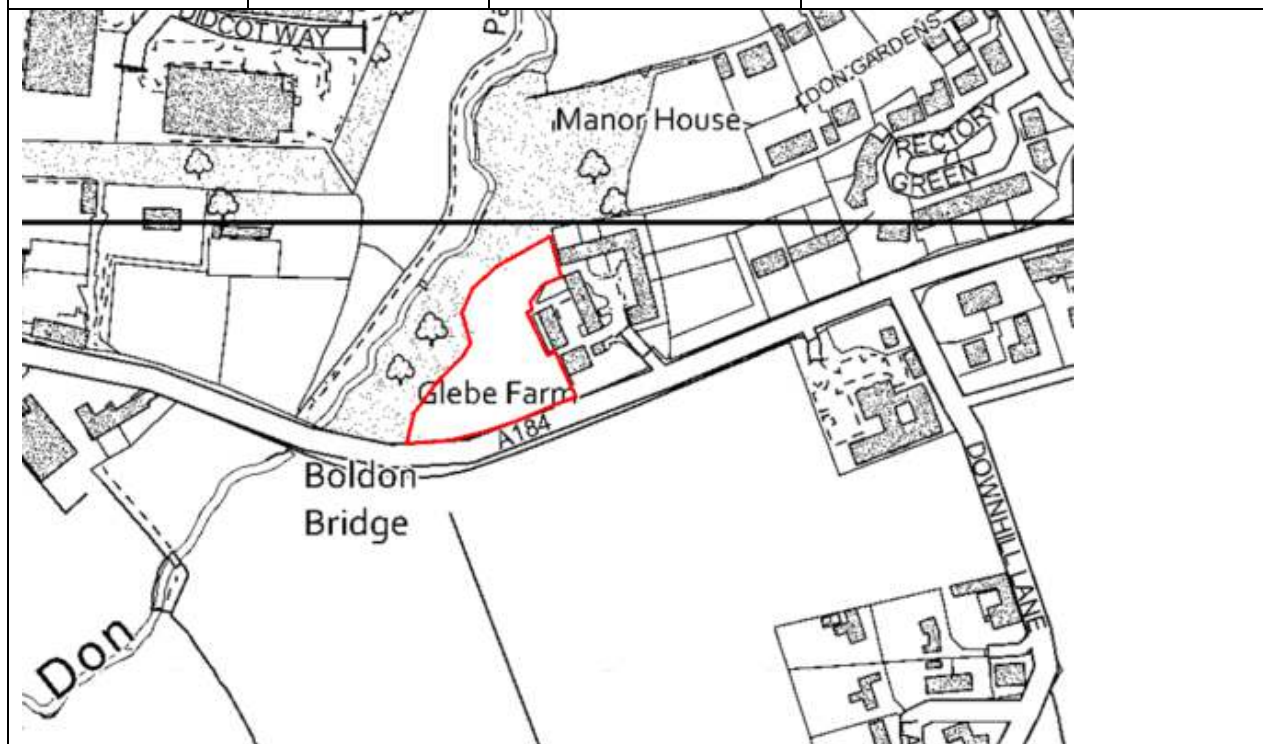
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Not achievable	the site is in a medium value area however significant mitigation would be required to alleviate impacts on the adjacent local wildlife site.
Deliverability:	Not deliverable	The site is not deliverable due to achievability.

SHLAA Ref:	SBC126	Site Name	Land West of Glebe Farm
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	0.43	Estimated Developable Area (ha)	0.38



Constraints: This site is an area for mineral safeguarding which sits within a conservation area and forms part of the wildlife corridor. The site also suffers from groundwater flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	the site is not considered suitable due to impacts on the West Boldon Conservation Area
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not achievable	The site is not considered to be achievable. Significant mitigation would be required to alleviate heritage impacts.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SBC127	Site Name	Land east Of Boldon Substation
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	2.95	Estimated Developable Area (ha)	2.20



Constraints: This site is an archaeological site, an area for mineral safeguarding and forms part of the wildlife corridor. The site also sits within the green belt and suffers from both groundwater flooding and surface water flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

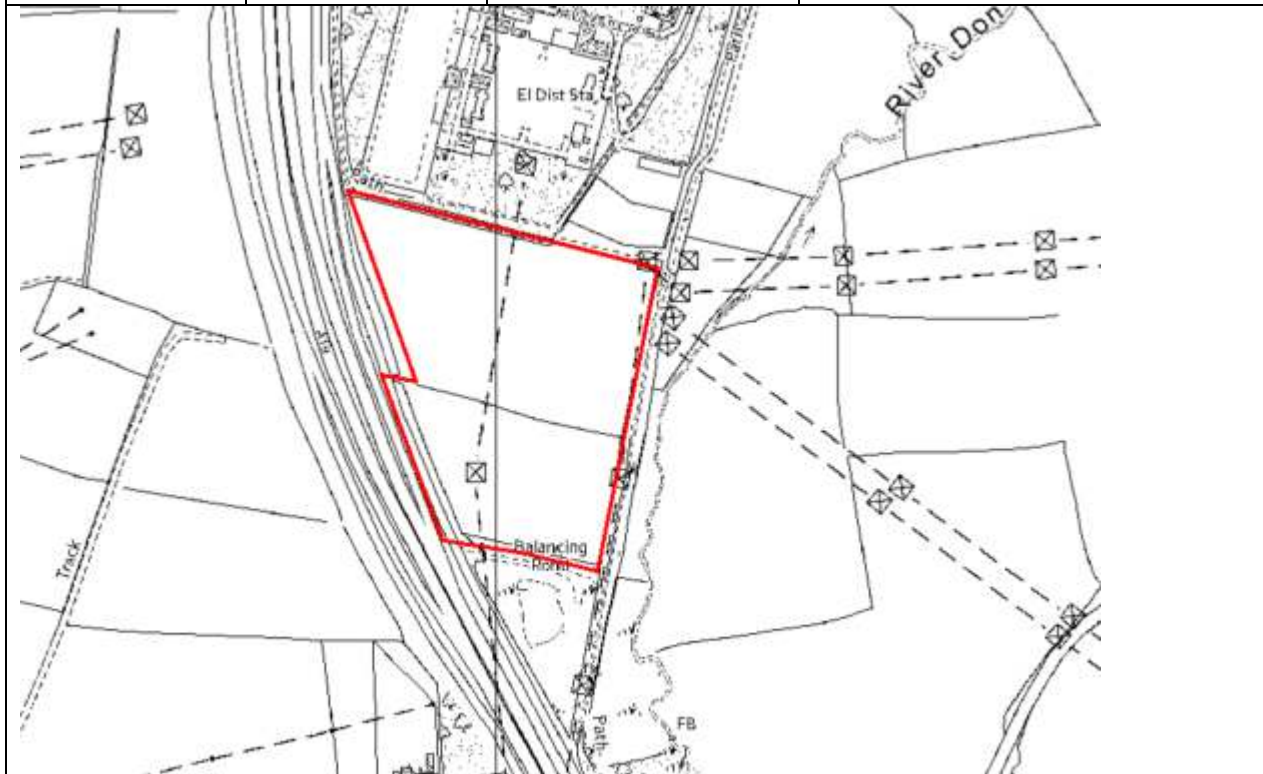
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	Development of the site would have a significant impact on the Green Belt. There is a LWS on part of the site.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Not achievable	the site is not considered to be achievable due to significant mitigation that would be required.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SBC128	Site Name	Lan South of Boldon substation
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	6.00	Estimated Developable Area (ha)	4.50



Constraints: This site is an area for mineral safeguarding and forms part of the wildlife corridor. The site also sits within the green belt and suffers from surface water flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable due to impacts on the green belt and overhead powerlines and pylons on the site.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Not achievable	the site is not considered to be achievable due to significant mitigation that would be required.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SBC131	Site Name	Sunniside Lane
Ward	Cleadon and East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	0.10	Estimated Developable Area (ha)	0.10



Constraints: This site is an area for mineral safeguarding and suffers from ground water flooding.

Current Use/Character: paddock

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

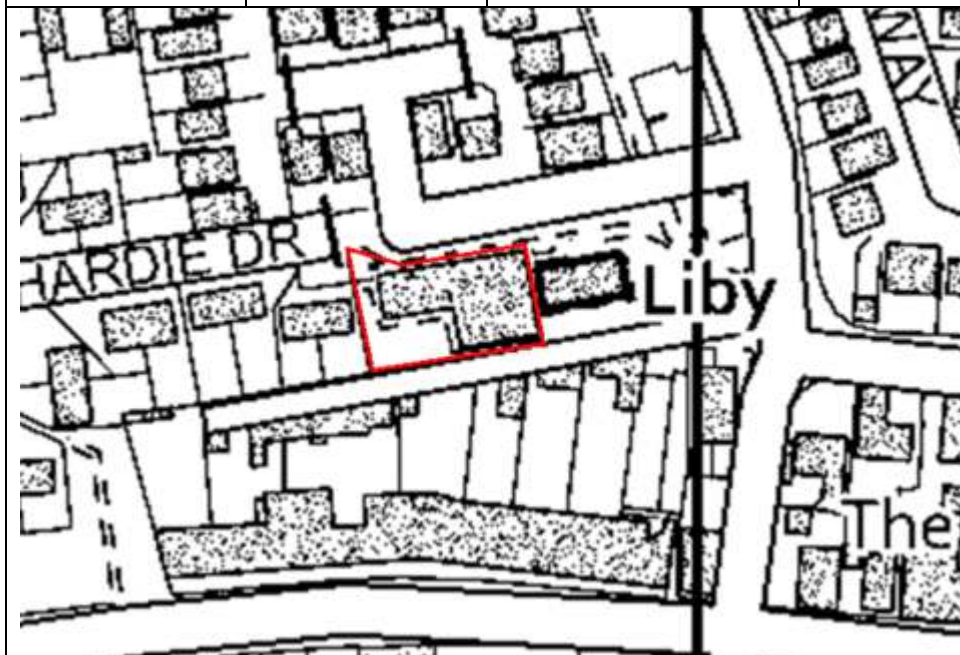
Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information		
Suitability:	Not suitable	Development of the site would have a significant impact on the Green Belt.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SBC132	Site Name	Kymel House
Ward	Cleadon and East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	0.10	Estimated Developable Area (ha)	0.10



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: Offices

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0956/20/FUL

Dwellings Permitted: 6

Site Capacity:

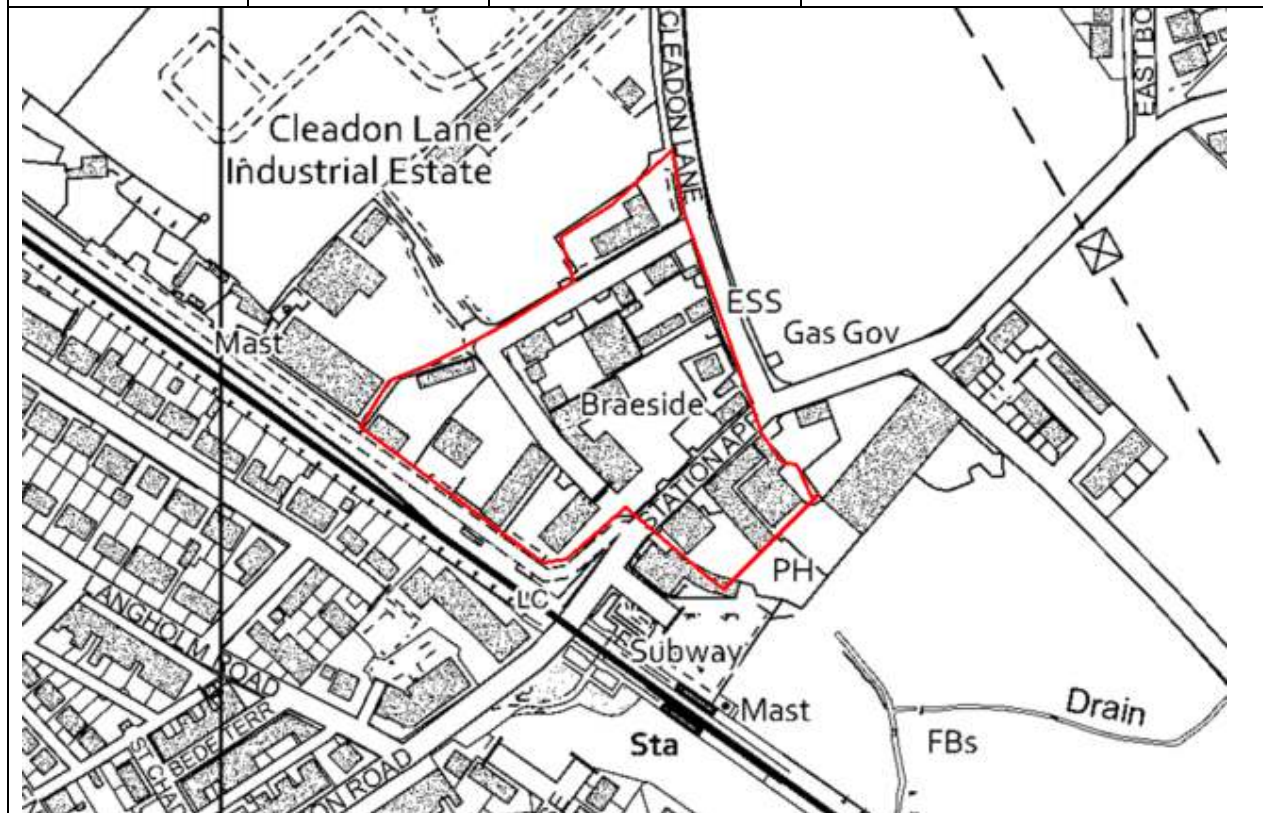
Total site capacity: 6

Dwellings Built to date: 0

Remaining Capacity: 6

Assessment Information		
Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SBC133	Site Name	Land off Station Approach
Ward	Cleadon and East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	2.10	Estimated Developable Area (ha)	1.57



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: industrial

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable for residential development due to it's current employment use and surrounding uses.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SBC134	Site Name	Land at Sunderland Greyhound Stadium
Ward	Cleadon and East Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	2.80	Estimated Developable Area (ha)	2.10



Constraints:

Current Use/Character: greyhound stadium

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity:

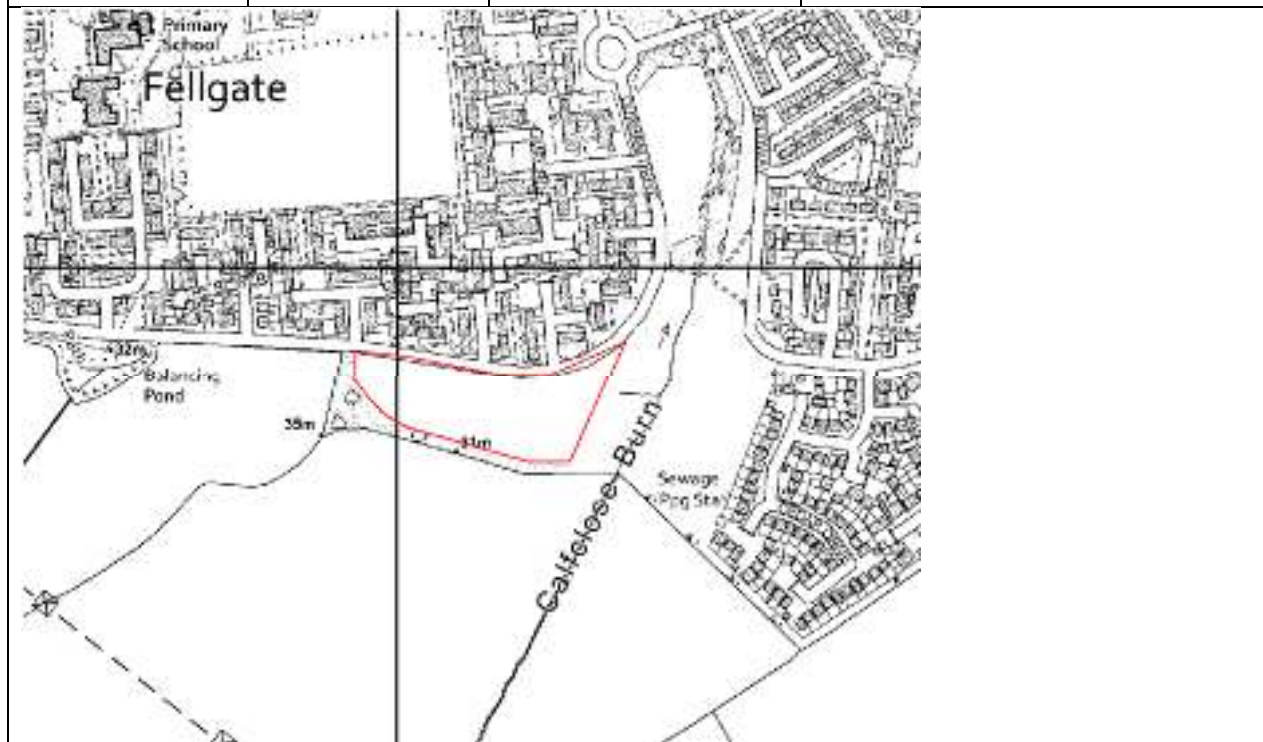
Dwellings Built to date:

Remaining Capacity:

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on the Green Belt-see Green Belt Study.
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SFG010	Site Name	Land south east of Durham Drive
Ward	Fellgate	Neighbourhood Forum Area	
Total Site Area (ha)	1.54	Estimated Developable Area (ha)	1.39



Constraints: This site is an area for mineral safeguarding and also considered to be an open space which sits within the green belt.

Current Use/Character: open space

Planning History

Current planning status: N/A
Planning Application No: N/A
Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0
Dwellings Built to date: 0
Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on green belt, biodiversity and green infrastructure.
Availability:	Available	The site is Council owned
Achievability:	Achievable	The site is in a high value area with no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SFG012	Site Name	Land at Hedworthfield CA car park
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	0.18	Estimated Developable Area (ha)	0.18



Constraints: This site is an area for mineral safeguarding and is currently being used as a car park.

Current Use/Character: car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location
Availability:	Not available	The site is not known to be available for development
Achievability:	Not achievable	Due to the site's size and location there is uncertainty around the site's viability.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SFG015	Site Name	Land to east of Lakeside Inn
Ward	Fellgate	Neighbourhood Forum Area	
Total Site Area (ha)	1.20	Estimated Developable Area (ha)	1.08



Constraints: This site is an archaeological site and an area for mineral safeguarding. The site sits within the green belt and forms part of the wildlife corridor.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

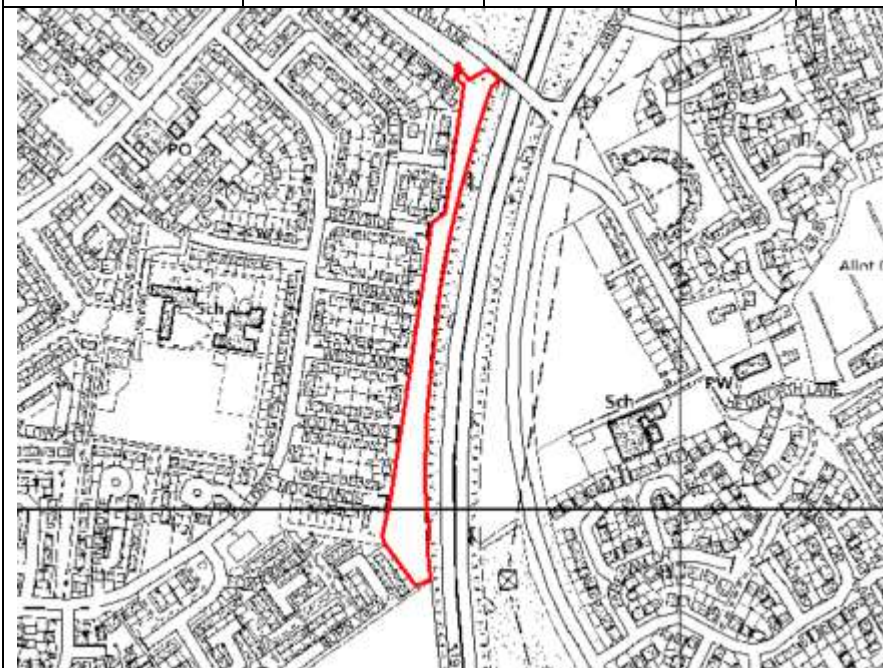
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	the site is not considered suitable due to the site's key role as part of the wildlife corridor and proximity to a LWS
Availability:	Available	The site has been submitted to the Council through the call for sites.
Achievability:	Achievable	There are no known constraints to achievability at present.
Deliverability:	Not deliverable	The site is not deliverable due to suitability.

SHLAA Ref:	SFG016	Site Name	Land adjacent A19 South of Hedworth Lane
Ward	Fellgate Jarrow	Neighbourhood Forum Area	
Total Site Area (ha)	1.07	Estimated Developable Area (ha)	0.96



Constraints: This site is an area for mineral safeguarding. The site sits within the green belt and forms part of the wildlife corridor.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	the site is in a suitable location within a residential area.
Availability:	Available	The site is not known to be available for development
Achievability:	Not achievable	due to the layout of the site, there is uncertainty a viable layout and scheme could be achieved.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SFG038	Site Name	Land at the junction of Leam Lane/Mill Lane
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	1.90	Estimated Developable Area (ha)	1.71



Constraints: This site is an area for mineral safeguarding and suffers from surface water flooding. The site sits within the green belt and forms part of the wildlife corridor.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

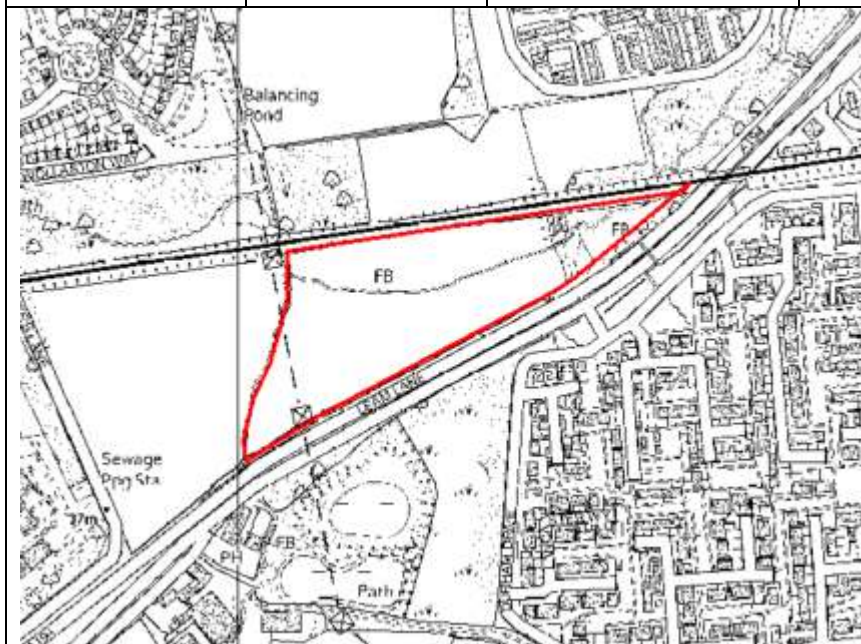
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable due to it's location adjacent to Red Barns Quarry and significant surface water flood risk
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not achievable	the site is not considered to be achievable due to significant flood risk mitigation that would be required.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SFG041	Site Name	Land north of Leam Lane
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	3.81	Estimated Developable Area (ha)	2.75



Constraints: This site is an area for mineral safeguarding and is a flood zone which suffers from surface water flooding. The site forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

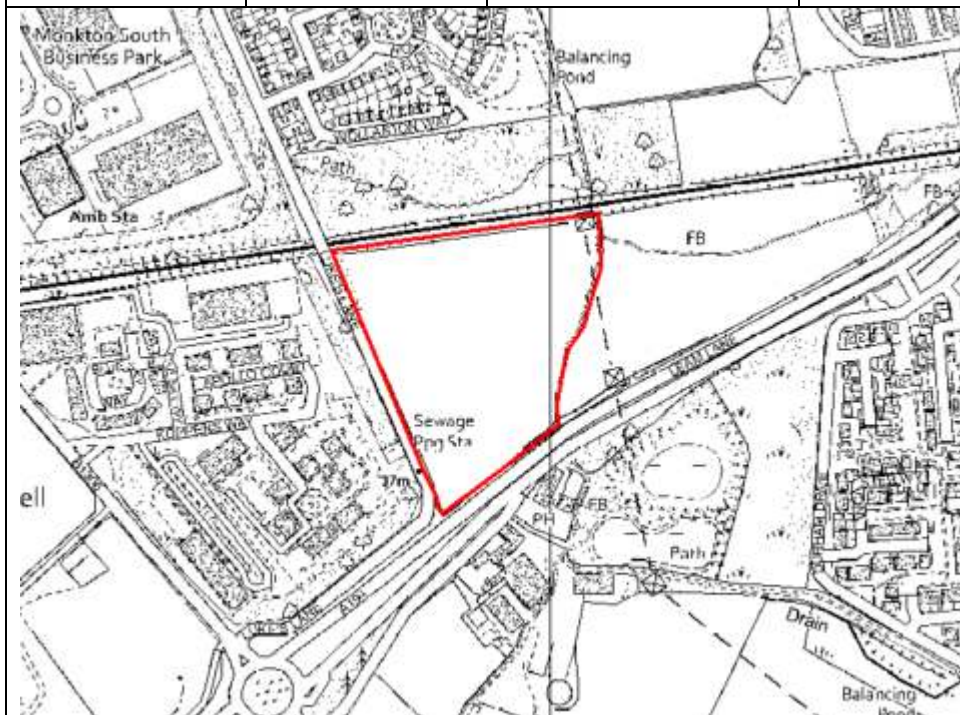
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not suitable	The site is not considered to be suitable due to flood risk issues, impacts on biodiversity and proximity to the metro line
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not achievable	the site is not considered to be achievable due to significant flood risk mitigation that would be required.
Deliverability:	Not deliverable	The site is not deliverable

SHLAA Ref:	SFG042	Site Name	Land East of Lukes Lane
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	4.25	Estimated Developable Area (ha)	3.19



Constraints: This site is an area for mineral safeguarding and it suffers from surface water flooding. The site forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0882/21/FUL

Dwellings Permitted: 127

Site Capacity:

Total site capacity: 127

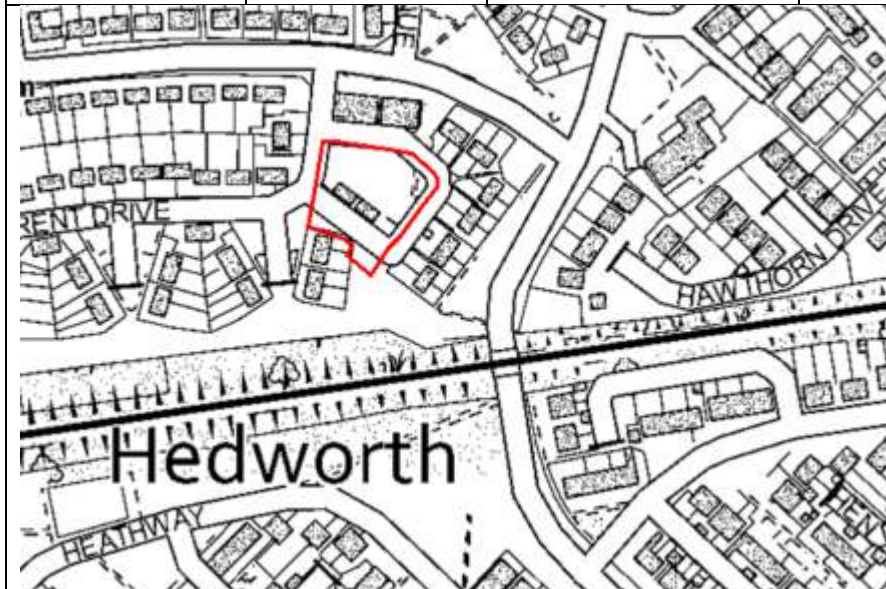
Dwellings Built to date: 0

Remaining Capacity: 127

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SFG043	Site Name	Land at Trent Drive
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	N/A
Total Site Area (ha)	0.32	Estimated Developable Area (ha)	0.32



Constraints: no significant constraints

Current Use/Character: Open space, former garages.

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 8

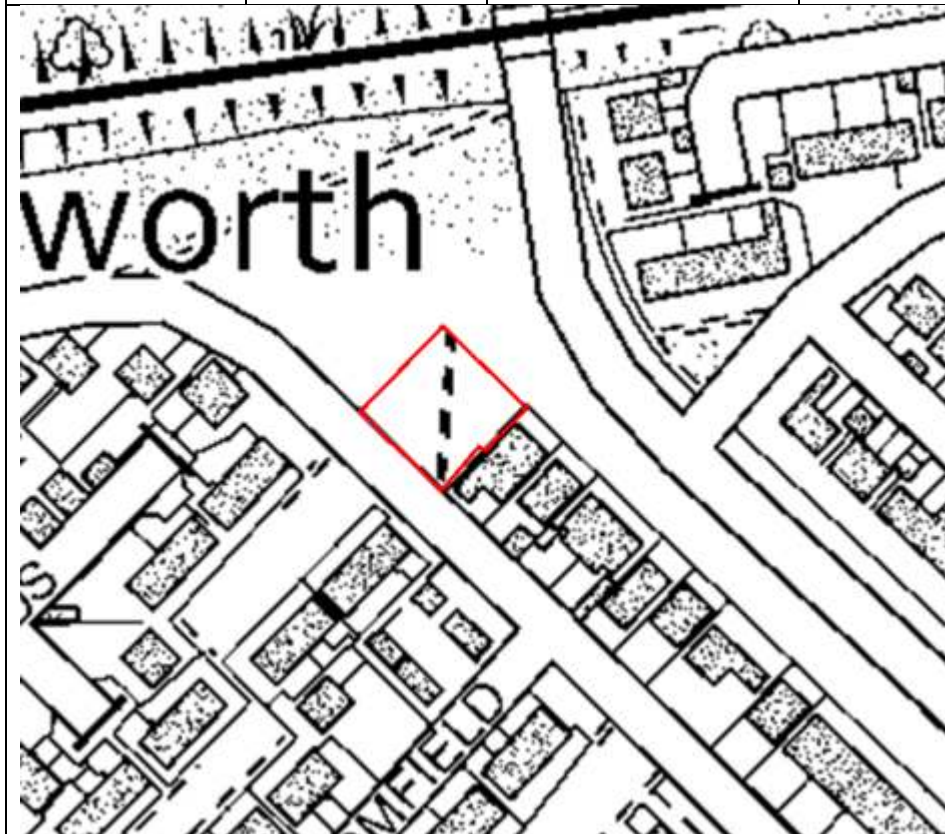
Dwellings Built to date: 0

Remaining Capacity: 8

Assessment Information

Suitability:	Suitable	The site is in a residential area with good access.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	No known constraints to achievability
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SFG044	Site Name	Land at Heathway
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	N/A
Total Site Area (ha)	0.07	Estimated Developable Area (ha)	0.07



Constraints: no significant constraints

Current Use/Character: Open space.

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 3

Dwellings Built to date: 0

Remaining Capacity: 3

Assessment Information

Suitability:	Not Suitable	The site is not suitable. The site is a small area of open space with footpaths running through.
Availability:	Not Available	The site is council owned but not available for development.
Achievability:	Achievable	No known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG045	Site Name	Land at Heathway/Greenlands
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	0.18	Estimated Developable Area (ha)	0.18



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 10

Dwellings Built to date: 0

Remaining Capacity: 10

Assessment Information

Suitability:	Not Suitable	The site is not suitable. The site is a small area of open space, it is unlikely that a suitable site layout could be achieved.
Availability:	Not Available	The site is council owned but not available for development.
Achievability:	Achievable	No known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG046	Site Name	Land at Kings Meadow
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	0.51	Estimated Developable Area (ha)	0.46



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable. The site is a small area of open space with unsuitable access.
Availability:	Not Available	The site is council owned but not available for development.
Achievability:	Achievable	No known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG048	Site Name	Land at Calf Close Walk
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	0.80	Estimated Developable Area (ha)	0.60



Constraints: This site is an area for mineral safeguarding and an archaeological site. The site is also considered an open space which suffers from ground water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 33

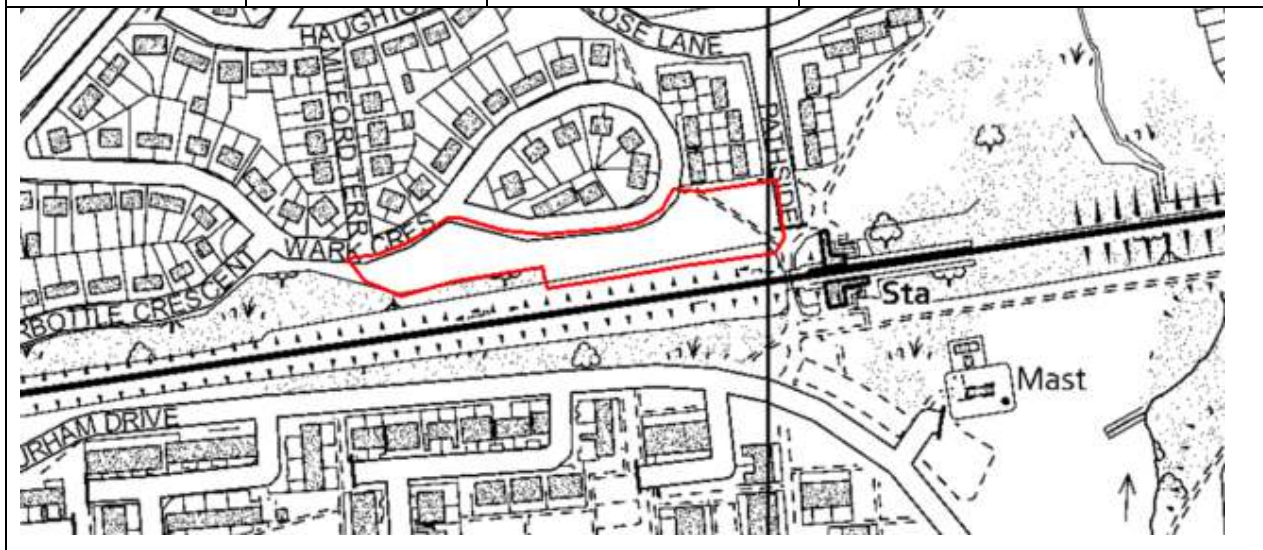
Dwellings Built to date: 0

Remaining Capacity: 33

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to open space and traffic impacts
Availability:	Not Available	The site is council owned but not available for development.
Achievability:	Achievable	No known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG053	Site Name	Land at Wark Crescent/Pathside
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	0.64	Estimated Developable Area (ha)	0.58



Constraints: This site is an area for mineral safeguarding and is considered to be an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

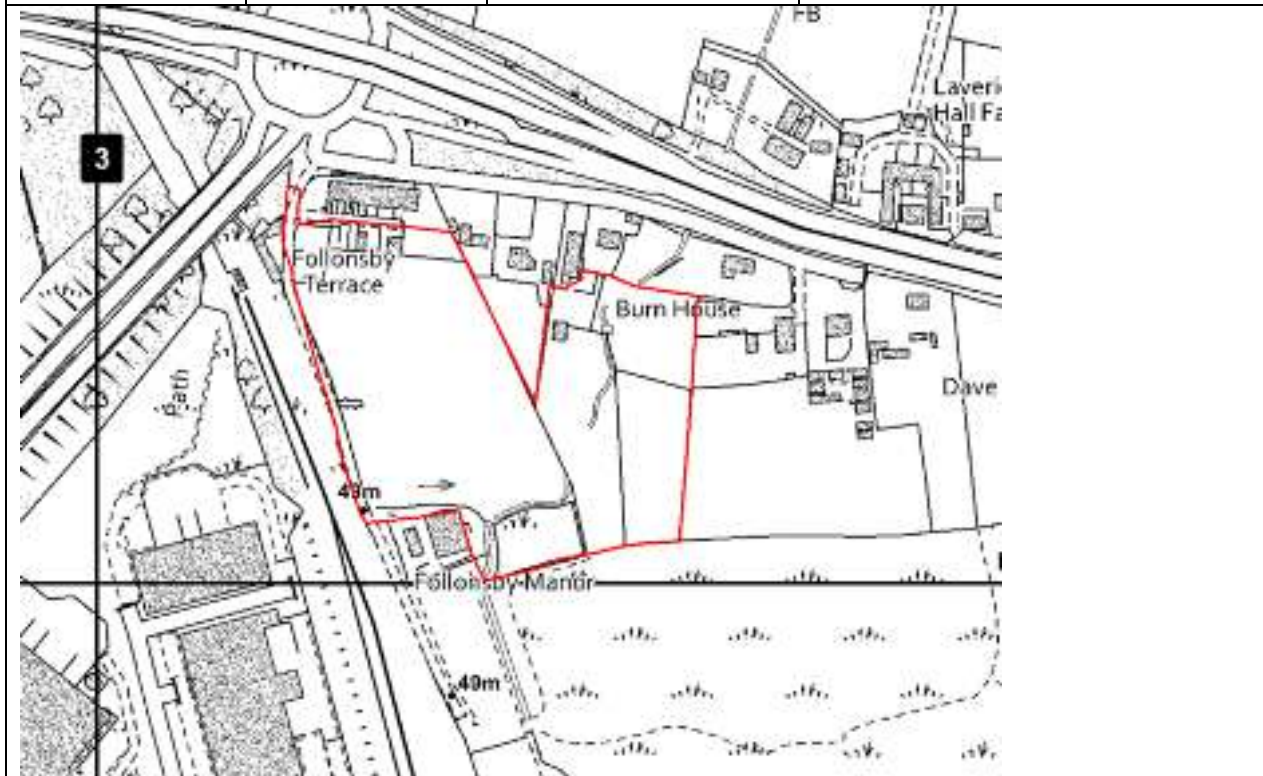
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is in a suitable location
Availability:	Not Available	The site is council owned but not available for development.
Achievability:	Not achievable	The site is not considered to be achievable due to it's size and proximity to metro line
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG057	Site Name	Land south of Follonsby Terrace
Ward	Wardley	Neighbourhood Forum Area	
Total Site Area (ha)	4.28	Estimated Developable Area (ha)	3.21



Constraints: This site is an area for mineral safeguarding situated within the green belt. The site also suffers from surface water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

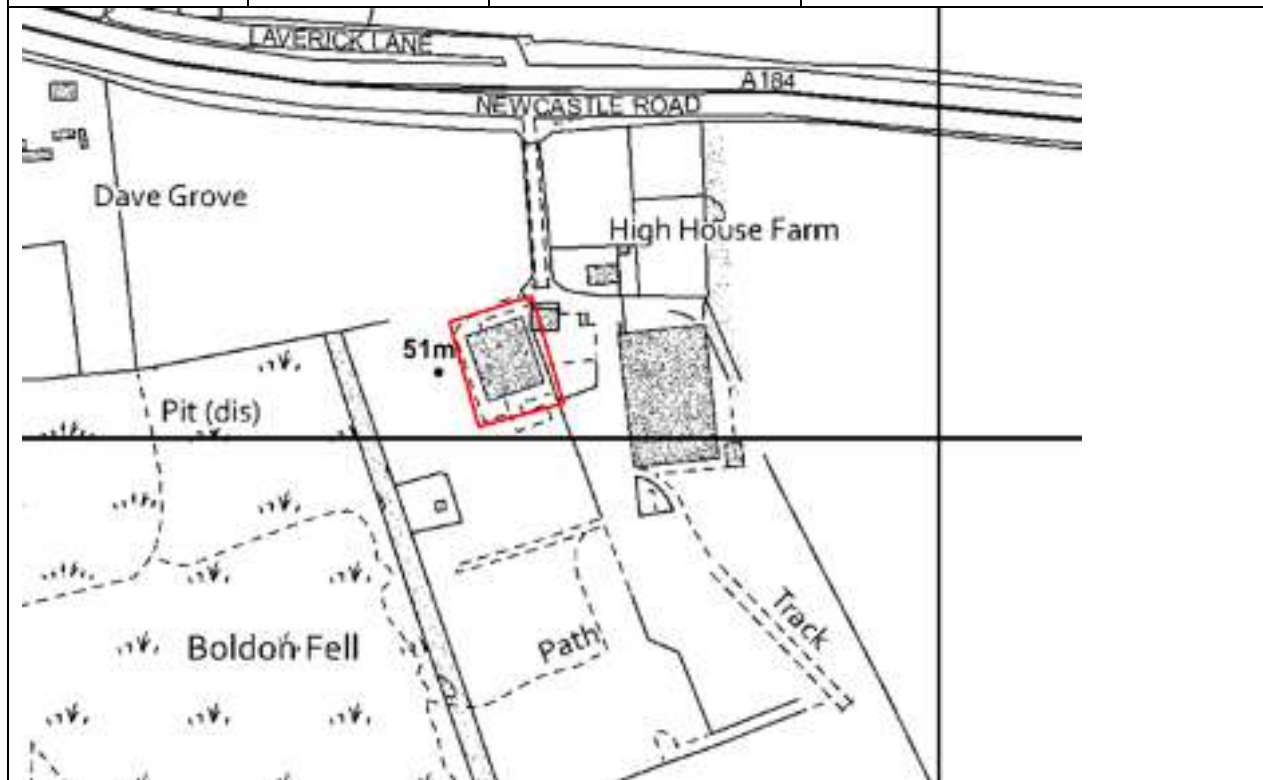
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to lack of suitable access and impacts on green belt and biodiversity.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not achievable	The site is not considered to be achievable, significant mitigation would be required to alleviate traffic and access issues.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG067	Site Name	Land and hanger Building
Ward	West Boldon	Neighbourhood Forum Area	
Total Site Area (ha)	0.32	Estimated Developable Area (ha)	0.32



Constraints: This site is an area for mineral safeguarding situated within the green belt. The site also forms part of the wildlife corridor.

Current Use/Character: former hangar building

Planning History

Current planning status: Permission Lapsed

Planning Application No: ST/1193/14/FUL

Dwellings Permitted: 7

Site Capacity:

Total site capacity: 0

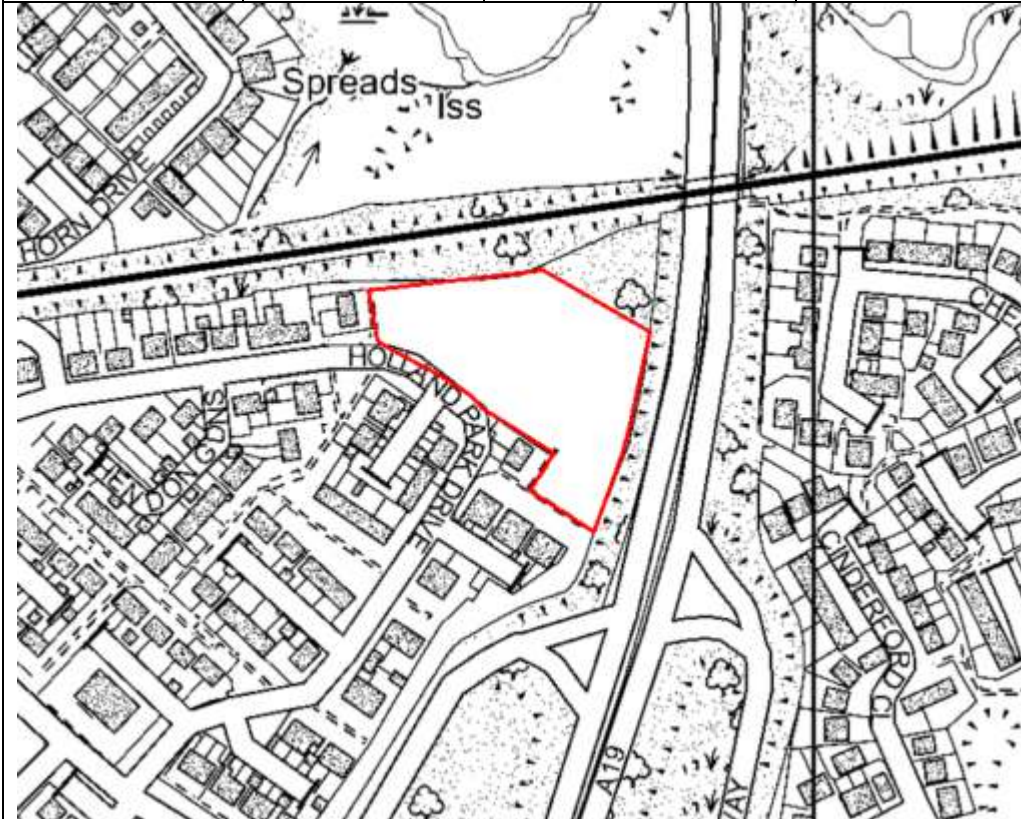
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	the site is not considered to be suitable due to impacts on Green Belt and access constraints.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not achievable	The site is not considered to be achievable due to access constraints
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG068	Site Name	Land to North and East of Holland Park Drive
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	0.99	Estimated Developable Area (ha)	0.90



Constraints: This site is an area for mineral safeguarding and is an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

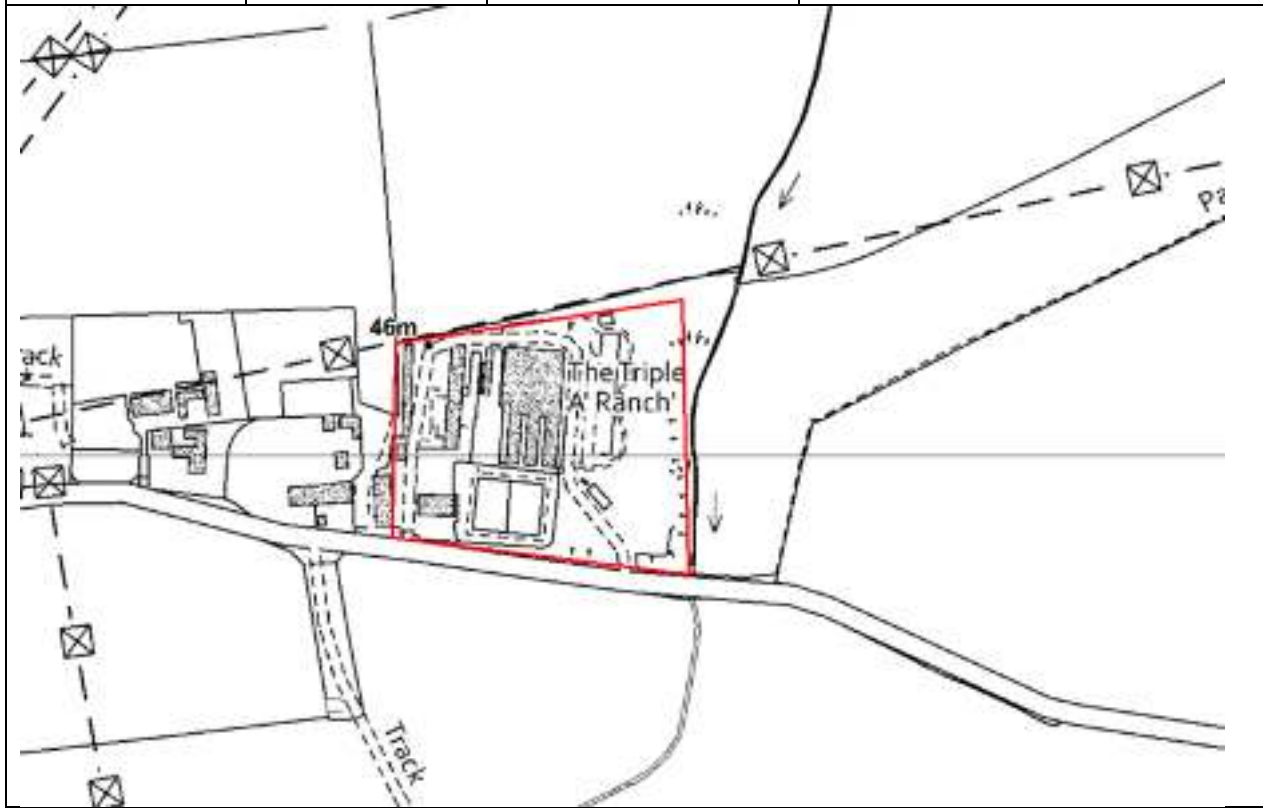
Total site capacity: 35

Dwellings Built to date: 0

Remaining Capacity: 35

Assessment Information		
Suitability:	Not Suitable	The site is not considered to be suitable due to open space impacts
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints that would impact achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG071	Site Name	Land at Mypetstop
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	2.28	Estimated Developable Area (ha)	1.71



Constraints: This site is an area for mineral safeguarding situated within the green belt. The site suffers from both surface water and ground water flooding and forms a part of the wildlife corridor.

Current Use/Character: pet boarding and car facility

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

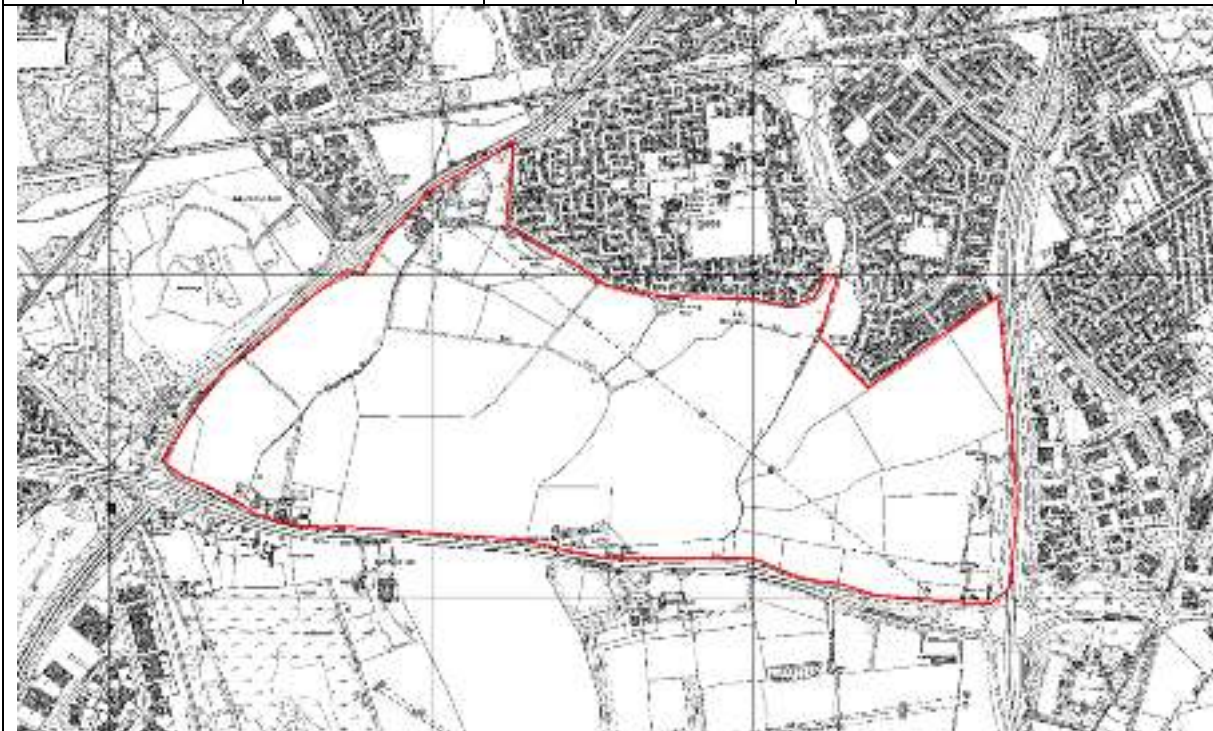
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered suitable due to impacts on Green Belt and its distance from existing facilities.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	the site is in a medium value area however there is uncertainty over viability due to site clearance and mitigation required
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG072	Site Name	Land South of Fellgate - whole area
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	192.00	Estimated Developable Area (ha)	144.00



Constraints: This site is an area for mineral safeguarding and has an agricultural grade of 1-3. The site sits within the green belt and suffers from surface water flooding. It also forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

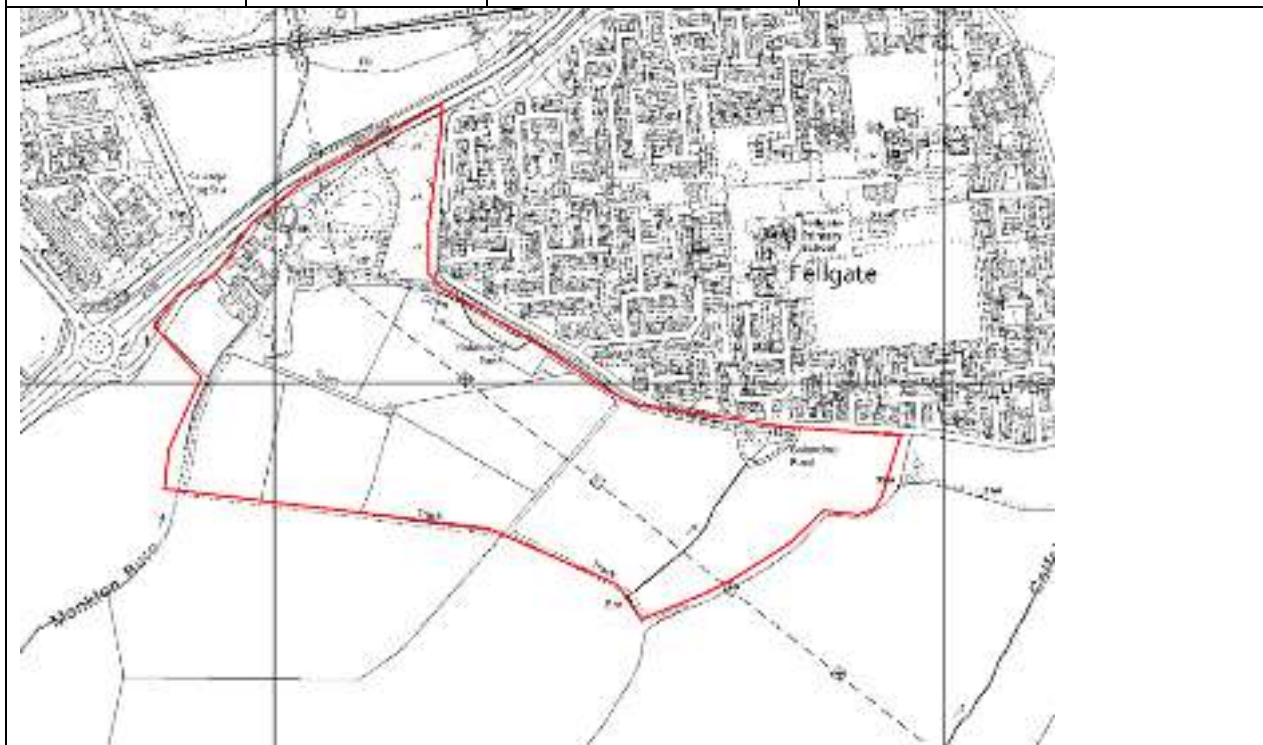
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to traffic and Green Belt impacts. The site contains a LWS and forms a large part of the wildlife corridor
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	Development of the site is not currently achievable due to traffic impacts and mitigation that would be required ahead of development
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG073	Site Name	Land South of Fellgate Urban Extension A
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	34.8	Estimated Developable Area (ha)	29.00



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable. Several site boundaries have been assessed across the site and it is not considered to be the most appropriate option.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Achievable	There are no known impacts to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG075	Site Name	Land South of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	48	Estimated Developable Area (ha)	36.45



Constraints: This site is an area for mineral safeguarding and sits within the green belt but does suffer from surface water flooding.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

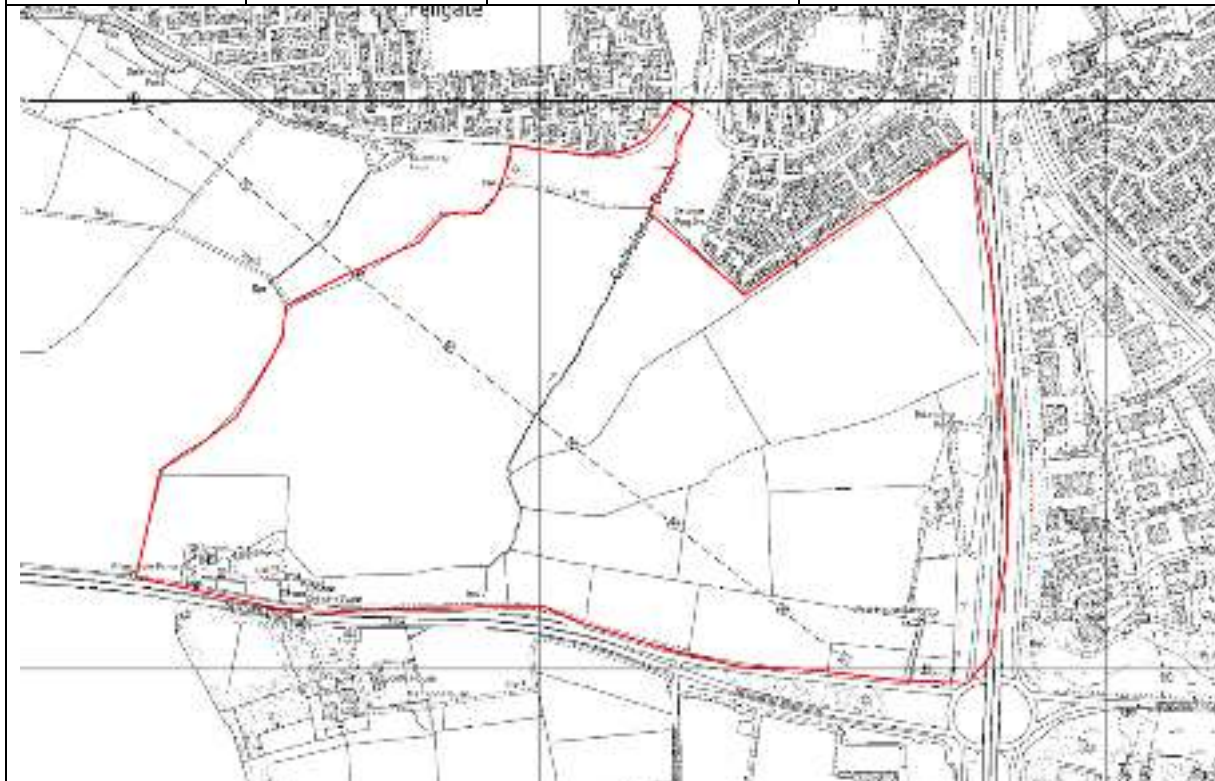
Total site capacity: 2000

Dwellings Built to date: 0

Remaining Capacity: 1600

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is in a suitable location adjacent to residential development
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Achievable	There are no known impacts to achievability
Deliverability:	Not deliverable	6-10 years. The site is likely to come forward once the Local Plan is adopted.

SHLAA Ref:	SFG076	Site Name	Eastern Parcel - Land south of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	101.5	Estimated Developable Area (ha)	75.75



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

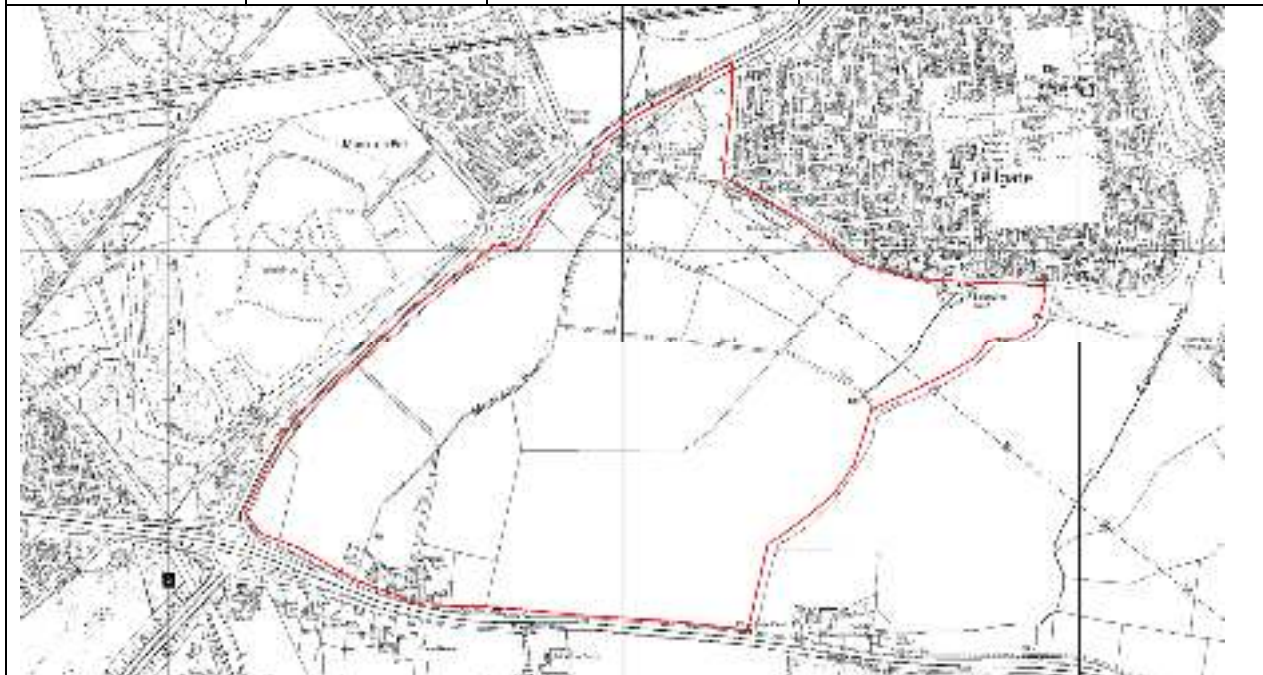
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable. There is no suitable access to the site.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG077	Site Name	Western Parcel - Land south of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	107.6	Estimated Developable Area (ha)	80.00



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

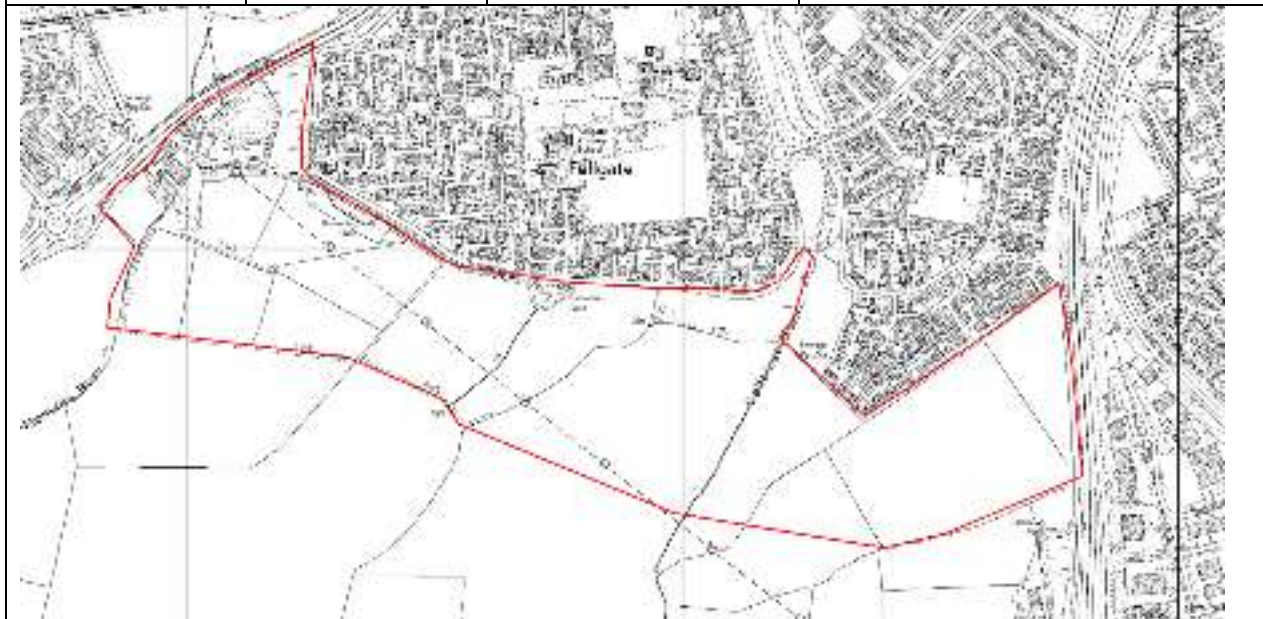
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG078	Site Name	Northern Parcel - Land south of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	92.99	Estimated Developable Area (ha)	68.00



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

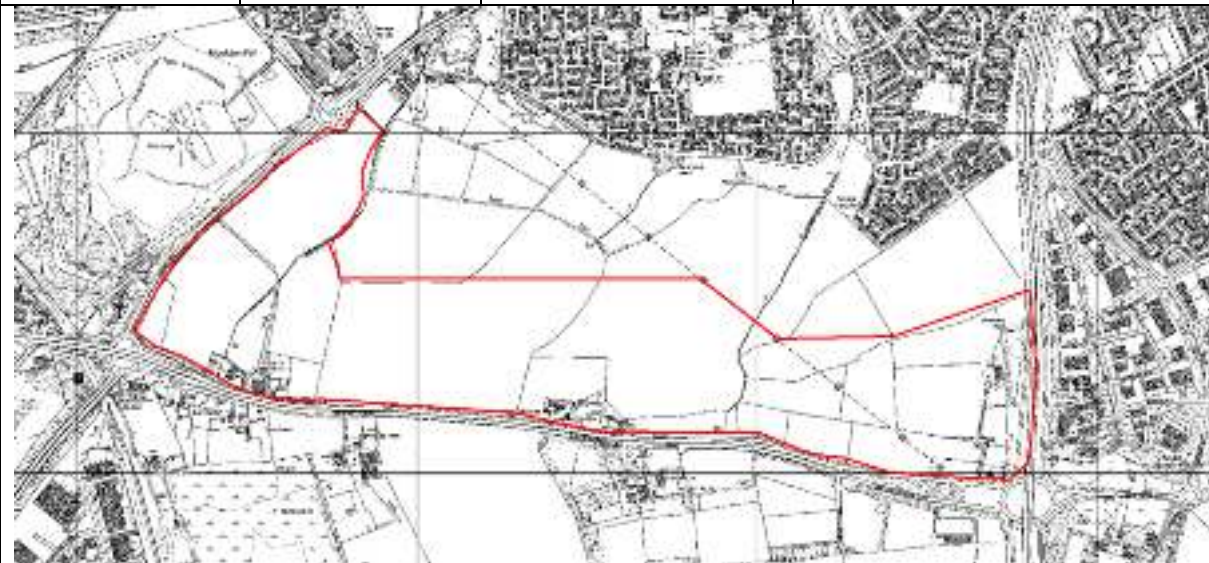
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable. Several site boundaries have been assessed across the site and it is not considered to be the most appropriate option.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	This site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG079	Site Name	Southern Parcel - Land south of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)	115	Estimated Developable Area (ha)	86.00



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG080	Site Name	Land south west of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)		Estimated Developable Area (ha)	



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is not considered to be suitable. Several site boundaries have been assessed across the site and it is not considered to be the most appropriate option.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG081	Site Name	Land West of A19 and Testo's Roundabout
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)		Estimated Developable Area (ha)	



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable. There is no suitable access to the site.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG082	Site Name	Land South West of Testo's Roundabout
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)		Estimated Developable Area (ha)	



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable. There is no suitable access to the site.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG083	Site Name	land South East of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)		Estimated Developable Area (ha)	



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable. There is no suitable access to the site.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	There site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SFG084	Site Name	Land South West of Fellgate
Ward	Fellgate and Hedworth	Neighbourhood Forum Area	
Total Site Area (ha)		Estimated Developable Area (ha)	

Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Not Achievable	The site is not achievable due to traffic and Green Belt mitigation.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB004	Site Name	Hebburn New Town
Ward	Hebburn North	Neighbourhood Forum Area	N/A
Total Site Area (ha)	2.2	Estimated Developable Area (ha)	1.7



Constraints: no significant constraints

Current Use/Character: Open space, former residential development.

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 110

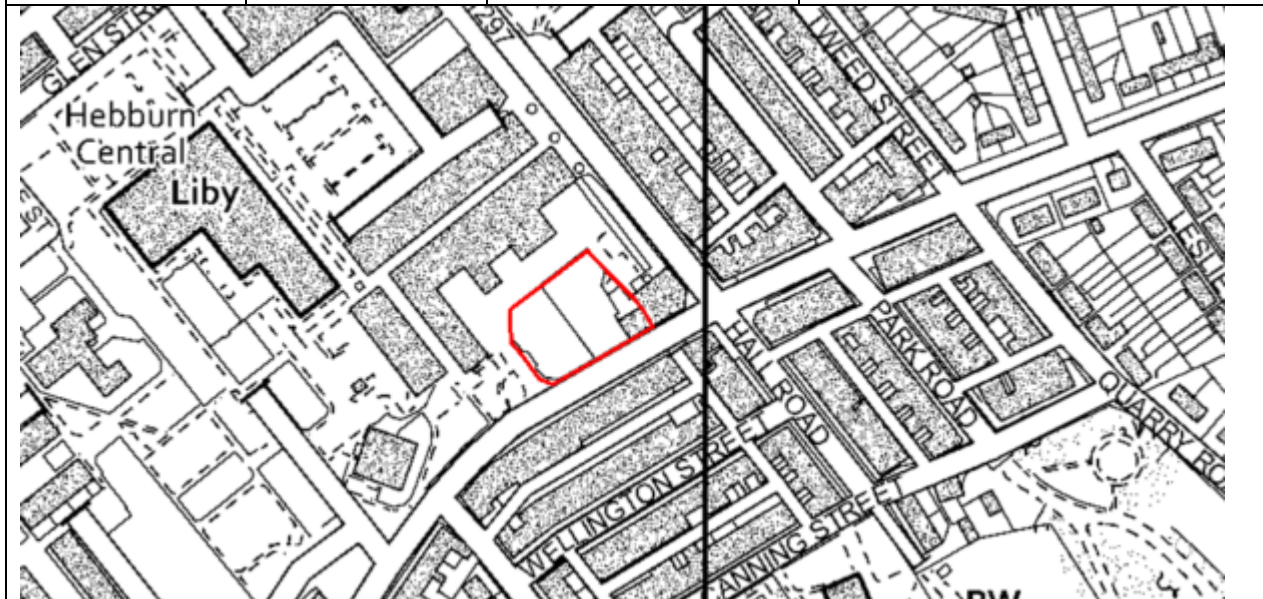
Dwellings Built to date: 0

Remaining Capacity: 110

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SHB007	Site Name	Former Mountbatten Medical Centre
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	0.24	Estimated Developable Area (ha)	0.24



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

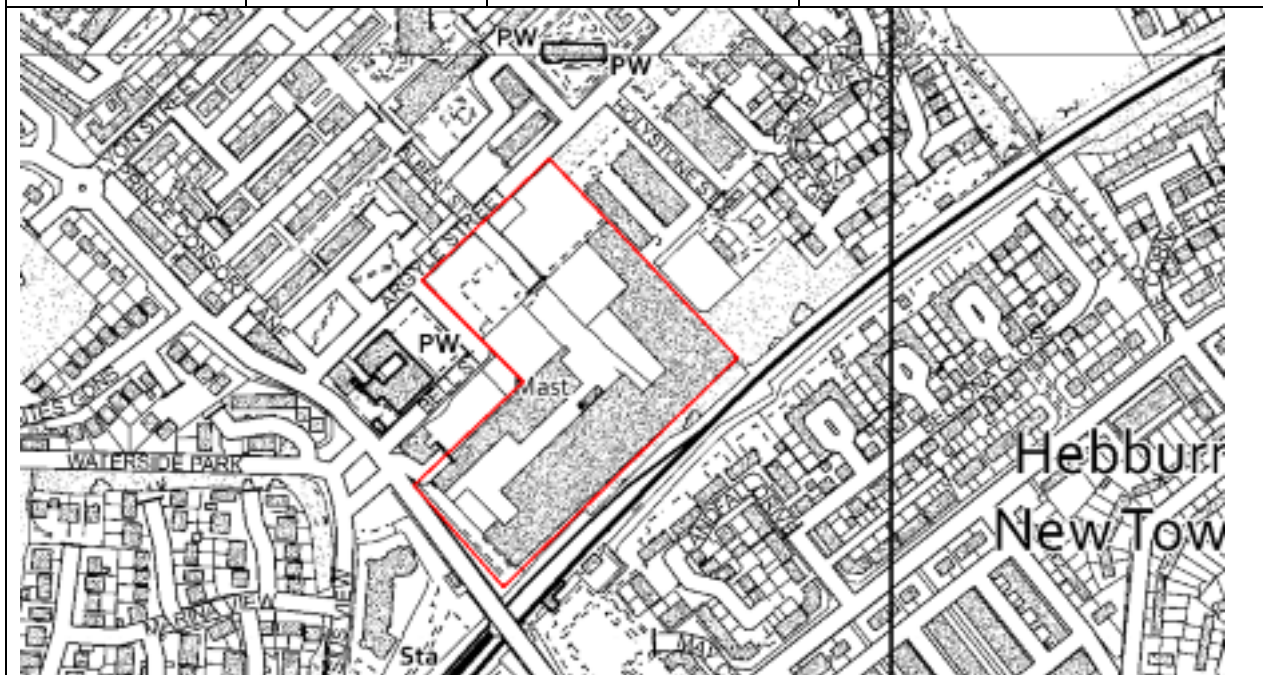
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	the site is in a suitable location in an area of residential and commercial uses.
Availability:	Not available	The site is not known to be available for development
Achievability:	No	The site is unlikely to be achievable due to size
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB012	Site Name	Ashworth Frazer Ind Estate and Hebburn Community centre
Ward	Hebburn north	Neighbourhood Forum Area	
Total Site Area (ha)	2.83	Estimated Developable Area (ha)	2.12



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0412/20/FUL

Dwellings Permitted: 100

Site Capacity:

Total site capacity: 100

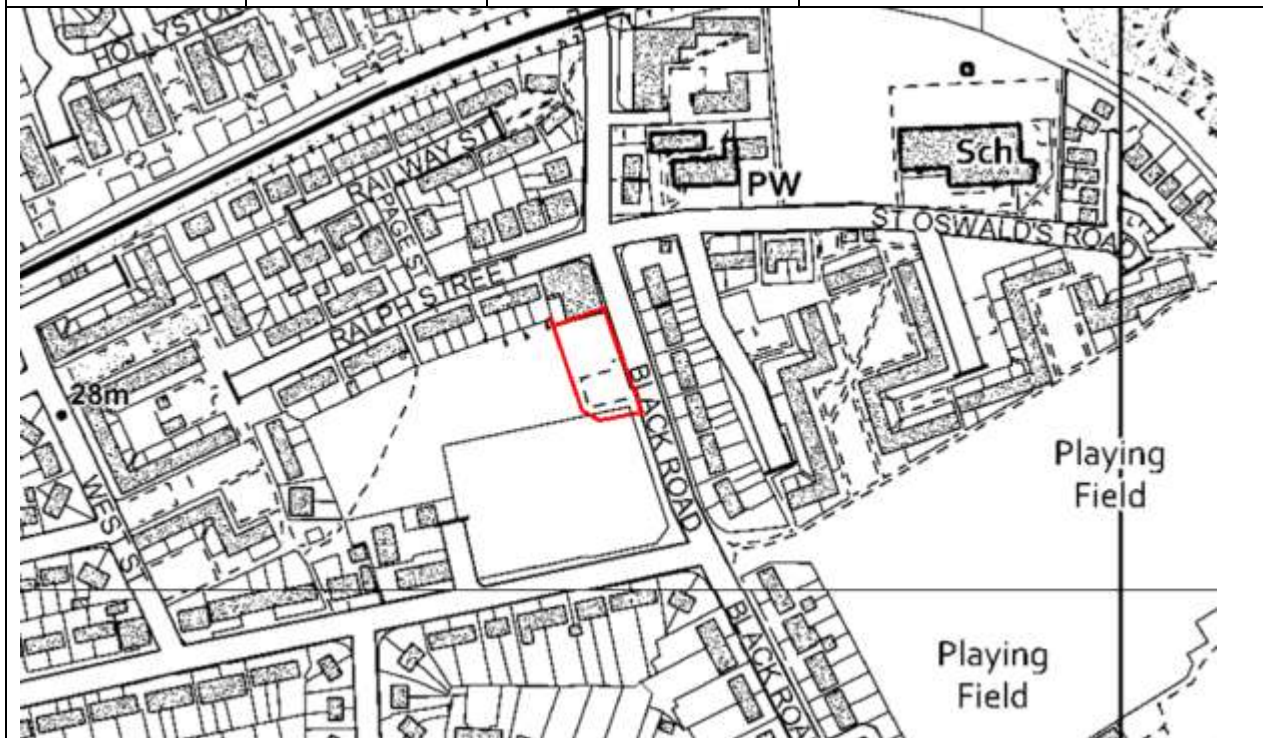
Dwellings Built to date: 0

Remaining Capacity: 100

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB013	Site Name	Land to North of former day care centre
Ward	Hebburn north	Neighbourhood Forum Area	
Total Site Area (ha)	0.10	Estimated Developable Area (ha)	0.10



Constraints: This site is an area for mineral safeguarding and also suffers from ground water flooding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	the site does not have suitable access and development would cut off access to the remaining open space
Availability:	Not available	The site is not known the be available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB015	Site Name	The Clock playing field
Ward	Hebburn north	Neighbourhood Forum Area	
Total Site Area (ha)	3.40	Estimated Developable Area (ha)	1.53



Constraints: This site is an area for mineral safeguarding and suffers from ground water flooding. It also is considered to be an open space.

Current Use/Character: playing pitches

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	the site is in a suitable location in a residential area.
Availability:	Not available	The site is not known the be available for development
Achievability:	Not Achievable	The site is not considered achievable because the playing pitches on the site would require mitigation, there is no plan currently to replace the pitches.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB018	Site Name	Campbell Park Road Civic Site/ Hebburn Police Station
Ward	Monkton	Neighbourhood Forum Area	
Total Site Area (ha)	3.10	Estimated Developable Area (ha)	2.32



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: under construction

Planning Application No: ST/0812/19/FUL

Dwellings Permitted: 91

Site Capacity:

Total site capacity: 91

Dwellings Built to date: 57

Remaining Capacity: 34

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB021	Site Name	Large Open Grassed Space
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	2.10	Estimated Developable Area (ha)	1.57



Constraints: This site is an area for mineral safeguarding and is considered to be an open space. The site also suffers from ground water flooding.

Current Use/Character: open space and footpaths

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Not Suitable	the site is high quality and high value open space. Development would have a significant impact on green infrastructure.
Availability:	Not available	The site is not known to be available for development
Achievability:	Achievable	the site is a greenfield site in a low to medium value area. There are no known constraints to viability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB033	Site Name	Site of former Siemens and Narec Clothier Laboratories
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	10.40	Estimated Developable Area (ha)	7.80



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former industrial buildings

Planning History

Current planning status: Under construction

Planning Application No: ST/0773/16/FUL / ST/0983/18/FUL

Dwellings Permitted: 326

Site Capacity:

Total site capacity: 326

Dwellings Built to date: 275

Remaining Capacity: 50

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB034	Site Name	South Tyneside College, Hebburn Campus - playing fields
Ward	Hebburn South	Neighbourhood Forum Area	
Total Site Area (ha)	5.70	Estimated Developable Area (ha)	4.27



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

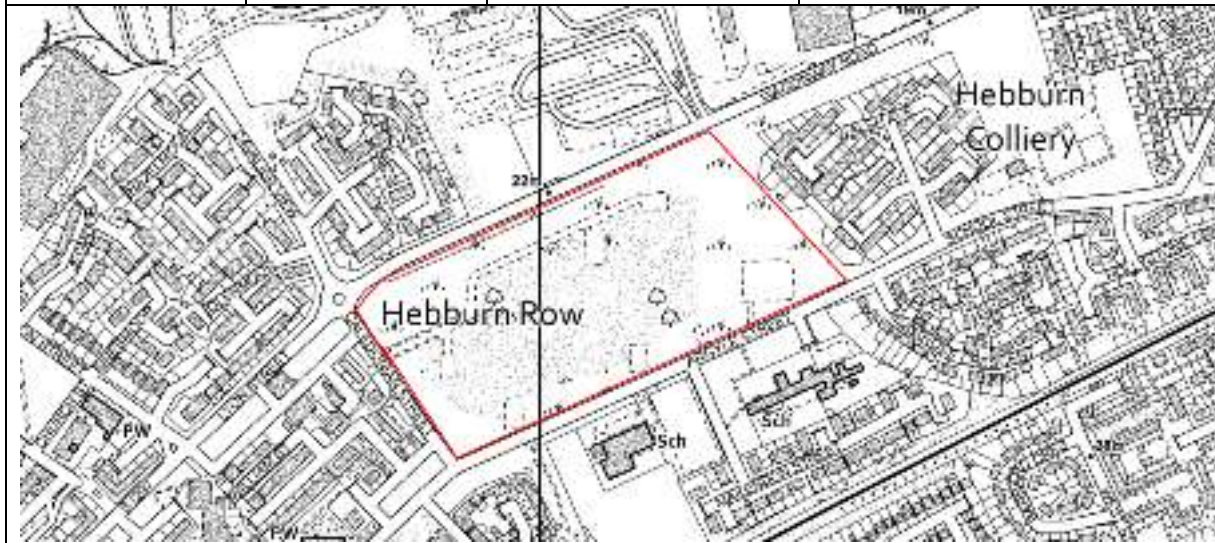
Total site capacity: 115

Dwellings Built to date: 0

Remaining Capacity: 115

<u>Assessment Information</u>		
Suitability:	Suitable	The site is in a good location, adjacent to residential development with good access to services.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is likely to come forward once the Local Plan is adopted.

SHLAA Ref:	SHB035	Site Name	Former Local Authority housing area
Ward	Hebburn North	Neighbourhood Forum Area	
Total Site Area (ha)	6.70	Estimated Developable Area (ha)	5.00



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former housing area

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

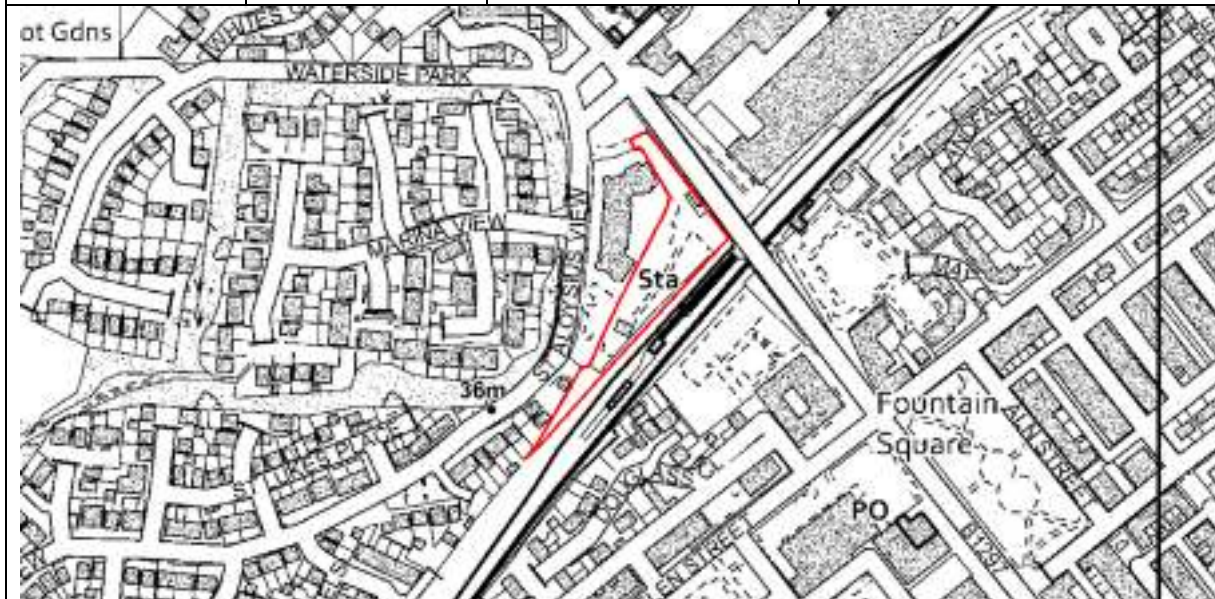
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is a former local authority housing area and is considered to be a suitable site for housing development.
Availability:	Available	The site is Council owned.
Achievability:	Not Achievable	there is uncertainty over the site's viability due to significant biodiversity mitigation required. The site is identified as a secondary site in the Wildlife Corridor review. Due to the dispersed nature of habitats across the site, it is unlikely that a reasonable layout could be achieved.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB038	Site Name	Land adj Hawthorne Court
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	0.39	Estimated Developable Area (ha)	0.39



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: car park to the rear of car home

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB040	Site Name	Former Hawthorn Leslie Shipyard
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	4.35	Estimated Developable Area (ha)	3.26



Constraints: This site is an area for mineral safeguarding. The site is also a flood zone which suffers from both ground water and surface water flooding. There is also a listed building situated on the site.

Current Use/Character: former shipyard

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0228/21/FUL

Dwellings Permitted: 446

Site Capacity:

Total site capacity: 446

Dwellings Built to date: 0

Remaining Capacity: 446

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB045	Site Name	Land south-west of Prince Consort Road
Ward	Hebburn North	Neighbourhood Forum Area	
Total Site Area (ha)	1.13	Estimated Developable Area (ha)	1.02



Constraints: This site is an area for mineral safeguarding and is considered to be an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 46

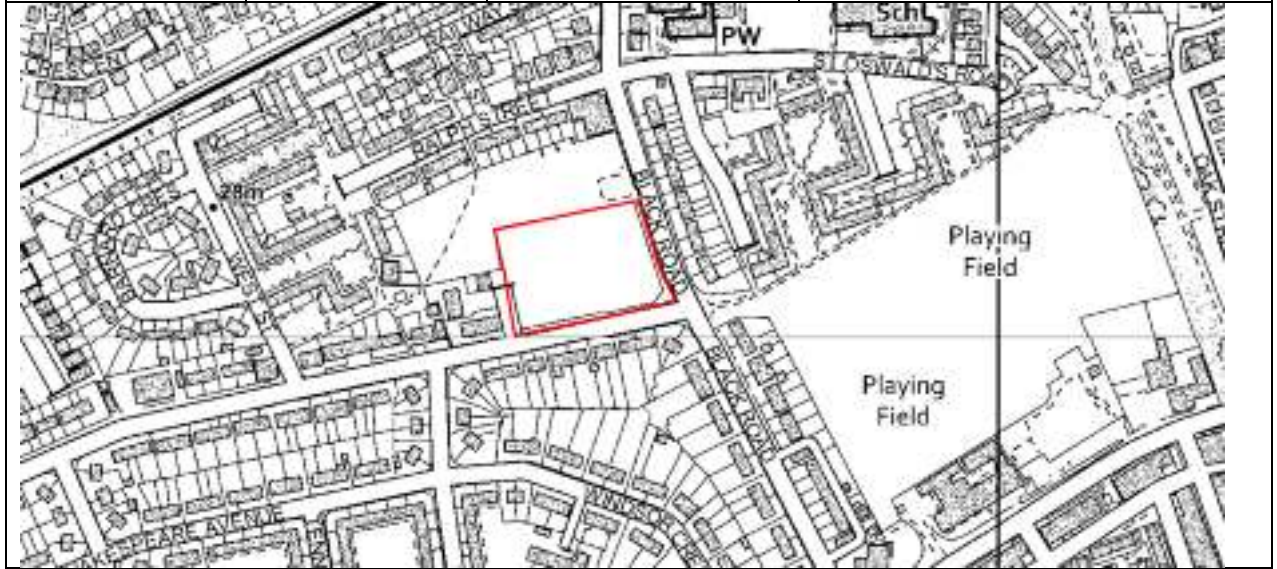
Dwellings Built to date: 0

Remaining Capacity: 46

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SHB046	Site Name	Father James Walsh Day Centre
Ward	Hebburn North	Neighbourhood Forum Area	
Total Site Area (ha)	0.65	Estimated Developable Area (ha)	0.59



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former day centre

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0971/21/FUL

Dwellings Permitted: 11

Site Capacity:

Total site capacity: 11

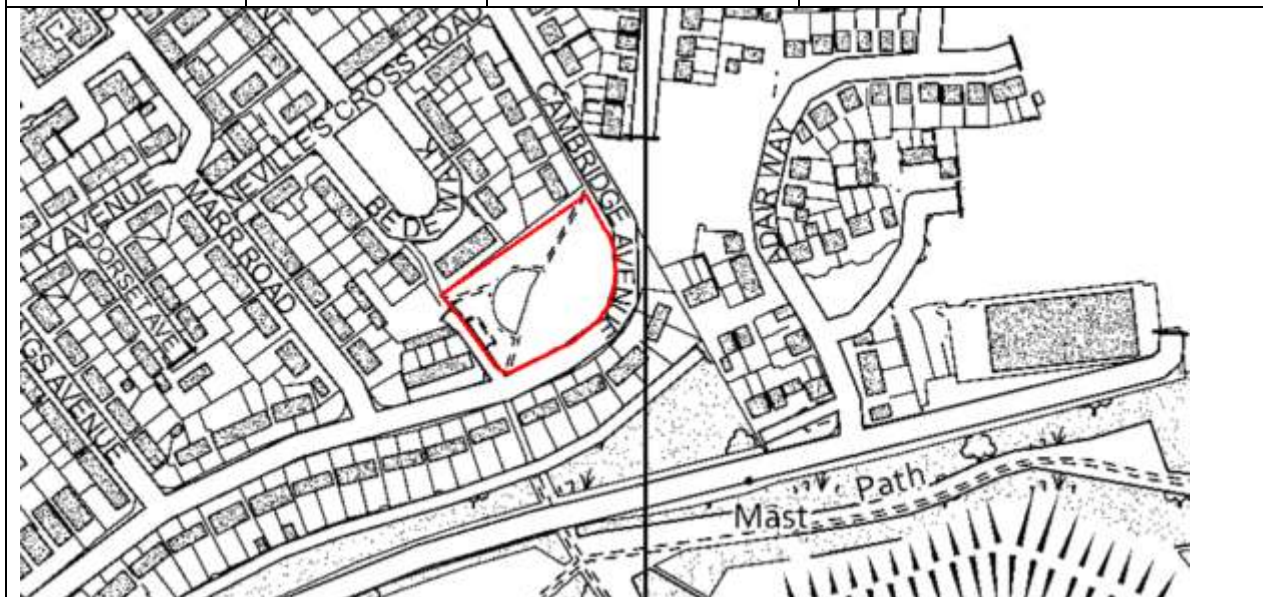
Dwellings Built to date: 0

Remaining Capacity: 11

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB051	Site Name	Land at Cambridge Avenue
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	0.36	Estimated Developable Area (ha)	0.43



Constraints: This site is an area for mineral safeguarding and is considered to be an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB092	Site Name	Land off Mountbatten Avenue
Ward	Hebburn South	Neighbourhood Forum Area	
Total Site Area (ha)	0.44	Estimated Developable Area (ha)	0.44



Constraints: This site is an area for mineral safeguarding and suffers from ground water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to existing flood remediation works on the site
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB105	Site Name	Land at Monkton Fell
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	14.00	Estimated Developable Area (ha)	14.00

Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: Under construction

Planning Application No: ST/0461/15/RES

Dwellings Permitted: 292

Site Capacity:

Total site capacity: 292

Dwellings Built to date: 274

Remaining Capacity: 18

Assessment Information		
Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB107	Site Name	Bedewell Industrial Estate and Disused Playing Fields
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	9.50	Estimated Developable Area (ha)	8.50



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: Under construction

Planning Application No: ST/0539/15/FUL

Dwellings Permitted: 335

Site Capacity:

Total site capacity: 335

Dwellings Built to date: 221

Remaining Capacity: 114

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SHB111	Site Name	Bedewell Industrial Estate and Disused Playing Fields
Ward	Lukes Lane, Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	3.60	Estimated Developable Area (ha)	2.70



Constraints: This site is an area for mineral safeguarding and is an archaeological site.

Current Use/Character: former primary school

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Not Available	The site is under construction as a new tri-station, therefore not available
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB112	Site Name	Land at Southend Parade
Ward	Monkton	Neighbourhood Forum Area	
Total Site Area (ha)	0.16	Estimated Developable Area (ha)	0.16



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space and car parking

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

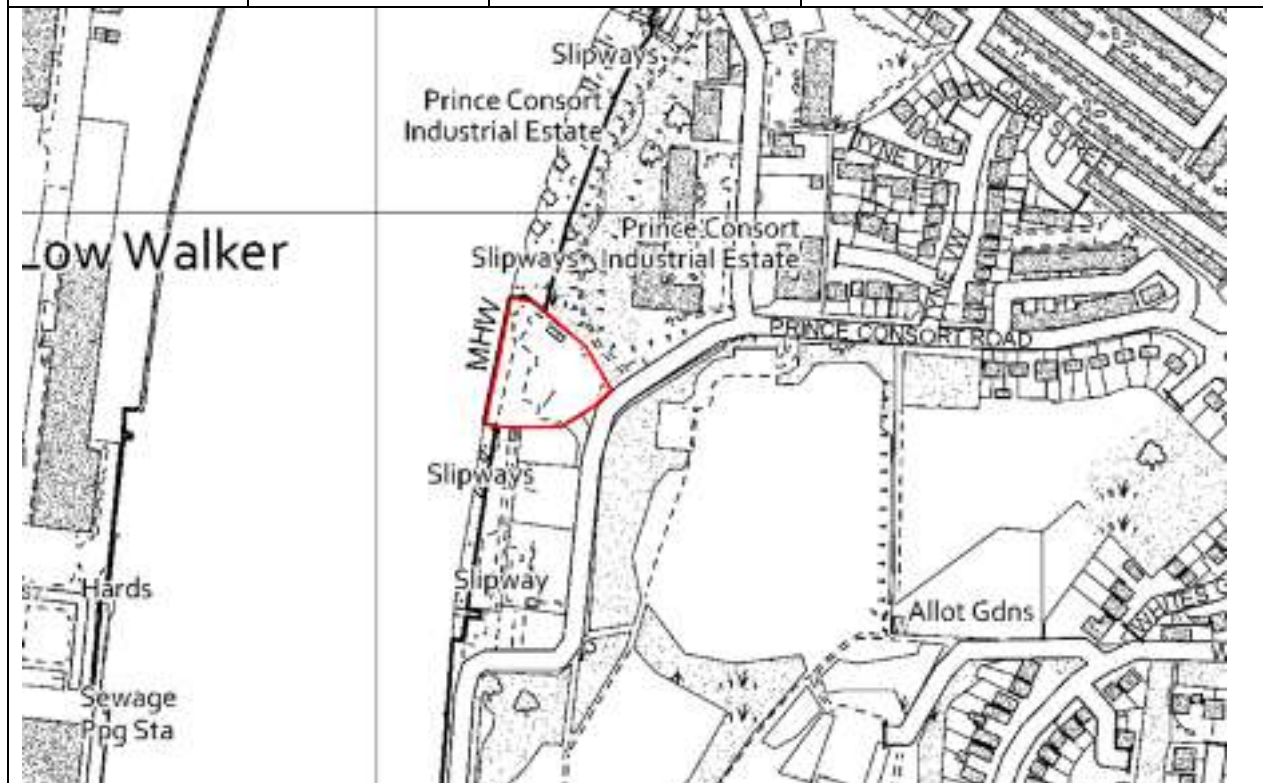
Total site capacity: 6

Dwellings Built to date: 0

Remaining Capacity: 6

Assessment Information		
Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Available	The site is Council owned
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is identified as a small, windfall site through the brownfield register.

SHLAA Ref:	SHB120	Site Name	Vacant Former Balfour Beatty Utility Solutions Ltd
Ward	Hebburn	Neighbourhood Forum Area	
Total Site Area (ha)	0.36	Estimated Developable Area (ha)	0.35



Constraints: This site is an area for mineral safeguarding and is a flood zone. The site suffers from both ground water and surface water flooding.

Current Use/Character: former industrial site

Planning History

Current planning status: Permission Lapsed
Planning Application No: ST/0232/16/FUL
Dwellings Permitted: 8

Site Capacity:

Total site capacity: 0
Dwellings Built to date: 0
Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	Suitability determined by granting of planning permission
Availability:	Not Available	The site is not known to currently be available
Achievability:	achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SHB121	Site Name	Land at Lilac Walk
Ward	Hebburn South	Neighbourhood Forum Area	
Total Site Area (ha)	0.17	Estimated Developable Area (ha)	0.17



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to existing flood remediation works on the site
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SIS006	Site Name	Fowler Street Improvement Area – Land off Prince Georg Square housing-led regeneration site (former library site)
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.30	Estimated Developable Area (ha)	0.29



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant former library

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

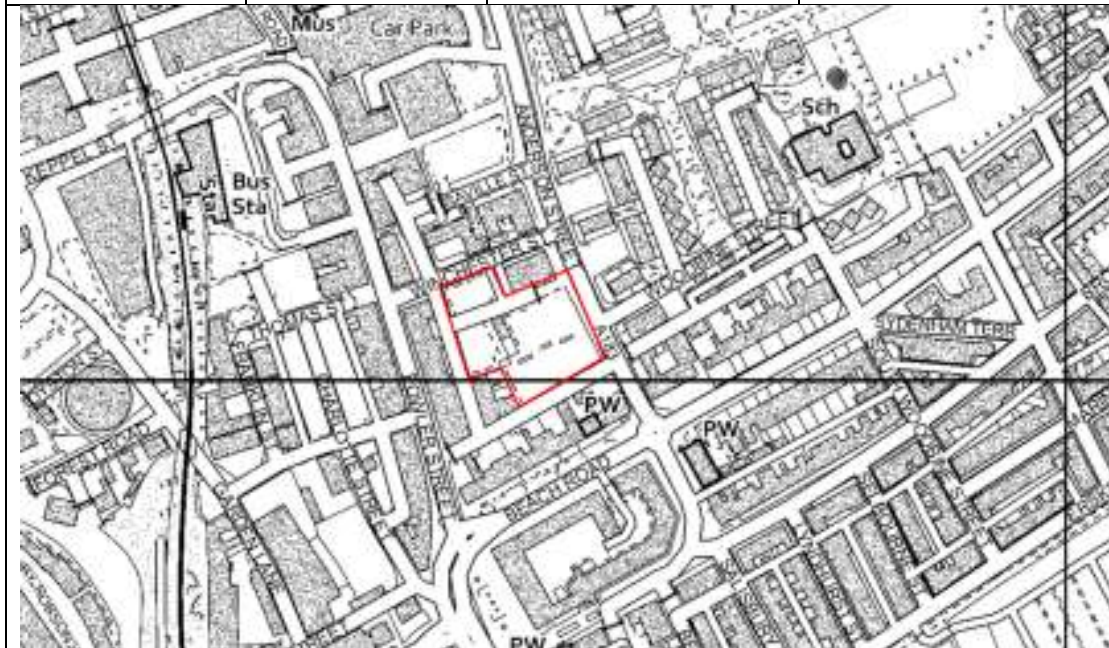
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services
Availability:	Not Available	The site is not currently available for development
Achievability:	achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SIS007	Site Name	Fowler Street Improvement Area – Winchester Street housing-led regeneration site
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.80	Estimated Developable Area (ha)	0.60



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 35

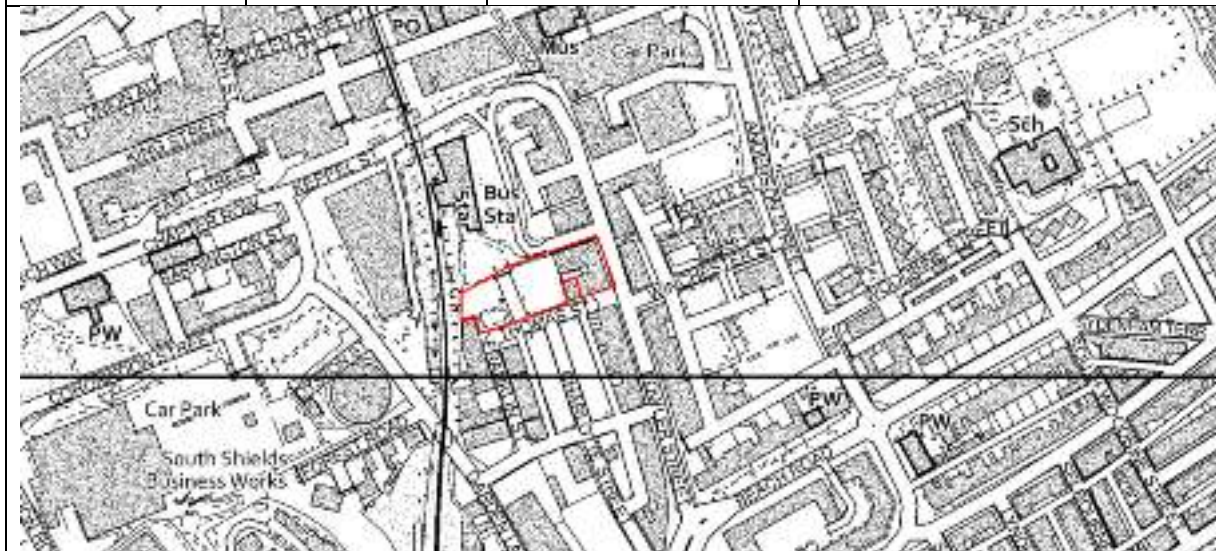
Dwellings Built to date: 0

Remaining Capacity: 35

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SIS009	Site Name	Fowler Street Improvement Area – Land off Burrow Street housing-led regeneration site (former Beautiful Homes site)
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.29	Estimated Developable Area (ha)	0.29



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: c retail, car parking, industrial

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 40

Dwellings Built to date: 0

Remaining Capacity: 40

Assessment Information		
Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SIS011	Site Name	Land at Fowler Street West (Phase 2)
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	2.60	Estimated Developable Area (ha)	1.95



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: retail, industrial

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services
Availability:	Not Available	The site is not currently available for development
Achievability:	achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SIS013	Site Name	Land at 1 Robinson Street
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.03	Estimated Developable Area (ha)	0.03



Constraints: This site is an area for mineral safeguarding and a car park. The site is also a flood zone.

Current Use/Character: car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 8

Dwellings Built to date: 0

Remaining Capacity: 8

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Available	The site has been marketed for sale
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is identified as a small, windfall site through the brownfield register.

SHLAA Ref:	SIS016	Site Name	South Tyneside House
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.06	Estimated Developable Area (ha)	0.06



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant office building

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0138/21/PNCU

Dwellings Permitted: 24

Site Capacity:

Total site capacity: 8

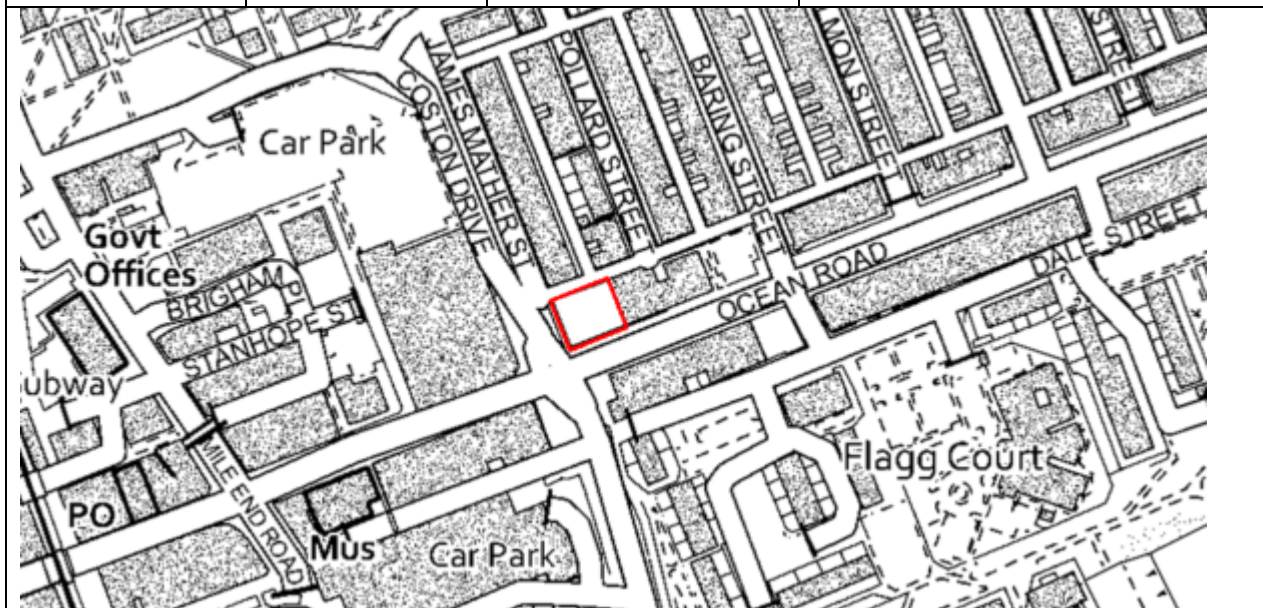
Dwellings Built to date: 0

Remaining Capacity: 24

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SIS017	Site Name	Land adjacent to Ocean Road Community Centre
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.07	Estimated Developable Area (ha)	0.07



Constraints: This site is an area for mineral safeguarding. The site also suffers from ground water flooding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

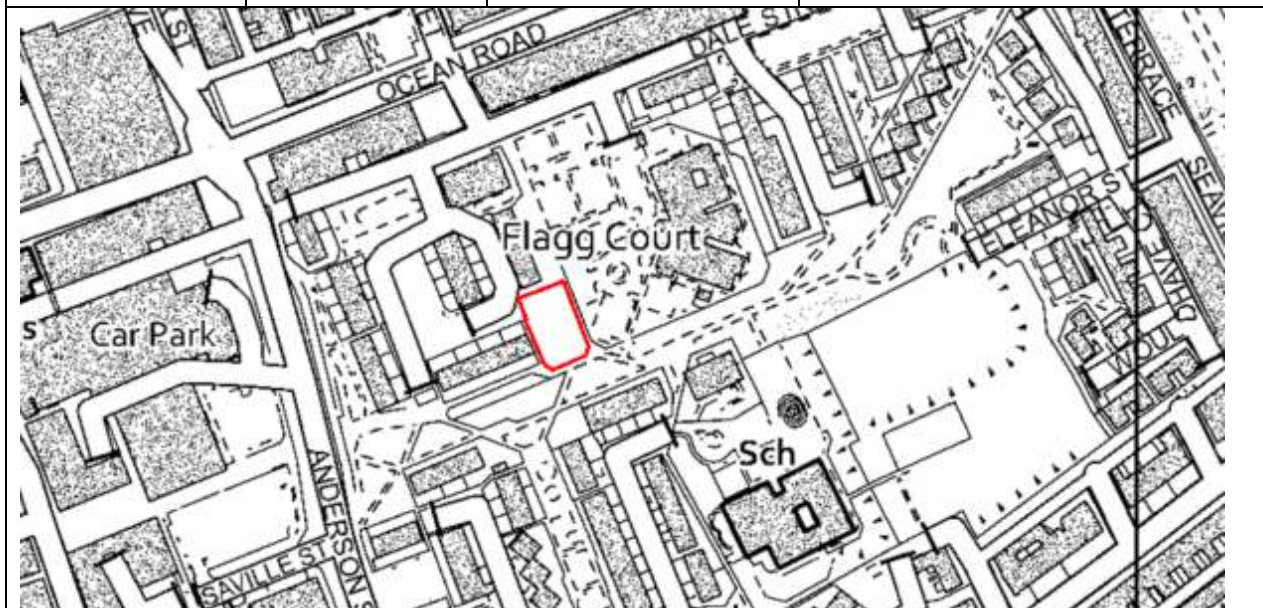
Total site capacity: 4

Dwellings Built to date: 0

Remaining Capacity: 4

<u>Assessment Information</u>		
Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Available	The site has been marketed for sale
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is identified as a small, windfall site through the brownfield register.

SHLAA Ref:	SIS018	Site Name	Land at Chatsworth Court
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.08	Estimated Developable Area (ha)	0.08



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 15

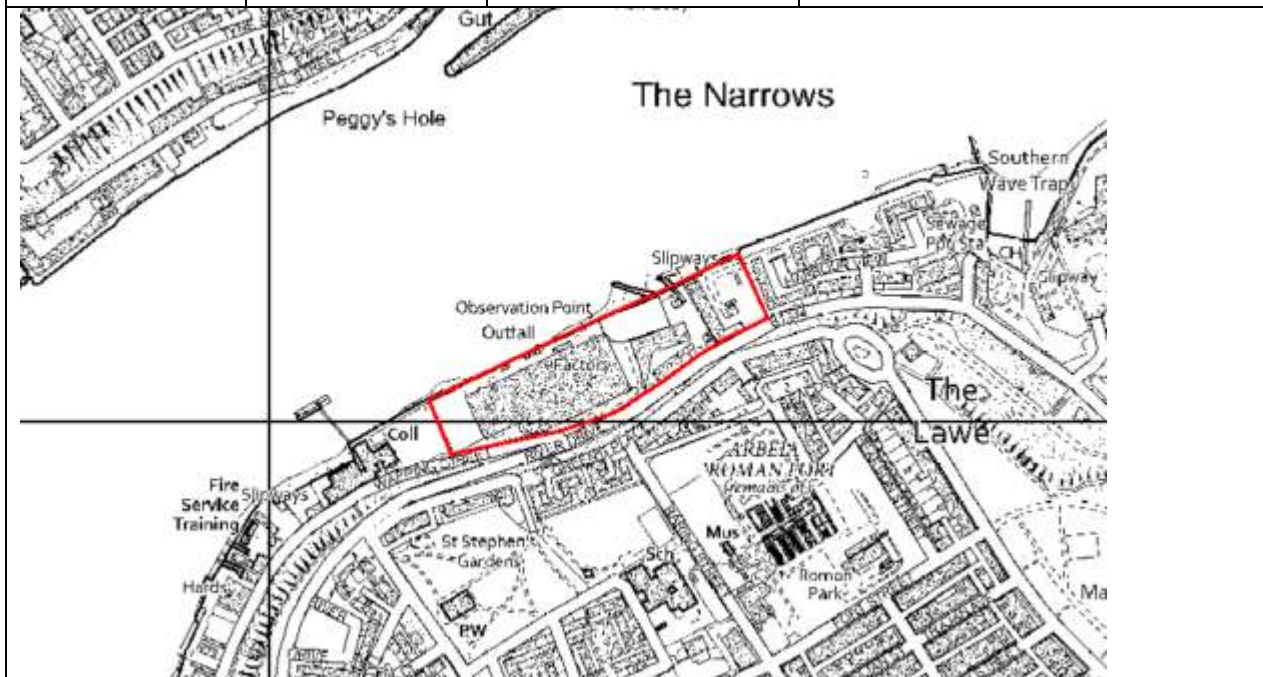
Dwellings Built to date: 0

Remaining Capacity: 15

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SIS020	Site Name	Land at River Drive/Wapping Street
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	2.34	Estimated Developable Area (ha)	1.75



Constraints: This site is an area for mineral safeguarding and is considered a flood zone.

Current Use/Character: factory

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

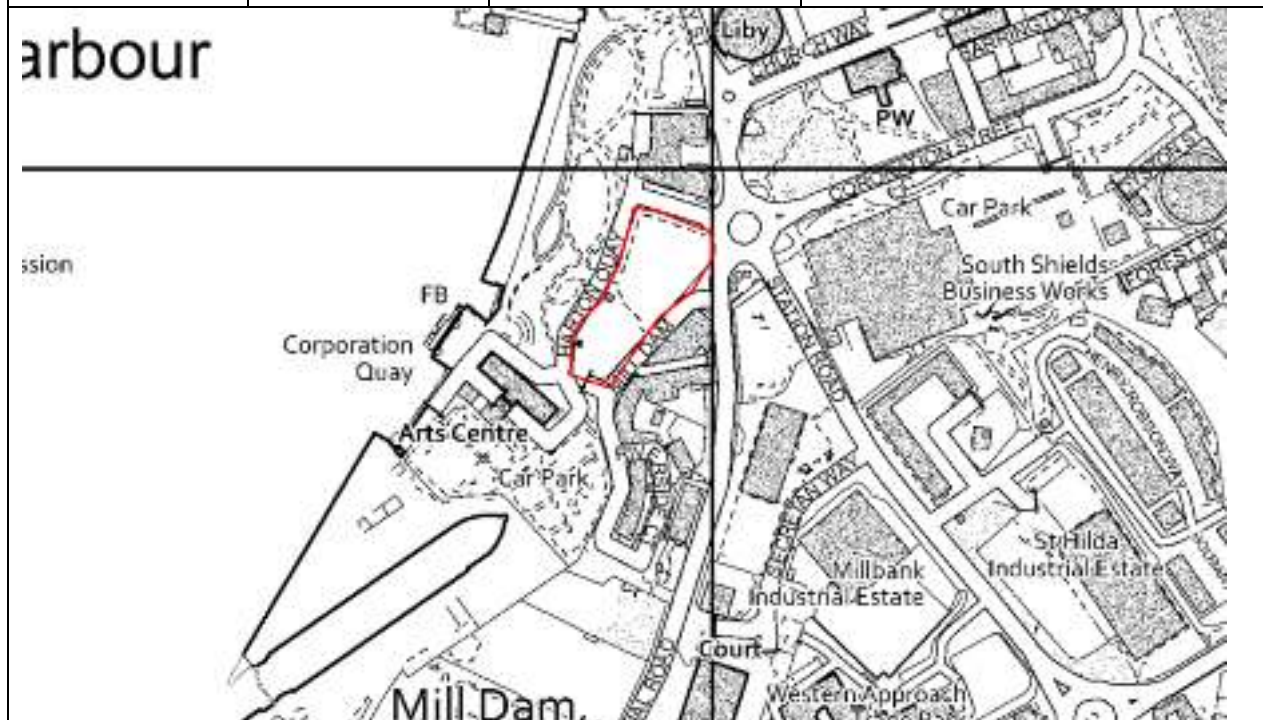
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SIS022	Site Name	Land at Harton Quay
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.53	Estimated Developable Area (ha)	0.48



Constraints: This site is an area for mineral safeguarding and sits within a conservation area.

Current Use/Character: vacant land

Planning History

Current planning status: N/A
Planning Application No: N/A
Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0
Dwellings Built to date: 0
Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SIS024	Site Name	30-31 and 32 Long Row
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.91	Estimated Developable Area (ha)	0.82



Constraints: This site is an area for mineral safeguarding and is considered to be a floodzone.

Current Use/Character: former office space

Planning History

Current planning status: Under construction

Planning Application No: ST/0088/17/PNCU

Dwellings Permitted: 43

Site Capacity:

Total site capacity: 43

Dwellings Built to date: 41

Remaining Capacity: 2

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SIS042	Site Name	Site of Former St Aidans Church
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.17	Estimated Developable Area (ha)	0.17



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former church

Planning History

Current planning status: Application submitted

Planning Application No: ST/0330/17/FUL
ST/0083/20/FUL ST/0592/22/FUL

Dwellings Permitted:

Site Capacity:

Total site capacity: 14

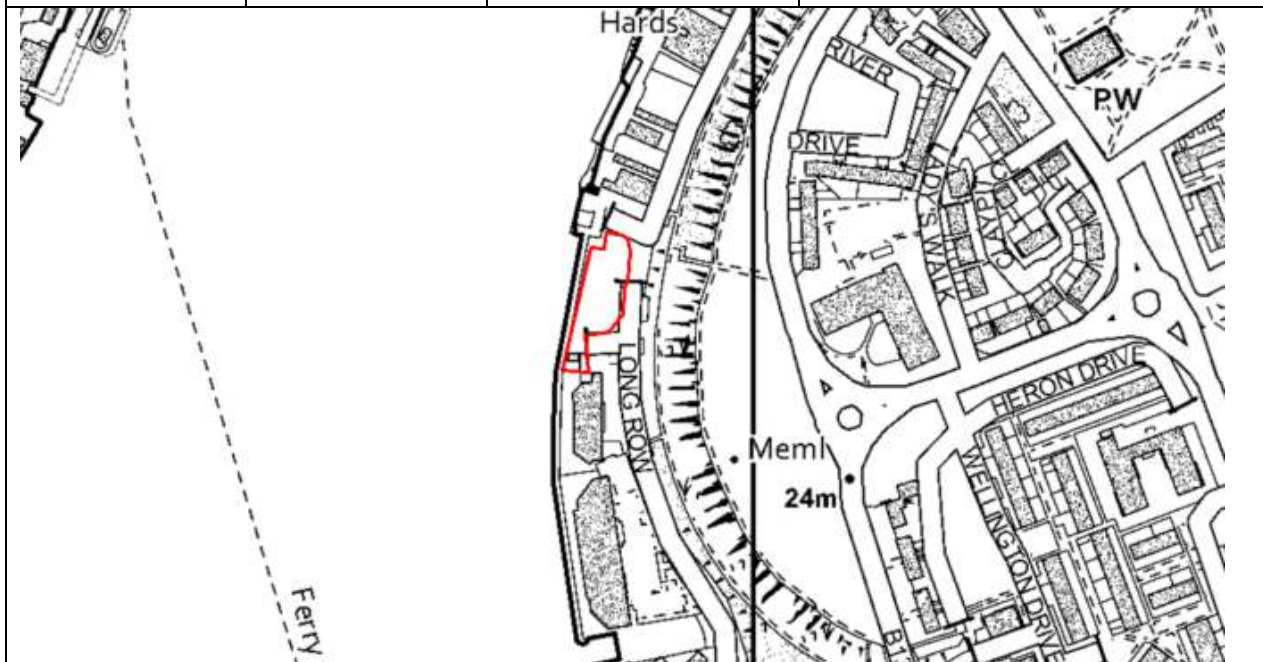
Dwellings Built to date: 0

Remaining Capacity: 14

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	Availability determined by submission of planning application
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Next 5 years	The site is likely to come forward once the planning application has been determined.

SHLAA Ref:	SIS059	Site Name	Land at Saville Street
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.21	Estimated Developable Area (ha)	0.21



Constraints: This site is an area for mineral safeguarding and is used as a car park.

Current Use/Character: car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

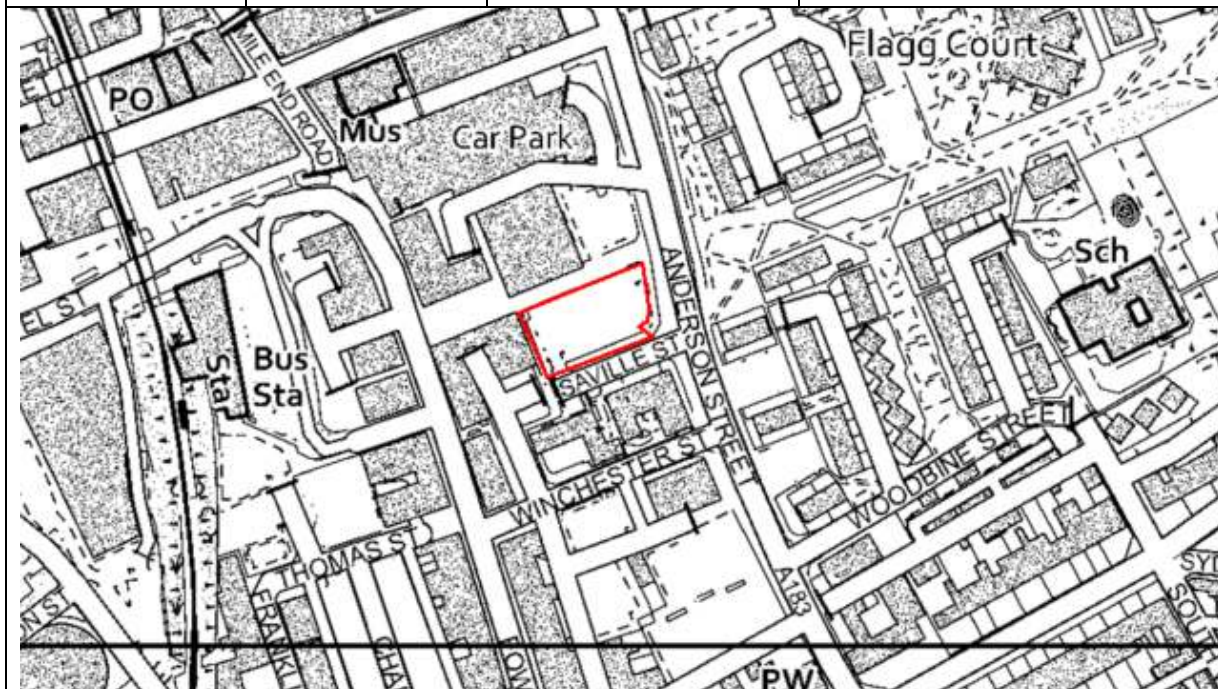
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SIS061	Site Name	Land at Saville Street
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.21	Estimated Developable Area (ha)	0.21



Constraints: This site is an area for mineral safeguarding and is used as a car park.

Current Use/Character: car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

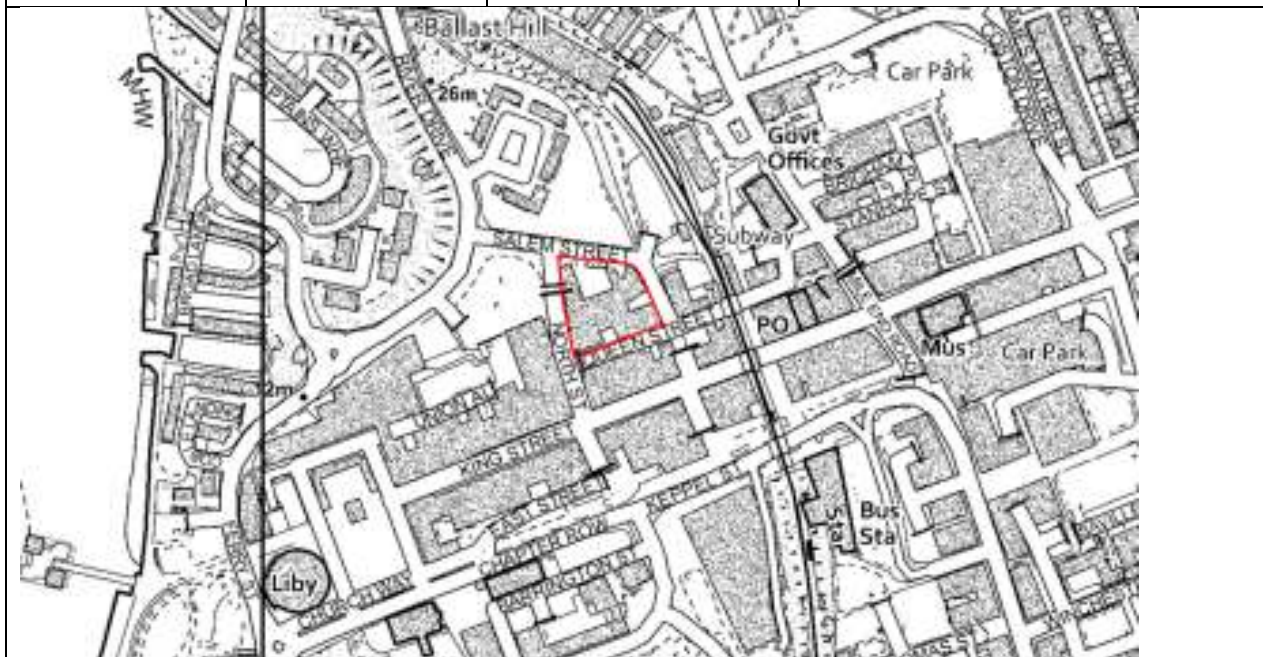
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SIS062	Site Name	Land at Queen St
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.33	Estimated Developable Area (ha)	0.33



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: retail/leisure

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 20

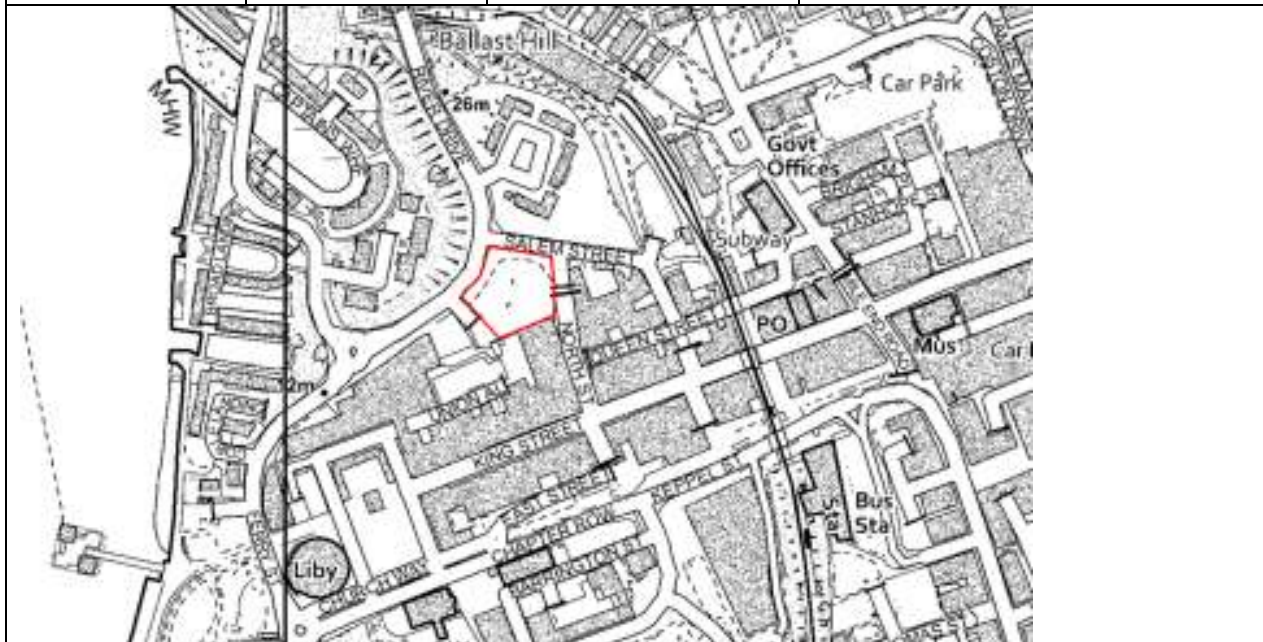
Dwellings Built to date: 0

Remaining Capacity: 20

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SIS063	Site Name	Land at Salem Street
Ward	Beacon and Bents	Neighbourhood Forum Area	
Total Site Area (ha)	0.30	Estimated Developable Area (ha)	0.30



Constraints: This site is an area for mineral safeguarding and is used as a car park.

Current Use/Character: car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 18

Dwellings Built to date: 0

Remaining Capacity: 18

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SJA008	Site Name	Land at Salcombe Avenue
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	0.90	Estimated Developable Area (ha)	0.81



Constraints: This site is an area for mineral safeguarding. The site is also an open space which forms part of the wildlife corridor.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

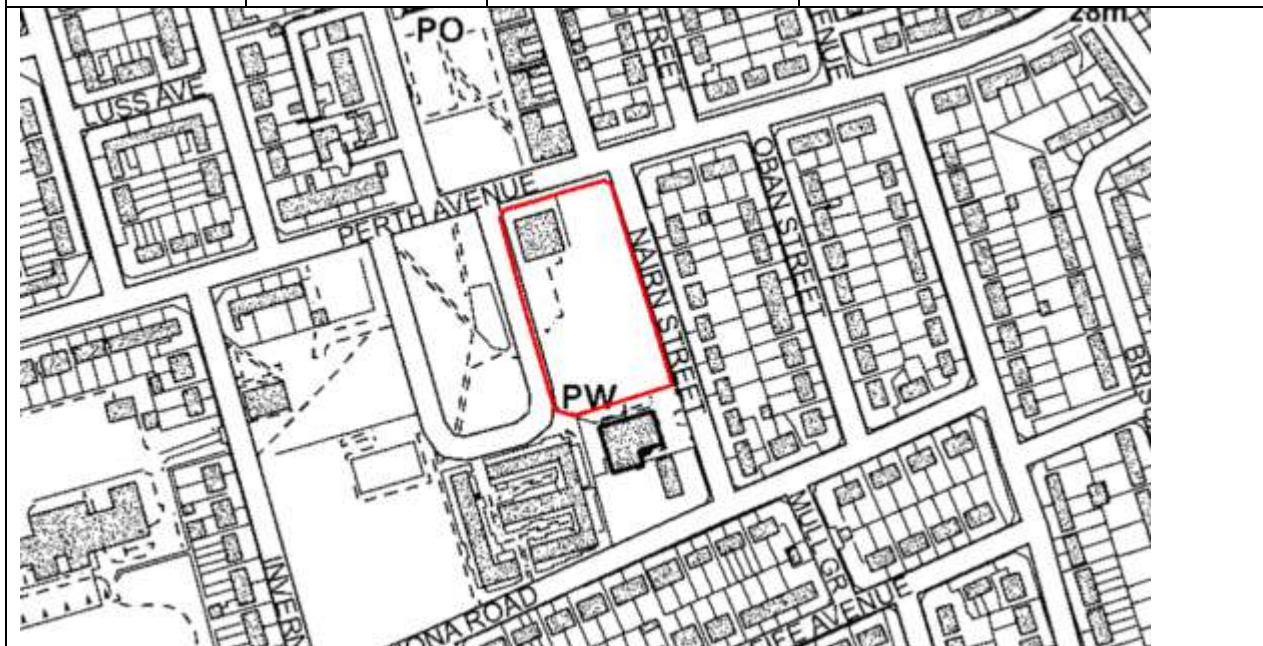
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to existing flood alleviation on the site.
Availability:	Available	The site is council owned
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA011	Site Name	Neon Social Club
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	0.60	Estimated Developable Area (ha)	0.54



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant social club

Planning History

Current planning status: Permitted - not started

Planning Application No: ST/0718/17/FUL
ST/0054/22/VC

Dwellings Permitted: 14

Site Capacity:

Total site capacity: 14

Dwellings Built to date: 0

Remaining Capacity: 14

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SJA013	Site Name	Perth Green Youth Centre
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	1.20	Estimated Developable Area (ha)	1.08



Constraints: This site is an area for mineral safeguarding. The site is also an open space which suffers from surface water flooding.

Current Use/Character: former youth centre and open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 44

Dwellings Built to date: 0

Remaining Capacity: 44

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SJA014	Site Name	Land at Bedes Children Centre and playing fields
Ward	Jarrow	Neighbourhood Forum Area	
Total Site Area (ha)	2.00	Estimated Developable Area (ha)	1.80



Constraints: This site is an area for mineral safeguarding. The site is also an open space which suffers from surface water flooding. It also forms part of the wildlife corridor.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

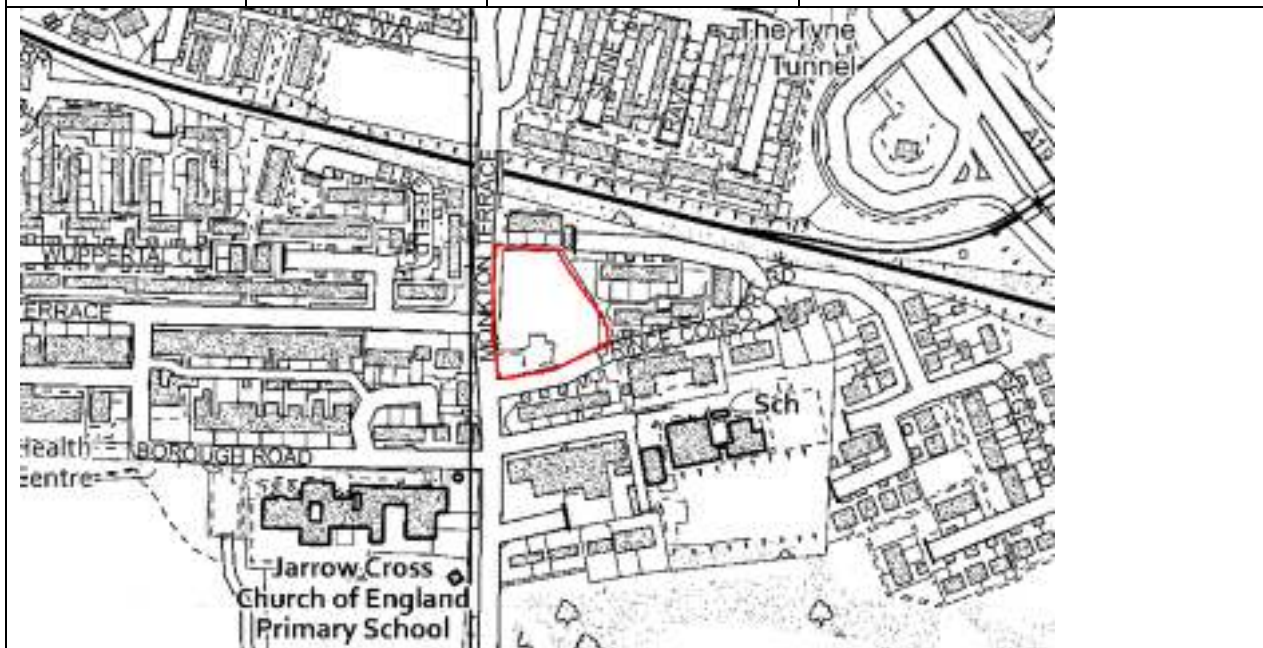
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA019	Site Name	Land at previously Martin Hall
Ward	Primrose	Neighbourhood Forum Area	
Total Site Area (ha)	0.40	Estimated Developable Area (ha)	0.40



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 15

Dwellings Built to date: 0

Remaining Capacity: 15

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SJA020	Site Name	Land at previously Nolan Hall
Ward	Primrose	Neighbourhood Forum Area	
Total Site Area (ha)	0.50	Estimated Developable Area (ha)	0.45



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0903/21/FUL

Dwellings Permitted: 12

Site Capacity:

Total site capacity: 12

Dwellings Built to date: 0

Remaining Capacity: 12

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SJA021	Site Name	Land at Leamside
Ward	Primrose	Neighbourhood Forum Area	
Total Site Area (ha)	0.37	Estimated Developable Area (ha)	0.37



Constraints: This site is an area for mineral safeguarding and suffers from surface water flooding. The site is also an open space which forms part of the wildlife corridor.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

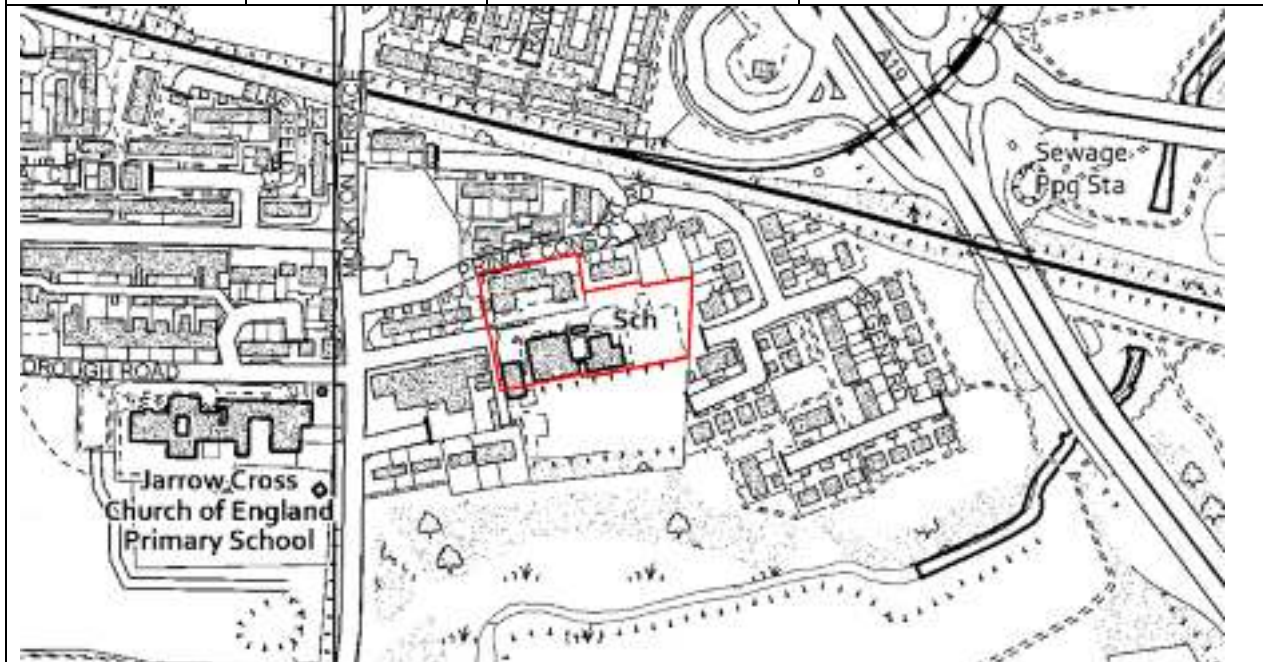
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Not achievable	The site is unlikely to be achievable due to former landfill
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA036	Site Name	Epiny Business and Enterprise School
Ward	Jarrow	Neighbourhood Forum Area	
Total Site Area (ha)	0.73	Estimated Developable Area (ha)	0.66



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: school playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA040	Site Name	Land at Calf Close Lane
Ward	Primrose, Jarrow	Neighbourhood Forum Area	
Total Site Area (ha)	0.18	Estimated Developable Area (ha)	0.18



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

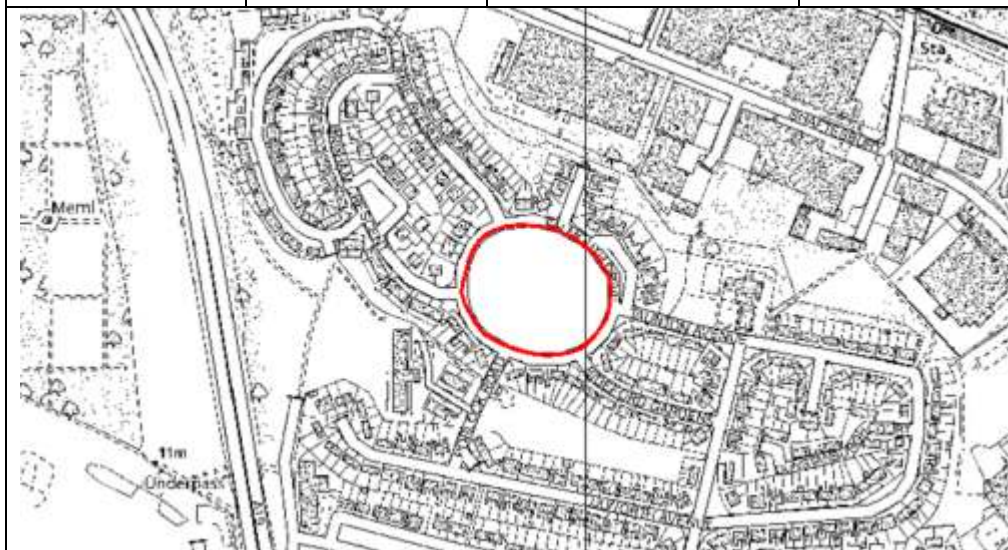
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA049	Site Name	Land at Falmouth Drive
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	1.30	Estimated Developable Area (ha)	1.17



Constraints: This site is an area for mineral safeguarding and is considered to be an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 40

Dwellings Built to date: 0

Remaining Capacity: 40

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SJA051	Site Name	Porlock Gardens
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.70	Estimated Developable Area (ha)	0.63



Constraints: This site is an area for mineral safeguarding and is considered to be an open space. The site also suffers from both surface water and ground water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

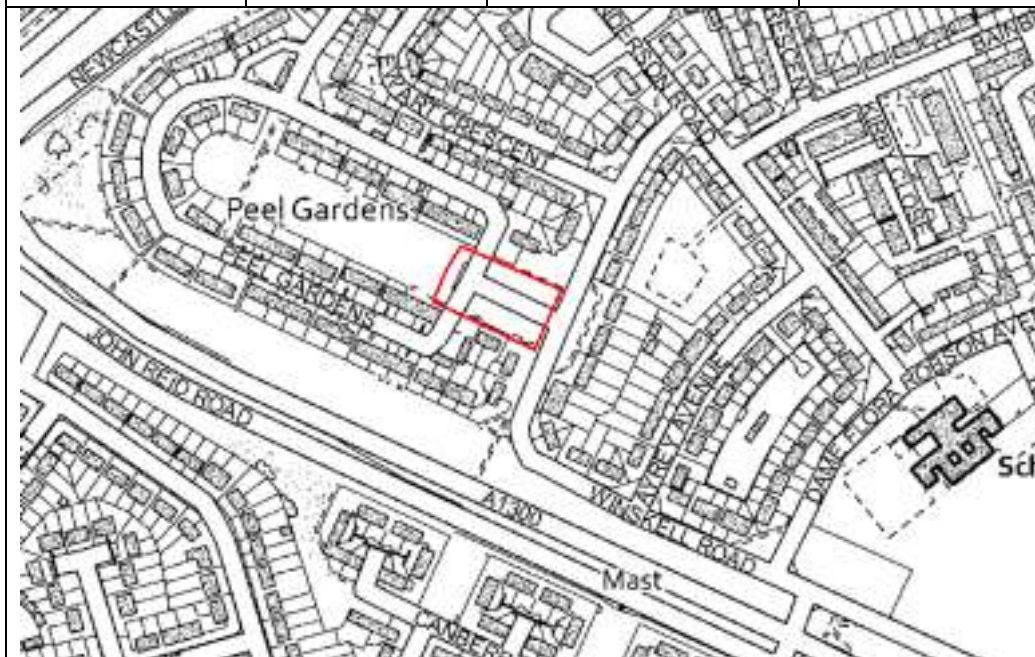
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA053	Site Name	Open space (Peel Gardens)
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	0.23	Estimated Developable Area (ha)	0.23



Constraints: This site is an area for mineral safeguarding and is considered to be an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Not Achievable	Due to site size, it is unlikely that a viable layout could be achieved.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA057	Site Name	Land at Perth Green Community Centre
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	2.14	Estimated Developable Area (ha)	1.60



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: community centre

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

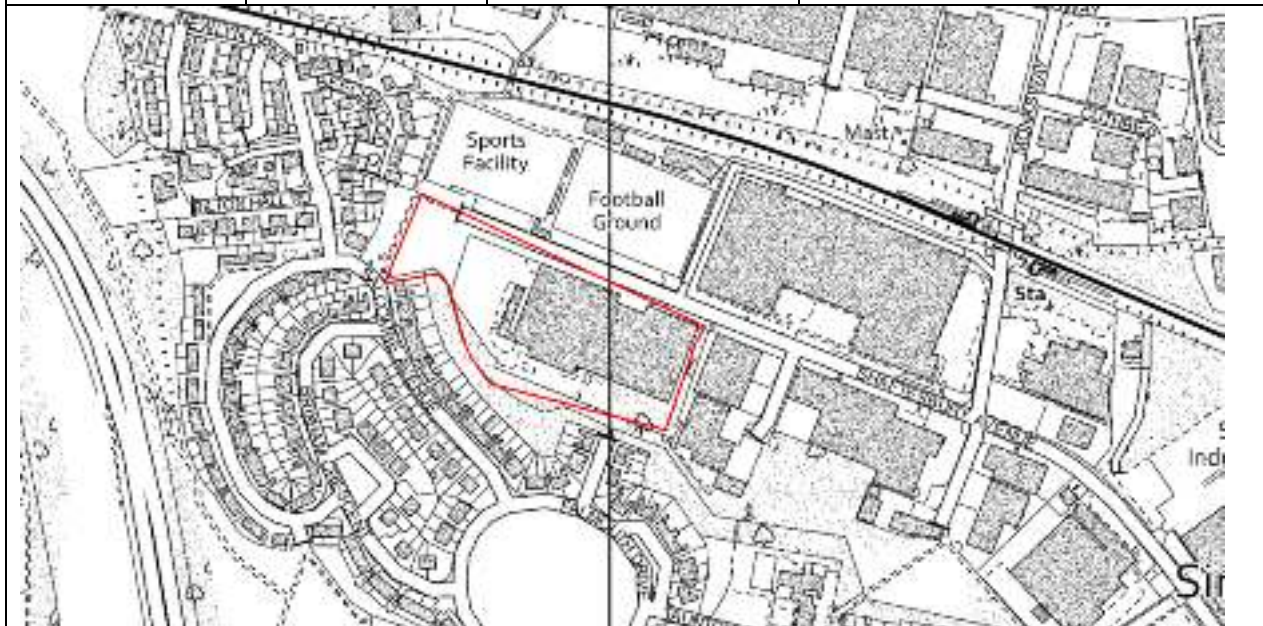
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SJA072	Site Name	Land at Shaftesbury Avenue
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	2.12	Estimated Developable Area (ha)	1.90



Constraints: This site is an area for mineral safeguarding. It is also an open space which suffers from ground water flooding.

Current Use/Character: open space and industrial

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0628/21/FUL

Dwellings Permitted: 69

Site Capacity:

Total site capacity: 69

Dwellings Built to date: 0

Remaining Capacity: 69

<u>Assessment Information</u>		
Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SJA088	Site Name	Land at Eskdale Drive
Ward	Bede	Neighbourhood Forum Area	
Total Site Area (ha)	1.90	Estimated Developable Area (ha)	1.71



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: Under construction

Planning Application No: ST/0160/19/FUL

Dwellings Permitted: 62

Site Capacity:

Total site capacity: 62

Dwellings Built to date: 59

Remaining Capacity: 3

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SJA103	Site Name	Land at Kirkstone Avenue
Ward	Primrose	Neighbourhood Forum Area	
Total Site Area (ha)	0.10	Estimated Developable Area (ha)	0.10



Constraints: This site is an area for mineral safeguarding and is considered to be an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 2

Dwellings Built to date: 0

Remaining Capacity: 2

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SOS001	Site Name	South Shields and Westoe Sports Club and playing fields
Ward	Westoe	Neighbourhood Forum Area	
Total Site Area (ha)	2.80	Estimated Developable Area (ha)	2.10



Constraints: This site is an area for mineral safeguarding and is in a conservation area.

Current Use/Character: Sports club and playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 79

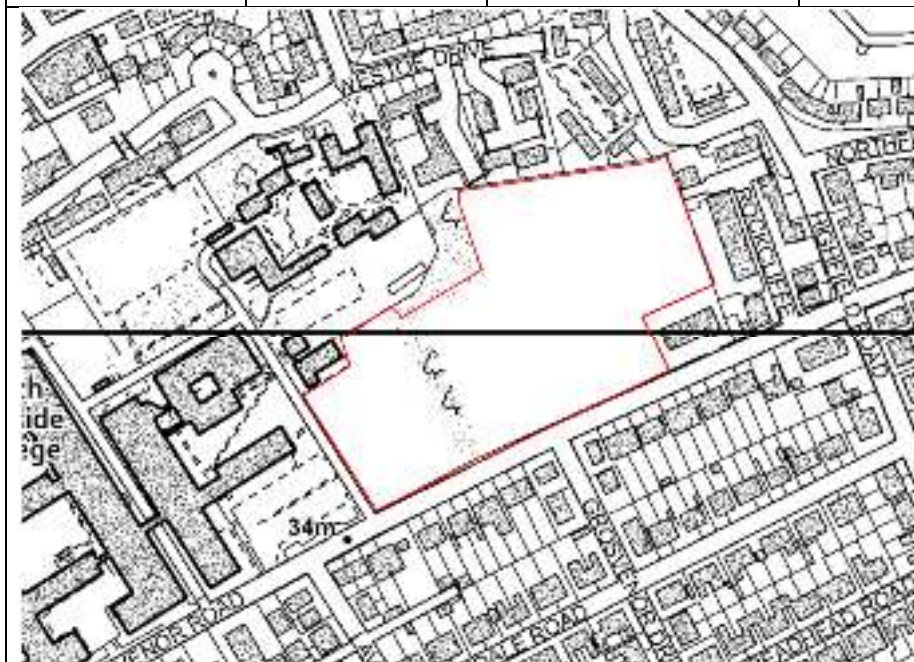
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Not Achievable	The site is not likely to be achievable as there is no mitigation strategy for the sports pitches
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS006	Site Name	South Tyneside College - South Shields campus playing fields
Ward	Westoe	Neighbourhood Forum Area	
Total Site Area (ha)	2.5	Estimated Developable Area (ha)	1.87



Constraints: playing pitches

Current Use/Character: college and playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

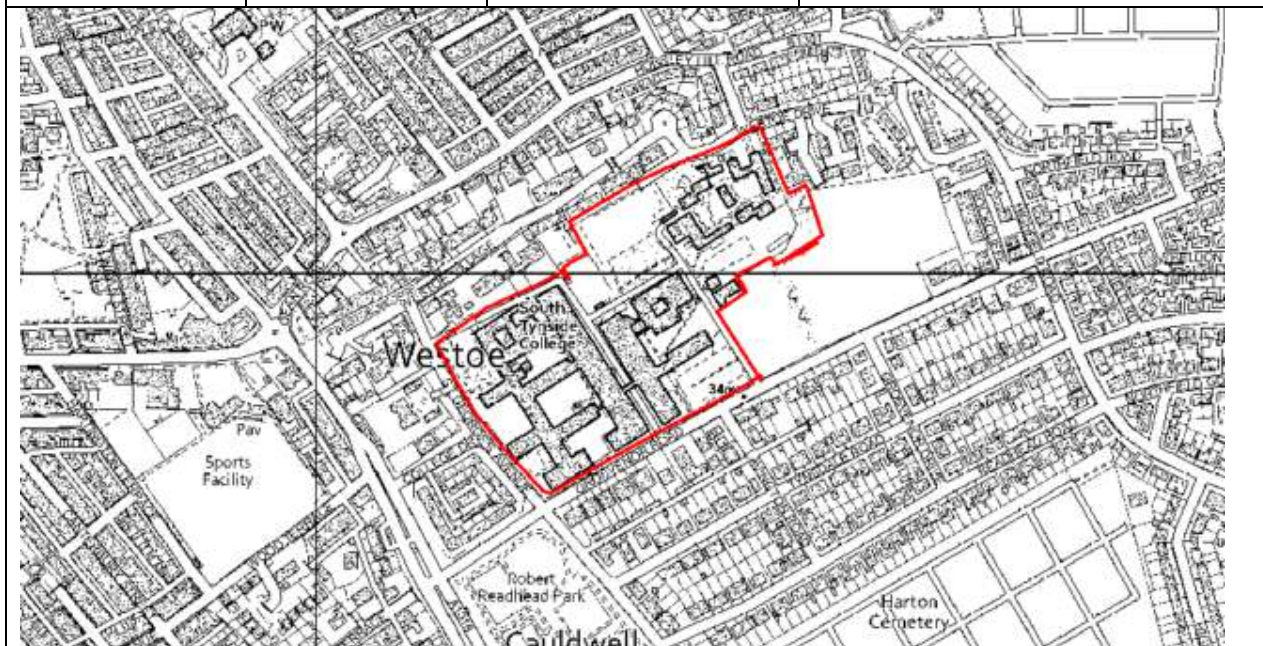
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Not Achievable	The site is not likely to be achievable as there is no mitigation strategy for the sports pitches
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS007	Site Name	South Tyneside College - South Shields campus
Ward	Westoe	Neighbourhood Forum Area	
Total Site Area (ha)	6.80	Estimated Developable Area (ha)	5.10



Constraints: This site is an area for mineral safeguarding and is also considered to be an open space.

Current Use/Character: operational college

Planning History

Current planning status: Application Submitted

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 163

Dwellings Built to date: 0

Remaining Capacity: 163

Assessment Information

Suitability:	Suitable	The site is in a suitable location with good access to services.
Availability:	Available	The site is available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Next 5 years	The site is likely to come forward upon the determination of the planning application

SHLAA Ref:	SOS009	Site Name	Former Brinkburn School
Ward	Cleadon Park	Neighbourhood Forum Area	
Total Site Area (ha)	7.82	Estimated Developable Area (ha)	5.80



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former school

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 151

Dwellings Built to date: 0

Remaining Capacity: 151

<u>Assessment Information</u>		
Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SOS014	Site Name	Land at Holborn
Ward	Simonside and Rekendyke	Neighbourhood Forum Area	
Total Site Area (ha)	4.64	Estimated Developable Area (ha)	3.48



Constraints: This site is an area for mineral safeguarding and suffers from surface water flooding.

Current Use/Character: Vacant land

Planning History

Current planning status: under construction

Planning Application No: ST/0245/21/FUL

Dwellings Permitted: 299

Site Capacity:

Total site capacity: 299

Dwellings Built to date: 5

Remaining Capacity: 294

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SOS015	Site Name	Land at Commercial Road/Tudor Road
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	1.65	Estimated Developable Area (ha)	1.48



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: commercial buildings

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

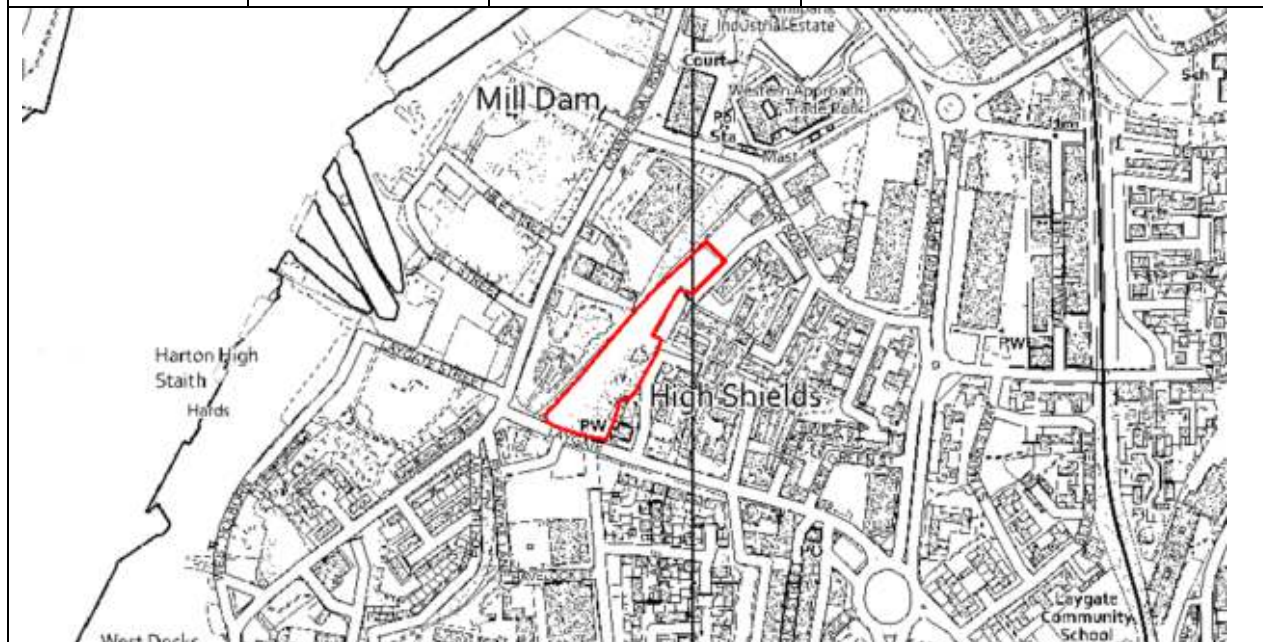
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS016	Site Name	Land at Laygate
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.20	Estimated Developable Area (ha)	0.77



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS019	Site Name	Large open grassed space (Gresford Street)
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.50	Estimated Developable Area (ha)	0.45



Constraints: This site is an area for mineral safeguarding and is considered to be an open space. The site suffers from both surface water and ground water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

<u>Assessment Information</u>		
Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Not Achievable	The site is unlikely to be achievable due to flood mitigation required.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS020	Site Name	Large open grassed space (Gresford Street)
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.30	Estimated Developable Area (ha)	0.17



Constraints: This site is an area for mineral safeguarding. The site suffers from both surface water and ground water flooding.

Current Use/Character: open space and car garage

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS021	Site Name	Land at Associated Creameries
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.70	Estimated Developable Area (ha)	0.29



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: Permission lapsed

Planning Application No: ST/0417/17/FUL

Dwellings Permitted: 30

Site Capacity:

Total site capacity: 30

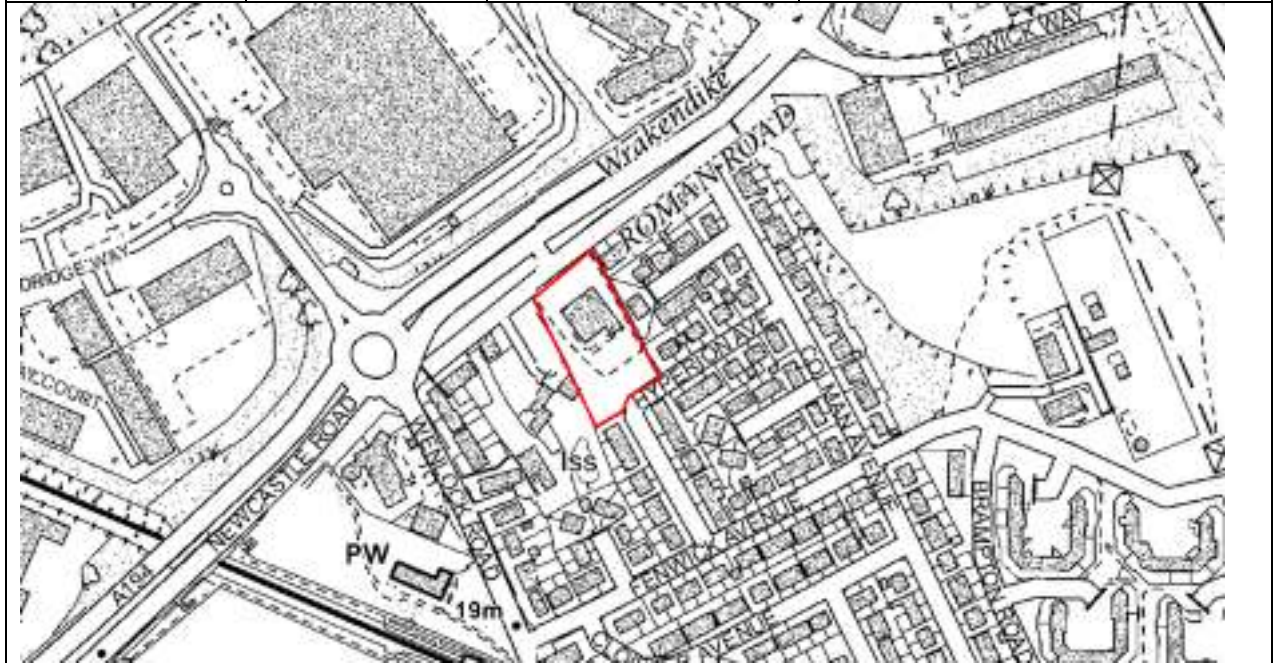
Dwellings Built to date: 0

Remaining Capacity: 30

Assessment Information

Suitability:	Suitable	Suitability determined by approval of planning application
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Next 5 years	The site is likely to come forward in the next 5 years

SHLAA Ref:	SOS025	Site Name	Land to rear of Simonside Arms PH
Ward	Simonside and Rekendyke	Neighbourhood Forum Area	
Total Site Area (ha)	0.20	Estimated Developable Area (ha)	0.20



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: car park and open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

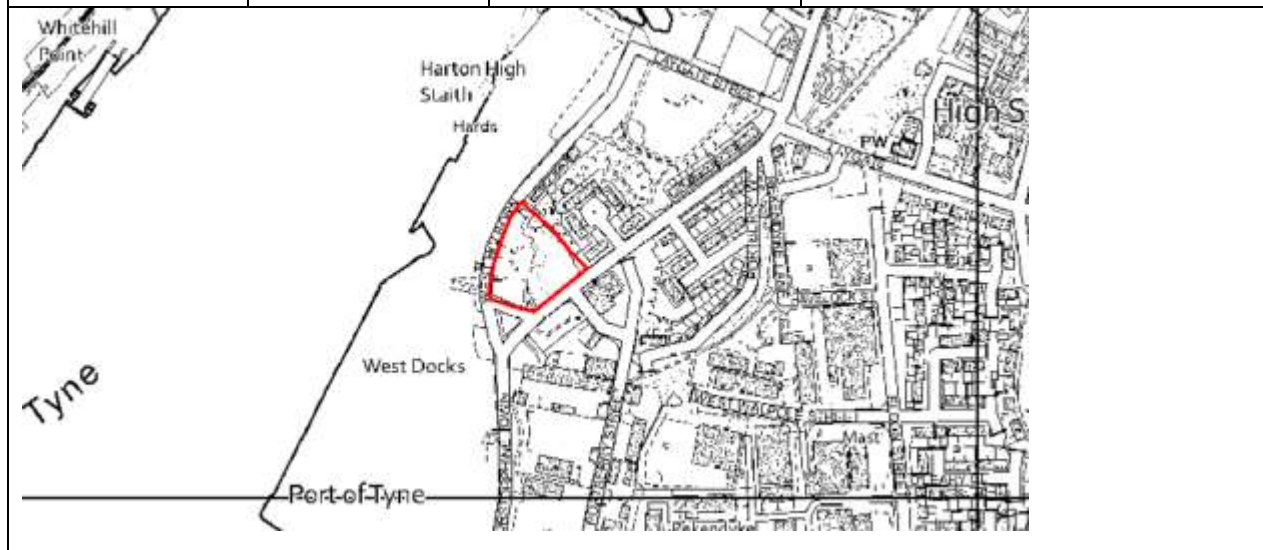
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS039	Site Name	Car park and open space
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.50	Estimated Developable Area (ha)	0.45



Constraints: This site is an area for mineral safeguarding. The site is also an open space and a car park.

Current Use/Character: car parking and open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS040	Site Name	Land at Chuter Ede Education Centre (excluding Brydon Court)
Ward	Biddick and All Saints	Neighbourhood Forum Area	
Total Site Area (ha)	7.80	Estimated Developable Area (ha)	5.85



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former education centre

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 190

Dwellings Built to date: 0

Remaining Capacity: 190

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SOS043	Site Name	Former Temple Park Infant School
Ward	Whiteleas	Neighbourhood Forum Area	
Total Site Area (ha)	0.70	Estimated Developable Area (ha)	0.63



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former school

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 22

Dwellings Built to date: 0

Remaining Capacity: 22

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SOS044	Site Name	site of former Connolly House
Ward	Whiteleas	Neighbourhood Forum Area	
Total Site Area (ha)	0.40	Estimated Developable Area (ha)	0.38



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 18

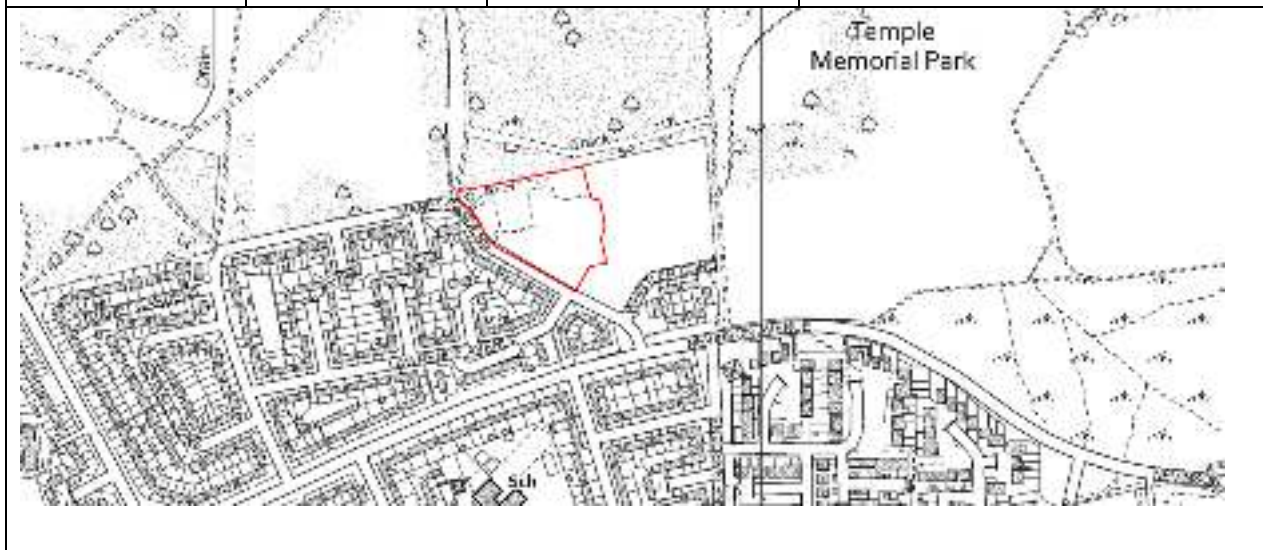
Dwellings Built to date: 0

Remaining Capacity: 18

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SOS045	Site Name	Former Temple Park Junior School (west)
Ward	Whiteleas	Neighbourhood Forum Area	
Total Site Area (ha)	1.03	Estimated Developable Area (ha)	0.93



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former school

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS046	Site Name	Temple Park Junior School Playing field
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	1.46	Estimated Developable Area (ha)	1.31



Constraints: This site is an area for mineral safeguarding and is considered an open space.

Current Use/Character: former school playing fields

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

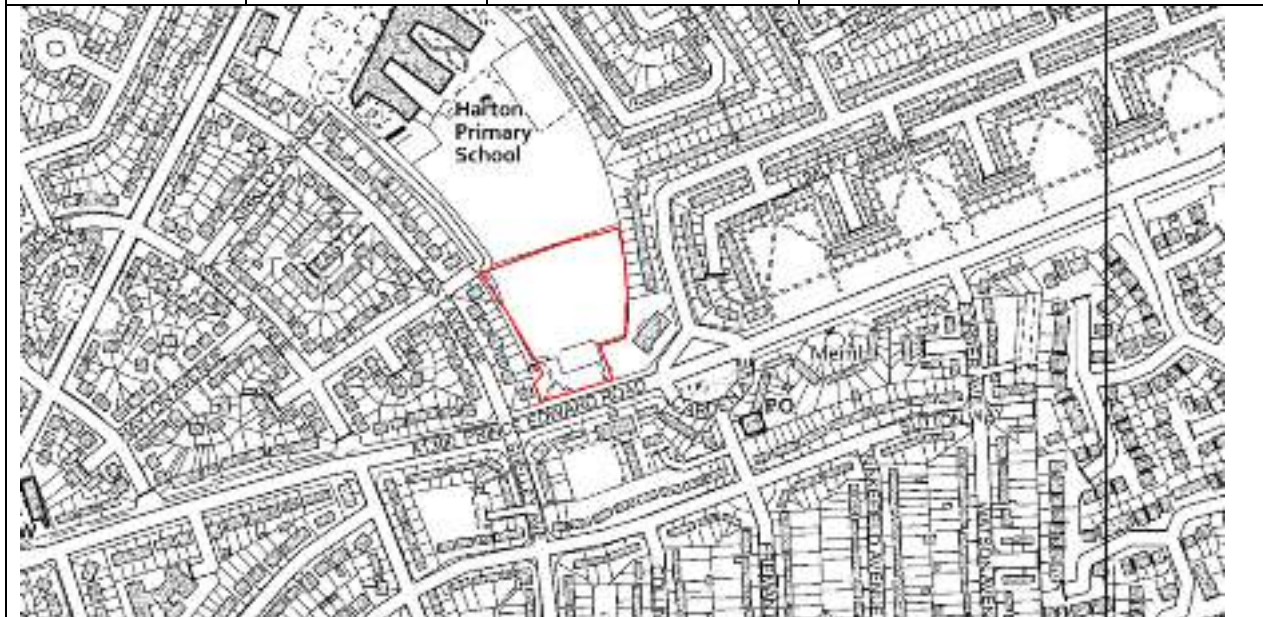
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not currently available for development
Achievability:	Not Achievable	The site is not likely to be achievable due to playing pitch mitigation required.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS050	Site Name	Land at Bradley Avenue
Ward	Harton	Neighbourhood Forum Area	
Total Site Area (ha)	1.30	Estimated Developable Area (ha)	1.17



Constraints: This site is an area for mineral safeguarding and suffers from ground water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

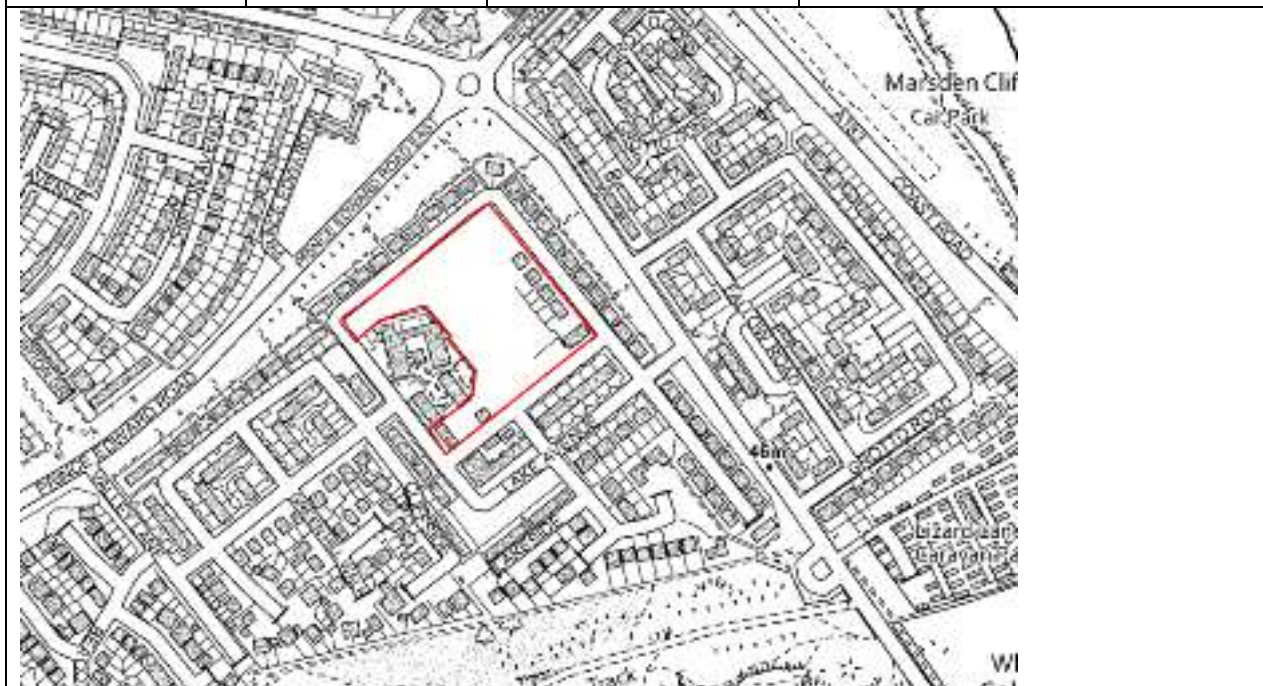
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	The site is Council owned
Achievability:	Not achievable	It is unlikely that access into the site can be achieved.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS053	Site Name	Land at Farding Square
Ward	Whitburn and Marsden	Neighbourhood Forum Area	
Total Site Area (ha)	1.40	Estimated Developable Area (ha)	1.26



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: under construction

Planning Application No: ST/1107/18/FUL

Dwellings Permitted: 62

Site Capacity:

Total site capacity: 62

Dwellings Built to date: 42

Remaining Capacity: 20

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SOS058	Site Name	Land at Harton Lane/The Wynde
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	2.00	Estimated Developable Area (ha)	1.80



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: hospital buildings

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

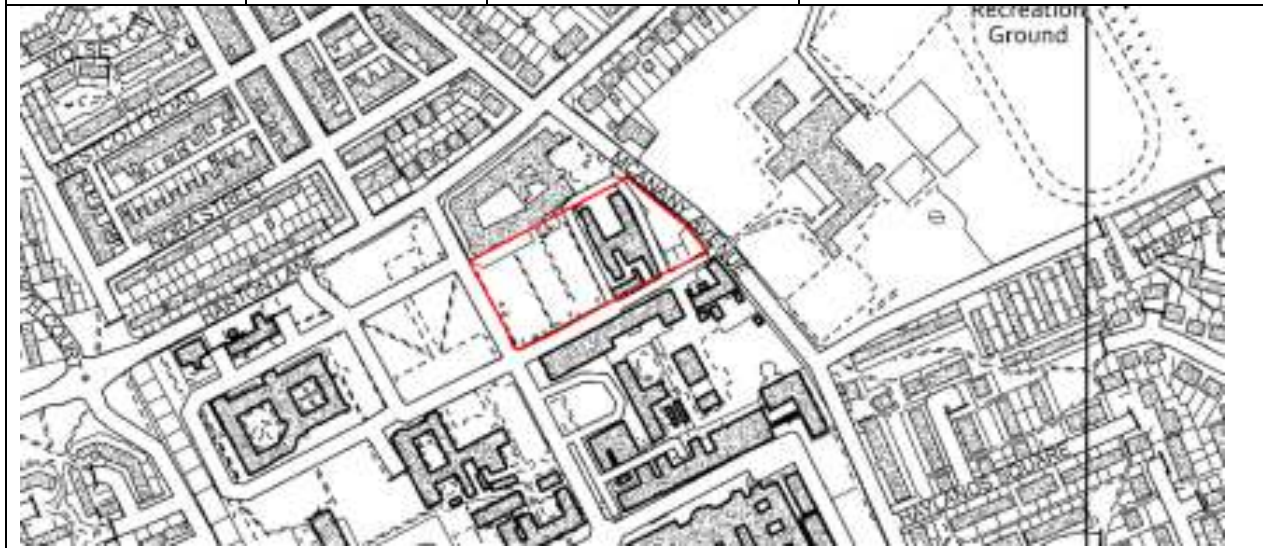
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Not achievable	Due to site clearance and remediation required, the site is unlikely to be viable
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS059	Site Name	Land at McAnany Avenue
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.90	Estimated Developable Area (ha)	0.81



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: hospital buildings

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

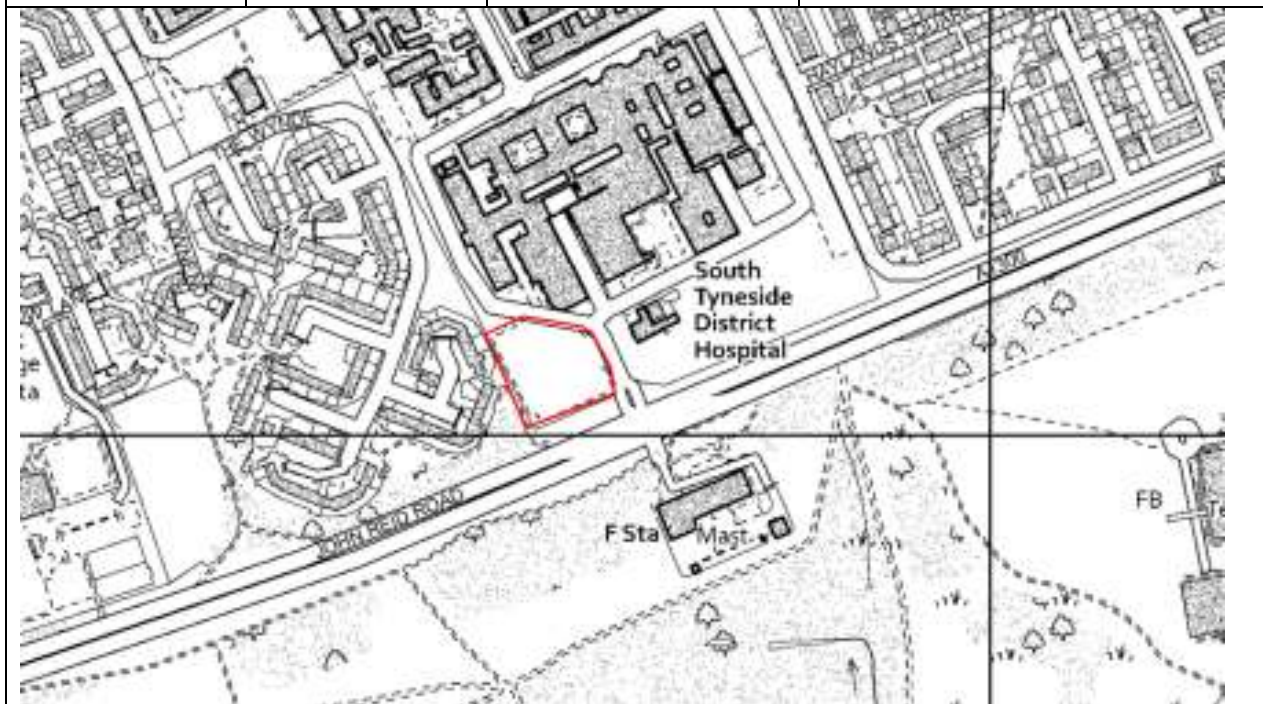
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Not achievable	Due to site clearance and remediation required, the site is unlikely to be viable
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS060	Site Name	Land at John Reid Road
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.40	Estimated Developable Area (ha)	0.40



Constraints: This site is an area for mineral safeguarding and is a car park.

Current Use/Character: hospital car park

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

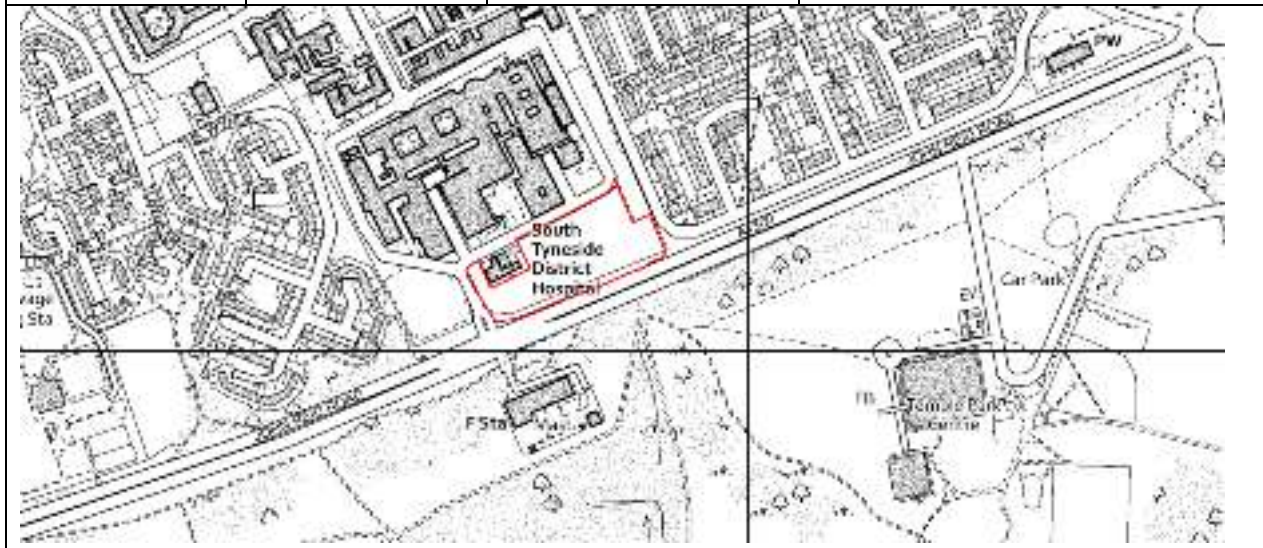
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Not achievable	Due to site clearance and remediation required, the site is unlikely to be viable
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS061	Site Name	Land at John Reid Road/Bonsall Court
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	1.10	Estimated Developable Area (ha)	0.99



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

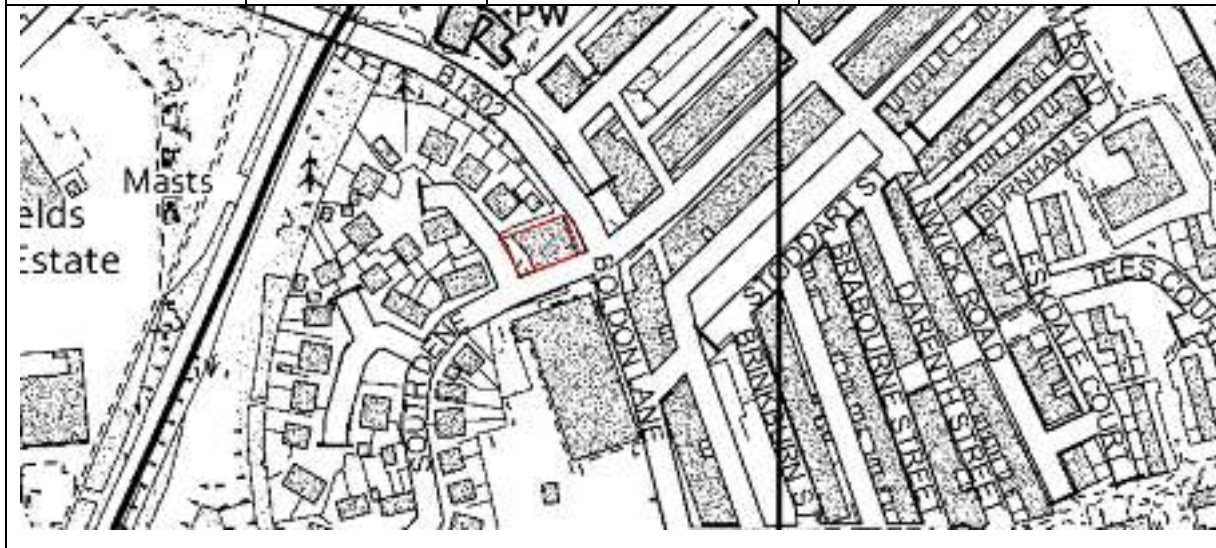
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS069	Site Name	Landreth House
Ward	Biddick and All Saints	Neighbourhood Forum Area	
Total Site Area (ha)	0.06	Estimated Developable Area (ha)	0.06



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant office building

Planning History

Current planning status: permitted - not started

Planning Application No: ST/0336/21/PNCU

Dwellings Permitted: 6

Site Capacity:

Total site capacity: 6

Dwellings Built to date: 0

Remaining Capacity: 6

Assessment Information

Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SOS073	Site Name	open space at Bedford Avenue/St Marks Way
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.29	Estimated Developable Area (ha)	0.29



Constraints: This site is an area for mineral safeguarding and is an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS080	Site Name	Tyne Dock Regeneration Scheme
Ward	Simonside and Rekendyke	Neighbourhood Forum Area	
Total Site Area (ha)	1.40	Estimated Developable Area (ha)	1.26



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: residential

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 69

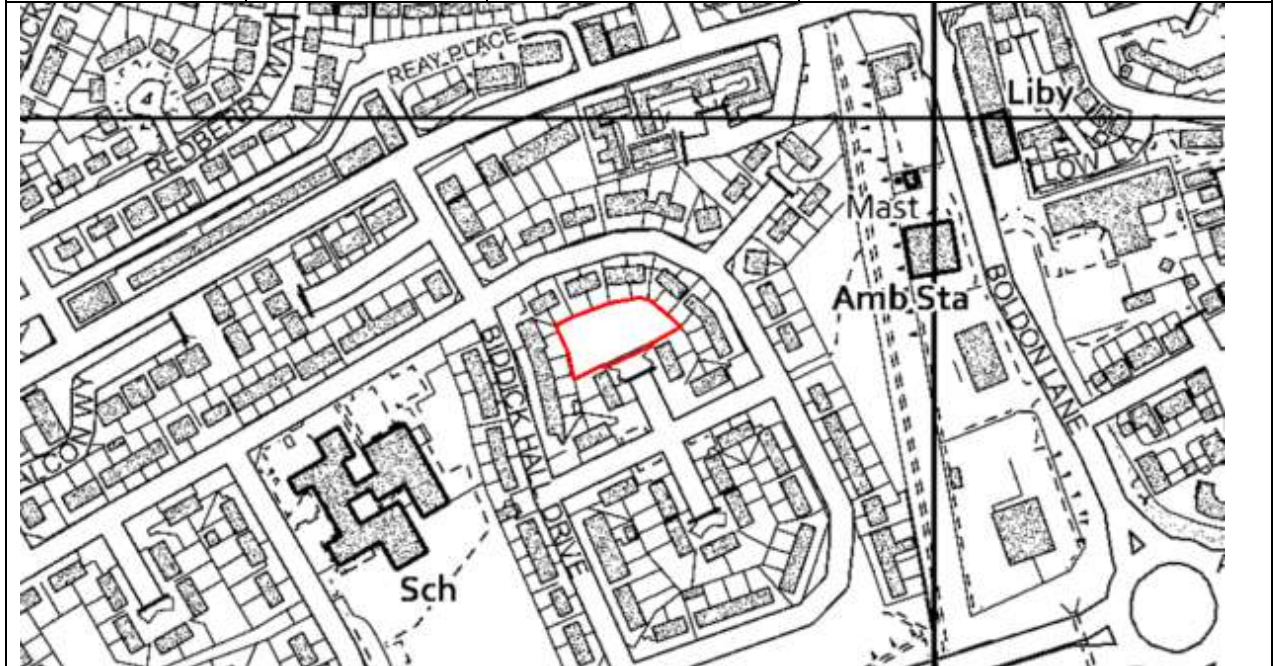
Dwellings Built to date: 0

Remaining Capacity: 69

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Next 5 years	Clearance of the site is already underway – the site is likely to come forward in the next 5 years

SHLAA Ref:	SOS083	Site Name	Land at Biddick Hall Drive
Ward	Biddick and All Saints	Neighbourhood Forum Area	
Total Site Area (ha)	0.13	Estimated Developable Area (ha)	0.13



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant backland site

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 6

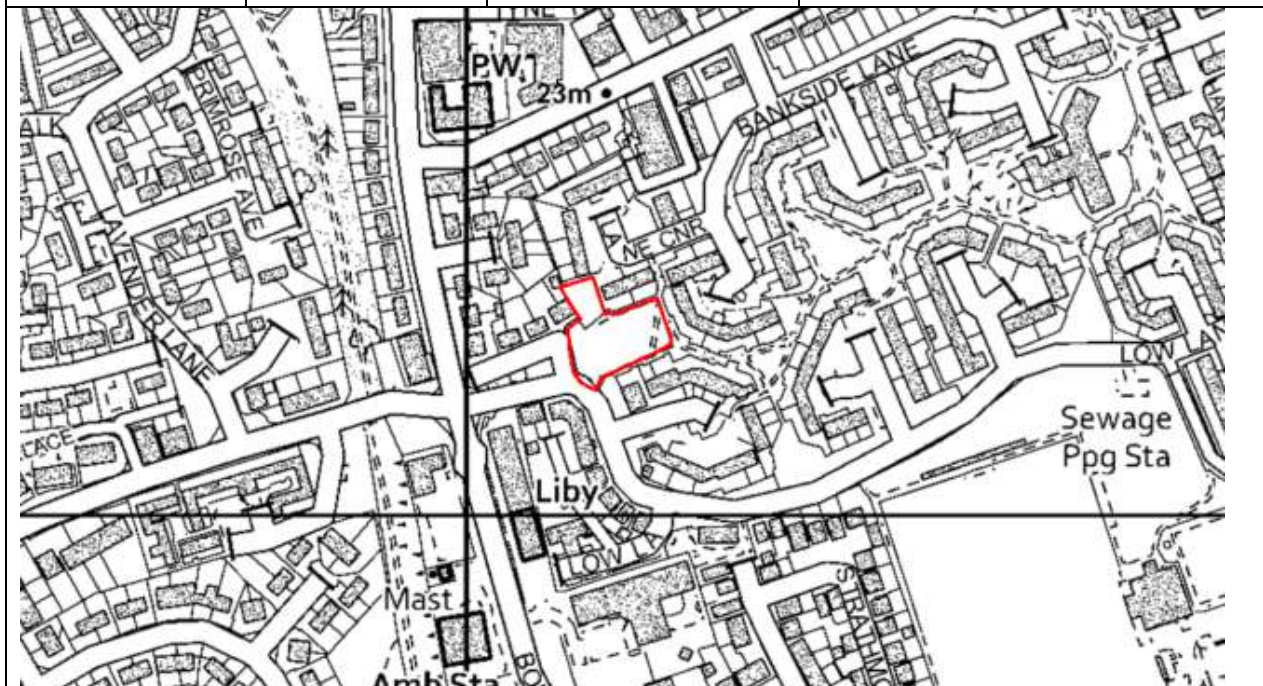
Dwellings Built to date: 0

Remaining Capacity: 6

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SOS084	Site Name	Open space (Boldon Lane)
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.17	Estimated Developable Area (ha)	0.17



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space, car parking

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS085	Site Name	Open space (Edhill Avenue)
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.30	Estimated Developable Area (ha)	0.30



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS087	Site Name	Land at Ryedale Court
Ward	Simonside and Rekendyke	Neighbourhood Forum Area	
Total Site Area (ha)	0.48	Estimated Developable Area (ha)	0.48



Constraints: This site is an area for mineral safeguarding and is an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 15

Dwellings Built to date: 0

Remaining Capacity: 15

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SOS088	Site Name	Land at Henderson Road
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.35	Estimated Developable Area (ha)	0.35



Constraints: This site is an area for mineral safeguarding and is an open space.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

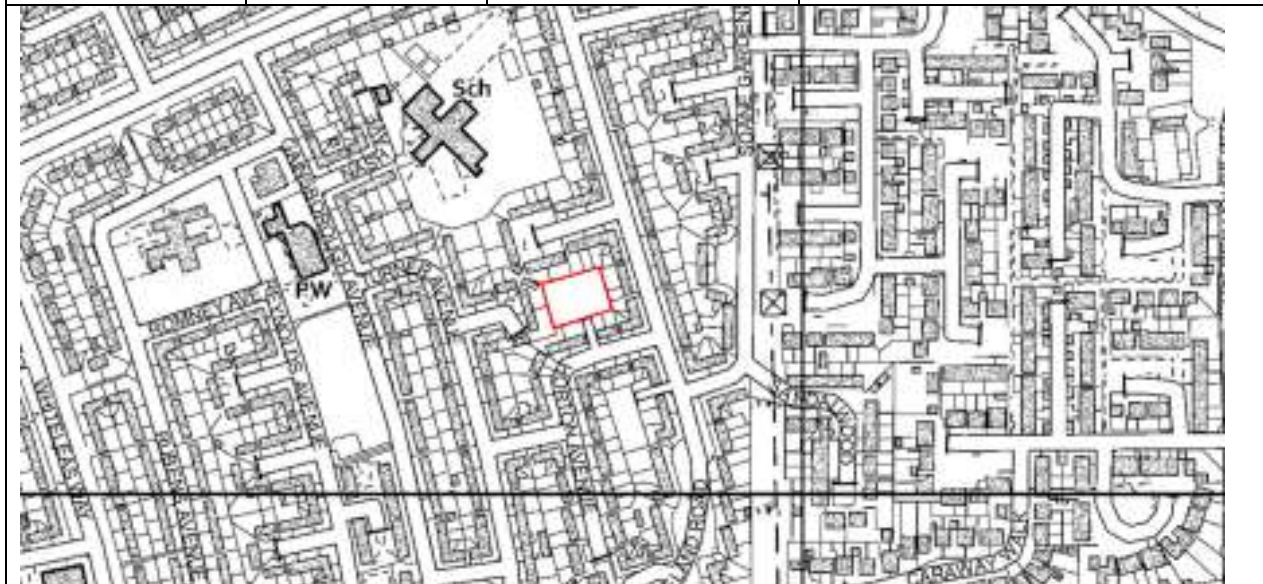
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS093	Site Name	Open space (Horton Avenue)
Ward	Whiteleas	Neighbourhood Forum Area	
Total Site Area (ha)	0.13	Estimated Developable Area (ha)	0.13



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 4

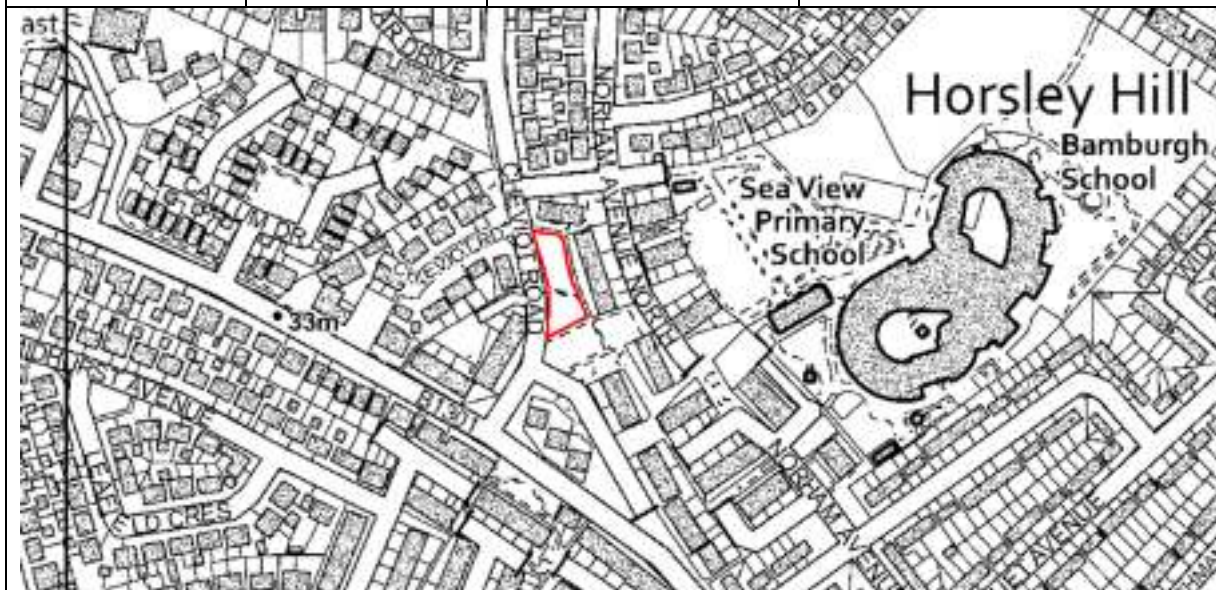
Dwellings Built to date: 0

Remaining Capacity: 4

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SOS119	Site Name	Open space (Cheviot Road)
Ward	Horsley Hill	Neighbourhood Forum Area	
Total Site Area (ha)	0.40	Estimated Developable Area (ha)	0.40



Constraints: This site is an area for mineral safeguarding and suffers from ground water flooding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 25

Dwellings Built to date: 0

Remaining Capacity: 25

Assessment Information		
Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	11-15 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 11-15 years.

SHLAA Ref:	SOS151	Site Name	Bonsall Court
Ward	Cleadon Park	Neighbourhood Forum Area	
Total Site Area (ha)	0.05	Estimated Developable Area (ha)	0.05



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space and footpath

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 16

Dwellings Built to date: 0

Remaining Capacity: 16

Assessment Information

Suitability:		
Availability:		
Achievability:		
Deliverability:		

SHLAA Ref:	SOS198	Site Name	Sutton Hall and land to the rear
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.25	Estimated Developable Area (ha)	0.25



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: community facility

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

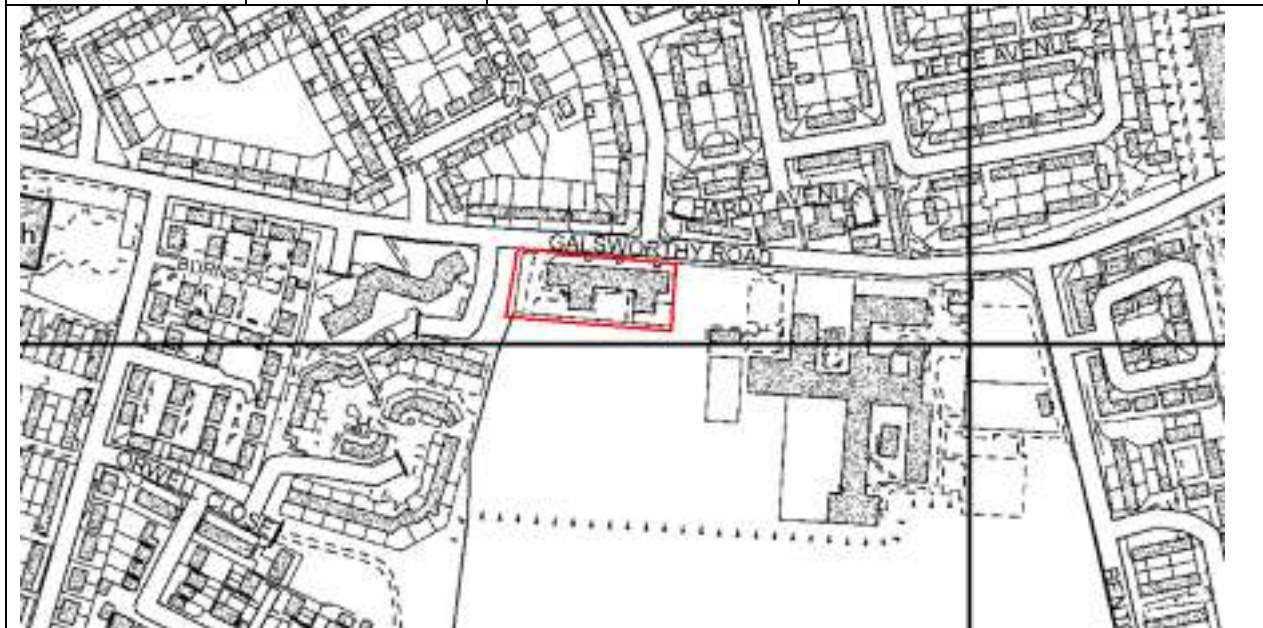
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Not Achievable	The site is unlikely to be achievable, a viable layout is unlikely to be achieved.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS220	Site Name	Former Brydan Court Nursing Home
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	0.36	Estimated Developable Area (ha)	0.36



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former nursing home

Planning History

Current planning status: under construction

Planning Application No: ST/0232/15/FUL

Dwellings Permitted: 22

Site Capacity:

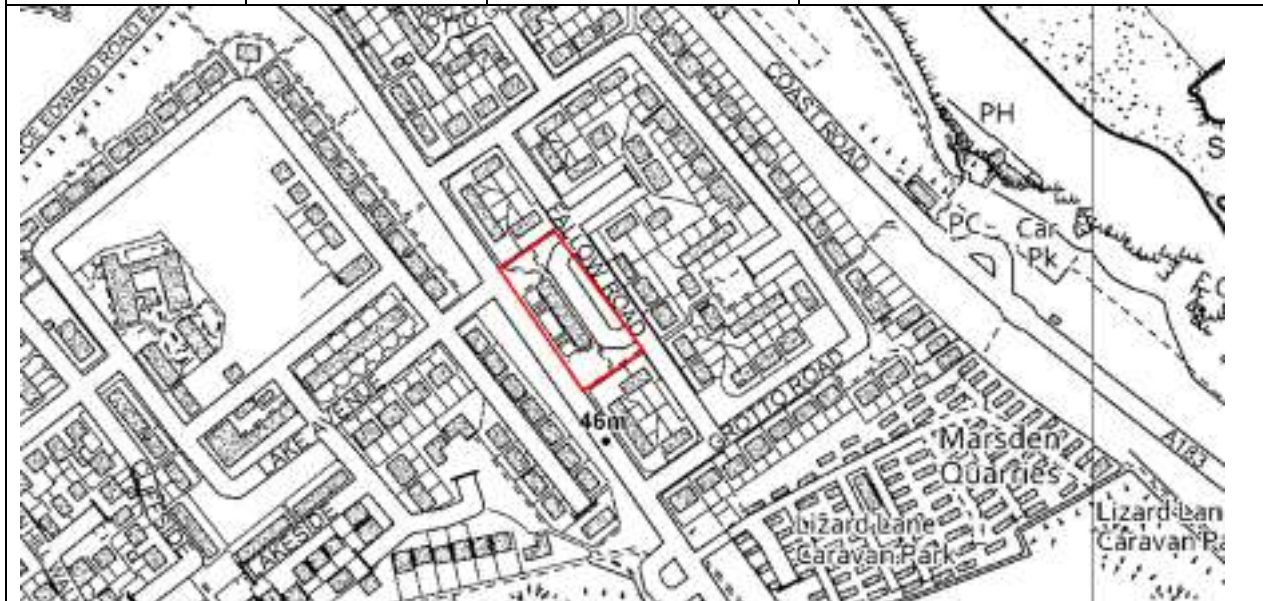
Total site capacity: 22

Dwellings Built to date: 19

Remaining Capacity: 3

<u>Assessment Information</u>		
Suitability:	Suitable	Suitability determined through the granting of planning permission.
Availability:	Available	Suitability determined through the granting of planning permission.
Achievability:	Achievable	The site is under construction. There are no known barriers to achievability.
Deliverability:	Next 5 years	Site suitability, availability and achievability established through grant of planning permission. Development has started on site.

SHLAA Ref:	SOS221	Site Name	Land at Lizard Lane (former shops/flats)
Ward	Whitburn and Marsden	Neighbourhood Forum Area	
Total Site Area (ha)	0.35	Estimated Developable Area (ha)	0.35



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: former shops and flats

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 12

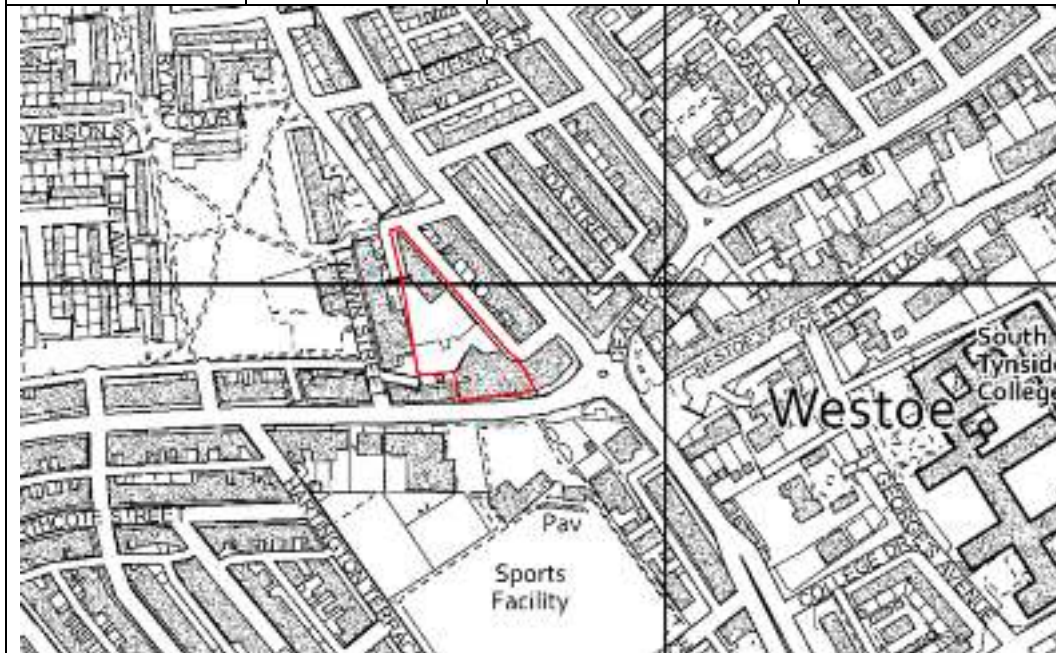
Dwellings Built to date: 0

Remaining Capacity: 12

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is Council owned, however it is not earmarked for development in the next 5 years. Development is likely to commence in 6-10 years.

SHLAA Ref:	SOS222	Site Name	Land at Dean Road
Ward	Westoe	Neighbourhood Forum Area	
Total Site Area (ha)	0.42	Estimated Developable Area (ha)	0.31



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: vacant land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 62

Dwellings Built to date: 0

Remaining Capacity: 62

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	Council owned site available for future development
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Next 5 years	The site is likely to come forward in the next 5 years

SHLAA Ref:	SOS224	Site Name	Land at South Shields School
Ward	South Shields	Neighbourhood Forum Area	
Total Site Area (ha)	5.10	Estimated Developable Area (ha)	3.80



Constraints: This site is an area for mineral safeguarding and sits within the green belt.

Current Use/Character: School

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

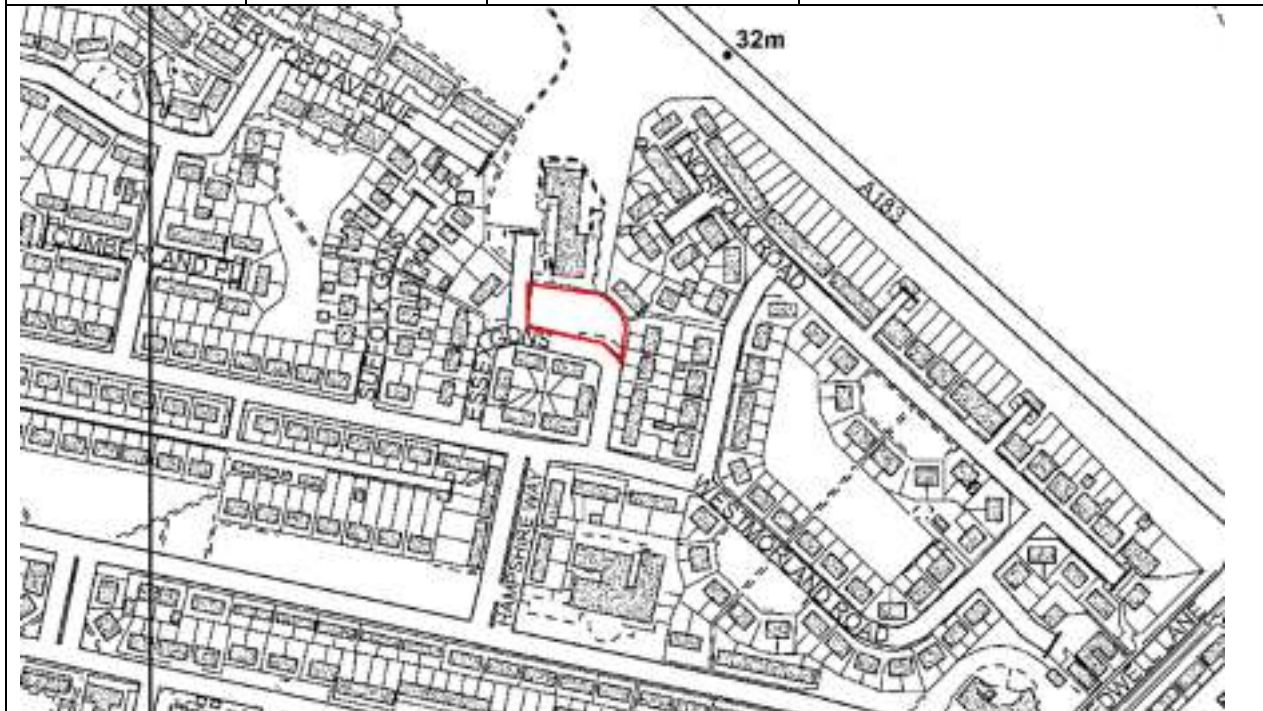
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Not Available	The site is not available for development
Achievability:	Not Achievable	The site is unlikely to be achievable due to playing pitch mitigation
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS230	Site Name	Land at Essex Gardens
Ward	Horsley Hill	Neighbourhood Forum Area	
Total Site Area (ha)	0.13	Estimated Developable Area (ha)	0.13



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

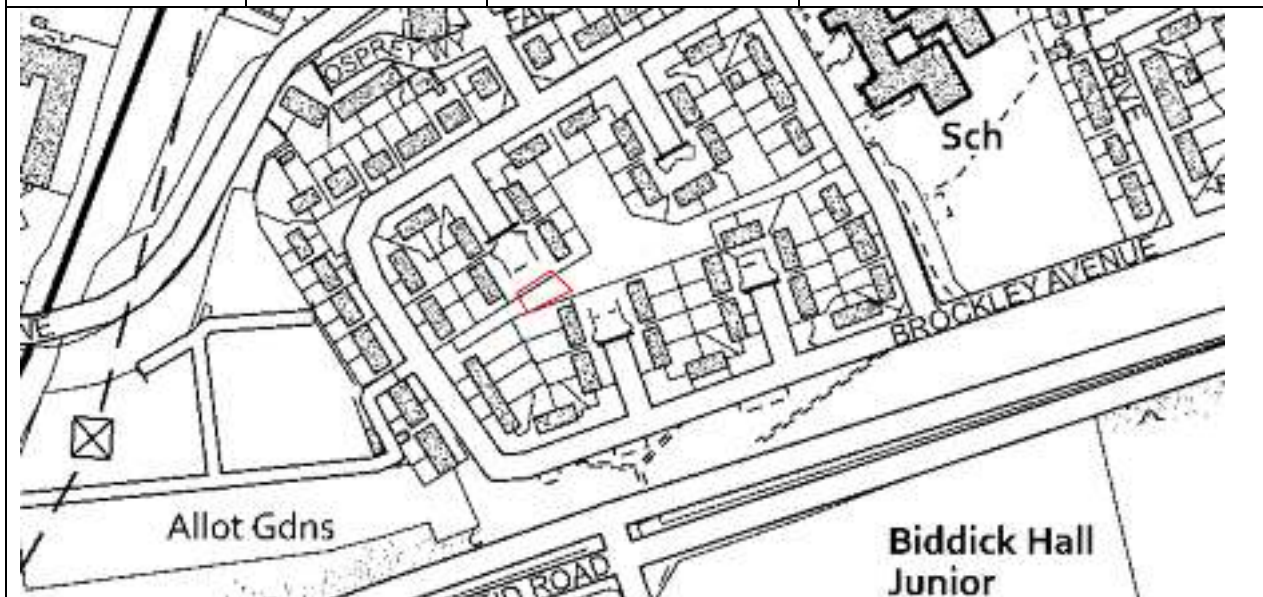
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	The site is Council owned
Achievability:	Not Achievable	It is unlikely that a reasonable site layout could be achieved due to the size of the site and separation distances
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS231	Site Name	Land at Brockley Avenue
Ward	Biddick and All Saints	Neighbourhood Forum Area	
Total Site Area (ha)	0.02	Estimated Developable Area (ha)	0.02



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

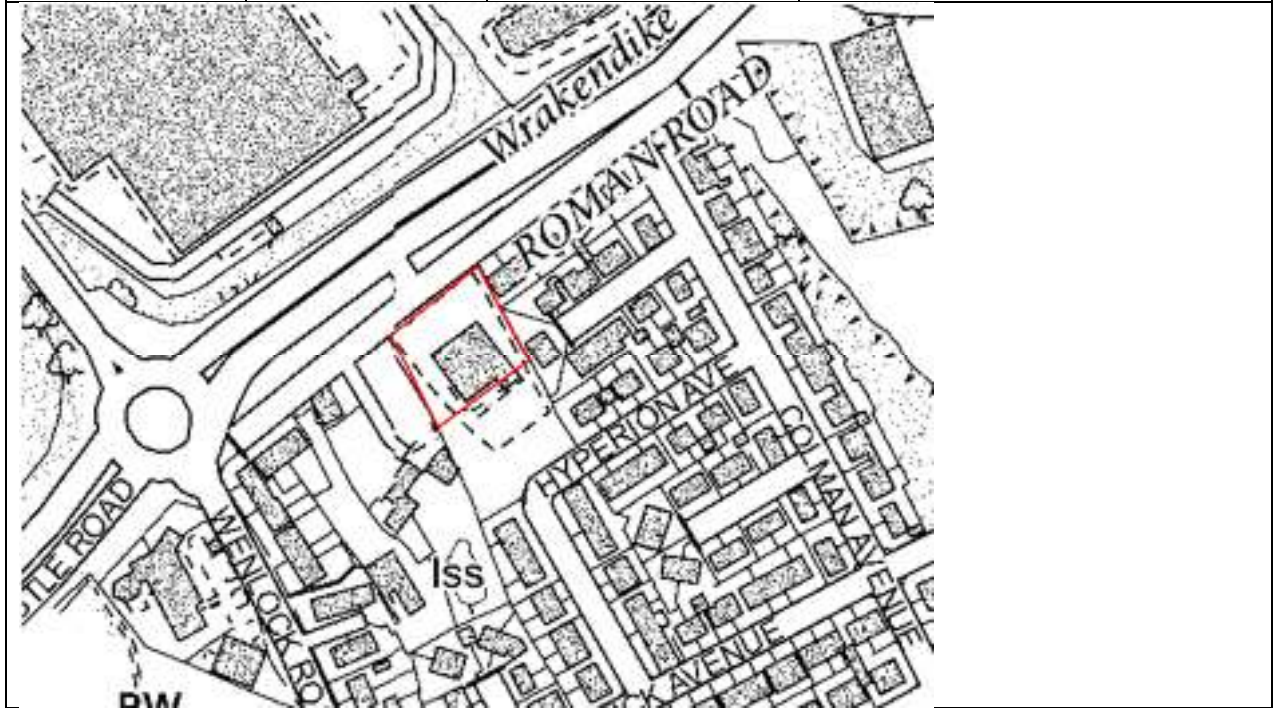
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location with good access to services.
Availability:	Available	The site is Council owned
Achievability:	Not Achievable	It is unlikely that a reasonable site layout could be achieved due to the size of the site and separation distances
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SOS233	Site Name	Simonside Lodge
Ward	Simonside and Rekendyke	Neighbourhood Forum Area	
Total Site Area (ha)	0.02	Estimated Developable Area (ha)	0.02



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: open space

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 4

Dwellings Built to date: 0

Remaining Capacity: 4

Assessment Information

Suitability:	Suitable	The site is in a suitable, residential location
Availability:	Available	The site has been marketed for sale
Achievability:	Achievable	There are no known constraints to achievability
Deliverability:	Not deliverable	The site is identified as a small, windfall site through the brownfield register.

SHLAA Ref:	SWH003	Site Name	Land South of Whitburn Golf Club
Ward	Marsden	Neighbourhood Forum Area	
Total Site Area (ha)	5.65	Estimated Developable Area (ha)	4.10



Constraints: This site is an area for mineral safeguarding and sits within the green belt. The site also suffers from surface water flooding and forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to Green Belt impacts – See Green Belt Study
Availability:	Available	The site has been submitted through the Call for Sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH005	Site Name	Caravan storage site and Coast Road Garage
Ward	Whitburn	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	0.18	Estimated Developable Area (ha)	0.17



Constraints: This site is an area for mineral safeguarding.

Current Use/Character: car garage

Planning History

Current planning status: Permission Lapsed

Planning Application No: ST/0489/17/FUL

Dwellings Permitted: 5

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	Suitability determined by approval of planning application
Availability:	Not available	The site is not known to be available presently
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH006	Site Name	Land south of Kitchener Road
Ward	Whitburn	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	4.90	Estimated Developable Area (ha)	3.60



Constraints: This site is an area for mineral safeguarding and forms part of the green belt. The site also suffers from ground water flooding and forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts - see the Green Belt Study
Availability:	Available	The site was submitted through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH009	Site Name	Land at Wellands Farm
Ward	Whitburn and Marsden	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	9.10	Estimated Developable Area (ha)	6.80



Constraints: This site is an area for mineral safeguarding and forms part of the green belt. The site also suffers from both ground water flooding and surface water flooding and forms part of the wildlife corridor.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 250

Dwellings Built to date: 0

Remaining Capacity: 250

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts - see the Green Belt Study
Availability:	Available	The site was submitted through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH013	Site Name	Land north of Cleadon Lane
Ward	Whitburn and Marsden	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	3.90	Estimated Developable Area (ha)	2.92



Constraints: This site is an area for mineral safeguarding and forms part of the green belt.

Current Use/Character: playing pitches

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 75

Dwellings Built to date: 0

Remaining Capacity: 75

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts - see the Green Belt Study
Availability:	Available	The site was submitted through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH019	Site Name	Glebe Farm farmstead
Ward	Whitburn	Neighbourhood Forum Area	
Total Site Area (ha)	0.90	Estimated Developable Area (ha)	0.42



Constraints: This site is an area for mineral safeguarding and forms part of the green belt. The site also sits within a conservation area.

Current Use/Character: farmstead

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

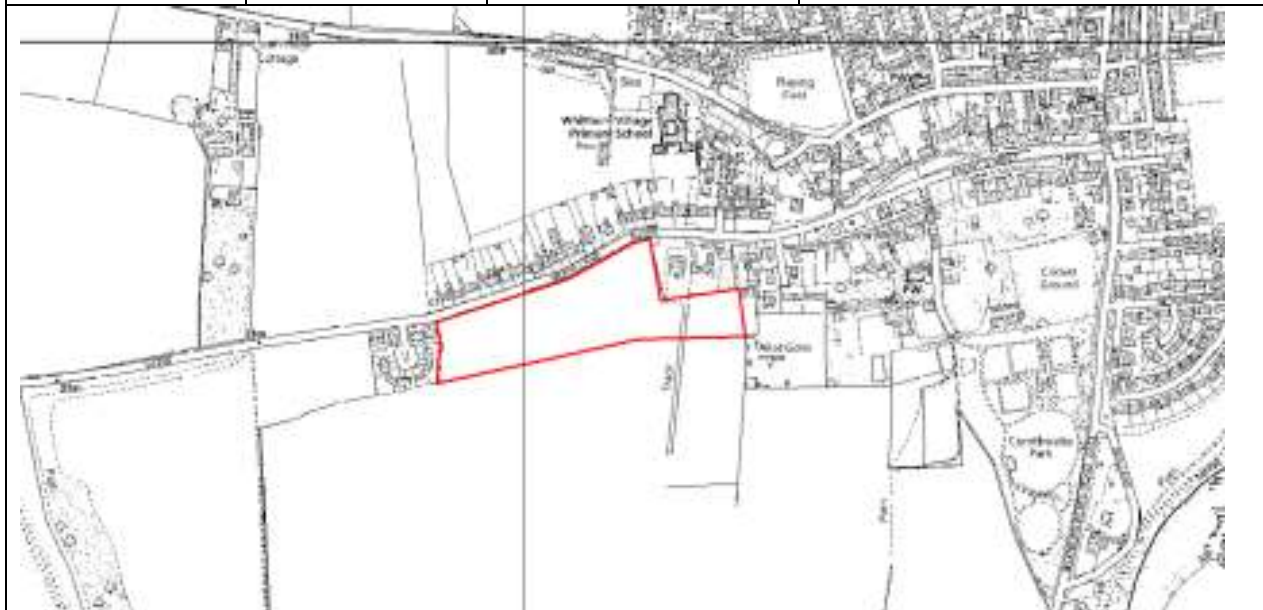
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not considered to be suitable due to Green Belt impacts - see the Green Belt Study
Availability:	Available	The site was submitted through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH020	Site Name	Land to south of Moor Lane
Ward	Whitburn	Neighbourhood Forum Area	
Total Site Area (ha)	3.90	Estimated Developable Area (ha)	2.92



Constraints: This site is an area for mineral safeguarding and forms part of the green belt. The site also sits within a conservation area.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

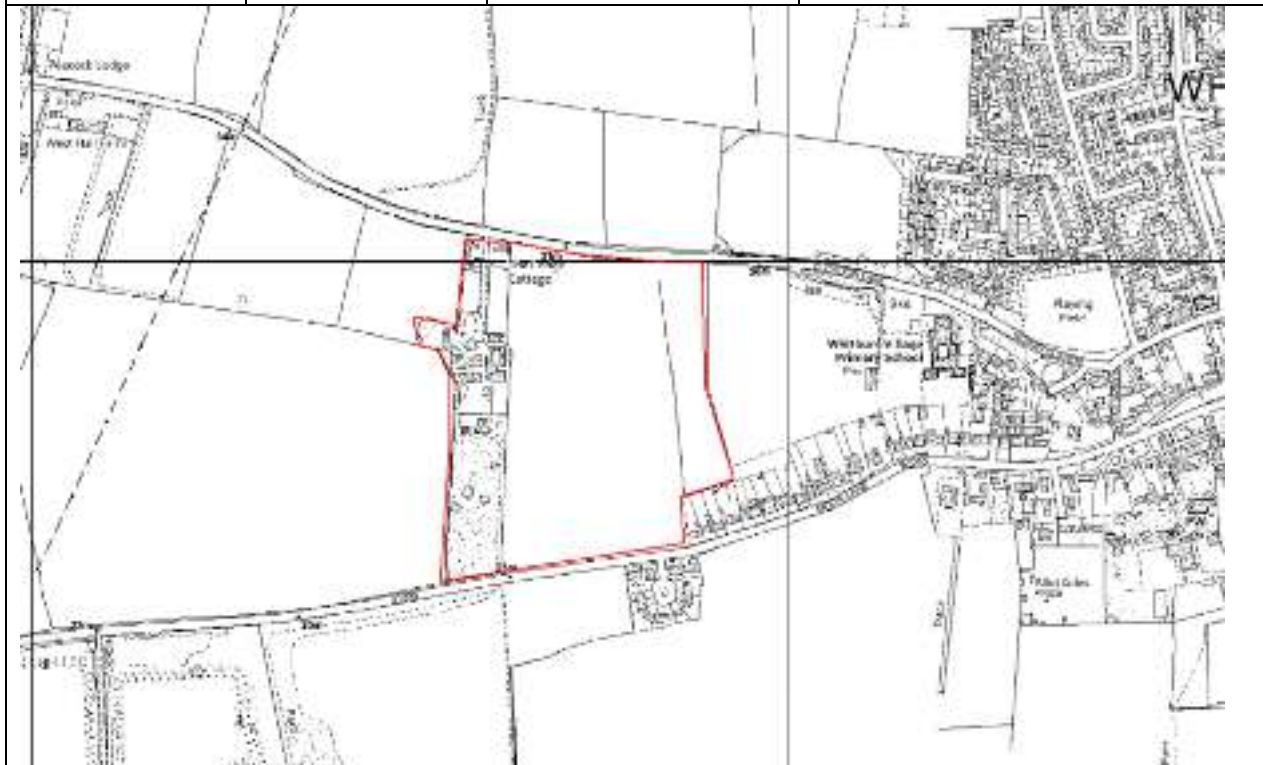
Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to Green Belt impacts – See Green Belt Study
Availability:	Available	The site has been submitted through the Call for Sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH021	Site Name	Land North of Moor Lane
Ward	Whitburn	Neighbourhood Forum Area	
Total Site Area (ha)	13.90	Estimated Developable Area (ha)	10.40



Constraints: This site is an area for mineral safeguarding and forms part of the green belt. The site also sits within a conservation area.

Current Use/Character: agricultural land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to Green Belt impacts – See Green Belt Study
Availability:	Available	The site has been submitted through the Call for Sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH025	Site Name	Land at Whitburn Lodge
Ward	Whitburn and Marsden	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	1.00	Estimated Developable Area (ha)	0.90



Constraints: This site is an area for mineral safeguarding and forms part of the green belt.

Current Use/Character: vacant former public house and surrounding land

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 30

Dwellings Built to date: 0

Remaining Capacity: 30

Assessment Information

Suitability:	Suitable	The site is in a good location, adjacent to residential development with good access to services.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is likely to come forward once the Local Plan is adopted.

SHLAA Ref:	SWH026	Site Name	Land to North of Shearwater
Ward	Whitburn and Marsden	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	1.65	Estimated Developable Area (ha)	1.20



Constraints: This site is an area for mineral safeguarding and forms part of the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 41

Dwellings Built to date: 0

Remaining Capacity: 41

Assessment Information

Suitability:	Suitable	The site is in a good location, adjacent to residential development with good access to services.
Availability:	Available	The site has been submitted to the Council through the call for sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	6-10 years	The site is likely to come forward once the Local Plan is adopted.

SHLAA Ref:	SWH048	Site Name	Land south of Wellhouse Farm
Ward	Whitburn and Marsden	Neighbourhood Forum Area	
Total Site Area (ha)	16.10	Estimated Developable Area (ha)	12.00



Constraints: This site is an area for mineral safeguarding and forms part of the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 41

Dwellings Built to date: 0

Remaining Capacity: 41

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to Green Belt impacts – See Green Belt Study
Availability:	Available	The site has been submitted through the Call for Sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH049	Site Name	Land west of Lizard Lane and Fairfield Drive
Ward	Whitburn and Marsden	Neighbourhood Forum Area	
Total Site Area (ha)	1.00	Estimated Developable Area (ha)	0.90



Constraints: This site is an area for mineral safeguarding and forms part of the green belt.

Current Use/Character: agricultural

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 41

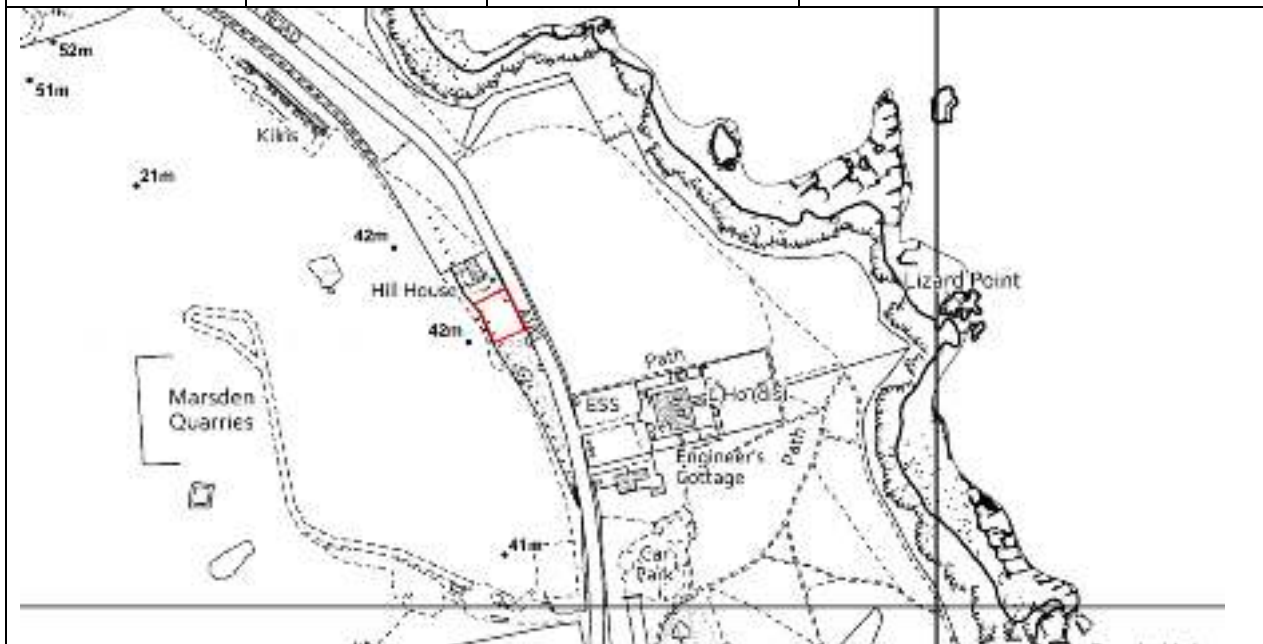
Dwellings Built to date: 0

Remaining Capacity: 41

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to Green Belt impacts – See Green Belt Study
Availability:	Available	The site has been submitted through the Call for Sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.

SHLAA Ref:	SWH051	Site Name	Land at Hill House
Ward	Whitburn and Marsden	Neighbourhood Forum Area	Whitburn
Total Site Area (ha)	0.1	Estimated Developable Area (ha)	0.1



Constraints: This site is an area for mineral safeguarding and forms part of the green belt.

Current Use/Character: residential

Planning History

Current planning status: N/A

Planning Application No: N/A

Dwellings Permitted: N/A

Site Capacity:

Total site capacity: 0

Dwellings Built to date: 0

Remaining Capacity: 0

Assessment Information

Suitability:	Not Suitable	The site is not suitable due to Green Belt impacts – See Green Belt Study
Availability:	Available	The site has been submitted through the Call for Sites
Achievability:	Achievable	There are no known constraints to achievability.
Deliverability:	Not deliverable	The site is not deliverable.