Available Employmer	t Sites		QUANTI	TATIVE ASSE	SSMENT				MAR	KET ASS	SESSME	NT CRIT	ERIA			SI	JSTAIN	ABILITY	CRITE	RIA	ADDITIONAL INFORMATION	
Site Site Ref	Location	Allocation	Gross Site Area (Ha)	Gross : Net Ratio	Estimated Net Area (ha)	Business Use Classes:	Availabillity	Greenfield / Brownfield	Within 2 km of SHN	Access to Strategic Highway	Site Characteristics and Physical	Infrastructure	Market Attractiveness	Barriers to Development	Ownership Facto	Local Road Access	Proximity to Urban Areas	Compatability of Adjoining Uses	Planning Sustainability	Sequential Status	Comments / Notes	Recommendation
GENERAL EMPLOYMENT					-	1		1	1	1											-	
E26 Ashworth Frazer Industrial Estate	Hebburn	Gen Emp	2.30	100%	2.30	E(g) / B2 / B8	RP	BF	N	1	4	3	2	2	3	2	5	5	4	3	Vacant and dilapidated industrial complex adjoining metro line at Hebburn. Pasquill lease expires in 2023. Redevelopment proposals unlikely whilst rent being received. Planning application for redevelopment of site to accommodate 100 housing units. Council resolution to grant planning consent for residential development.	Substantial costs to demolish buildings, most of which are at end of economic life. Redevelopment for employment uses would not be viable given location, anticipated values and higi abnormal costs. Council to allocate for residential.
E20 Former Hawthorn Leslie Shipyard, Ellison Street, Hebburn	Hebburn / Jarrow Riverside	Gen Emp	3.70	100%	3.70	E(g) / B2 / B8	RP	BF	N	1	3	3	2	1	3	3	3	1	5	2	Large vacant and derelict shipyard. The fabrication halls and most other building have been demolished but one remains in southern corner. Site has been marketed over long period (Knight Frank & GVA). Council resolution to grant planning consent for residential development.	Is Substantial investment required to bring site back into use. Area of low market demand, good supply of riverside sites. Council to allocate for residential.
E1 Land at Wagonway Industrial Estate, Hebburn	, Hebburn / Jarrow Riverside	Gen Emp	0.42	100%	0.42	E(g) / B2 / B8	IA	GF	N	1	4	4	2	5	3	3	3	5	4	2	Sportsfield in centre of industrial estate is owned by football club, but not laid ou as pitch. Owner unwilling to sell.	It A suitable site on an established industrial estate which has attracted interest from businesses; but as the owner is unwilling to sell or develop, the site is NOT AVAILABLE.
E21 Green Business Park, Hebburn/Jarrow Staithes	Hebburn / Jarrow Riverside	Gen Emp	1.71	100%	1.71	E(g) / B2 / B8	RP	BF	N	4	3	1	2	2	3	4	4	5	4	2	Council has carried out some remediation but further major expenditure would b required to enable industrial development. The site is highly contaminated and there is a steep bank from the road to the river. Considerable site preparation would be required even to enable external storage on the site. The Council is developing eastern part of Jarrow Green Business Park for renewable energy generation.	e Given the complexity and cost of bringing forward this site for employment use the site is not regarded as deliverable. The Council should consider showing it as "white land" in the Loca Plan. Future use is realistically limited to enabling a modest extension of the warehousing and storage use to the west or use ancillary to the Viking Energy Centre. NOT DELIVERABLE.
E22 Former Dow Chemicals, Ellison Street (Rohm & Haas)	Hebburn / Jarrow Riverside	Specialist - Port / Marine	13.50	90%	12.15	B2	RP	BF	Y	4	2	3	3	3	3	5	5	4	4	3	Large riverside works, that closed in 2015. Most buildings cleared to slab. but office block, gatehouse and weighbridge have been retained. The site was in chemical industry use since 1950s and shipyard prior to that. High abnormal costs to remediate and remove foundations. On market with JK Property Consultants. Owner unwilling to consider alternative uses. WSP report identifier that with interventions to remove constraints, the site has potential for wide range of offshore sector uses. The Council should retain for a range of employment uses and consider suitable infrastructure uses such as renewable energy generation.	Retain for employment. Council to consider allowing a range of uses including employment and energy generation.
E3 East of Pilgrims Way, Bedesway	Bede / Simonside / Middlefields	Gen Emp	0.43	100%	0.43	E(g) / B2 / B8	IA	GF	Y	5	5	3	4	5	5	5	4	5	4	2	Undeveloped plot within established industrial estate. Owned by a developer - Northern Trust.	Council to consider retaining as employment land
E4 West of Pilgrims Way (east of Mitsumi), Bede Ind Est	Bede / Simonside / Middlefields	Gen Emp	1.41	100%	1.41	E(g) / B2 / B8	IA	GF	Y	5	4	3	4	4	5	5	4	5	4	2	Grassed former expansion land to east of former Mitsumi now owned by Northern Trust. Company prepared to build or sell plots.	n Council to consider retaining as employment land
E27 West of Bedesway / Jarrow Road junction, Bede Ind Est	Bede / Simonside / Middlefields	Gen Emp	0.17	100%	0.17	E(g) / B2 / B8	IA	GF	Y	5	4	4	4	5	3	5	4	5	4	2	Owned by Northern Trust. Building to west is let to AAP Metal Fabrications, but this land is not included in demise. The site is therefore unlikely to be expansion land.	
E5 North of Tesco, Towers Place, Simonside Ind Est	Bede / Simonside / Middlefields	Gen Emp	1.51	90%	1.36	E(g) / B2 / B8	RP	BF	Y	5	4	3	2	1	3	4	4	2	5	2	Cleared industrial site within established industrial estate. Further reclamation required to grub up floor slabs. Owned by Council and currently on market.	Council to consider retaining as employment land
E7 South of Heddon Way, Middlefields Ind Est	Bede / Simonside / Middlefields	Gen Emp	0.68	90%	0.61	E(g) / B2 / B8	IA	GF	N	3	3	4	2	5	3	3	2	5	4	2	Land to the rear of industrial units. Access route needs to be identified. The site is not currently being marketed but there has been interest in acquiring it fo employment development.	Council to consider retaining as employment land r
E28 East of Feller UK, Middlefields Ind Est	Bede / Simonside / Middlefields	Gen Emp	0.29	100%	0.29	E(g) / B2 / B8	IA	GF	N	3	3	4	2	5	3	3	2	5	4	2	Expansion land for Feller UK. NOT AVAILABLE TO MARKET	We do not recommend that the site is identified as an availabl employment site.
E29 Former Mayflower Glass, Boldon Lane	East Boldon	Gen Emp	0.35	100%	0.35	E(g) / B2	RP	BF	N	1	4	3	2	1	3	1	3	4	4	1	Old and vacant industrial unit being marketed as a development site. A former industrial building on the opposite side of Moor Lane was redeveloped for housin in 2019. There is a mix of industrial and commercial uses to the west. Planning consent granted for nine town houses in July 2020.	
E11 Land west of 16 Brooklands Way, Boldon Business Park	West Boldon	Gen Emp	0.67	90%	0.60	E(g) / B2 / B8	IA	GF	Y	5	4	5	5	5	5	5	5	5	4	3	Owned by UK Land Estates (developer / investor). Outline consent previously granted for development of detached industrial unit (ST/1601/08/OUT).	Council to consider retaining as employment land
E12 Land East of Lukes Lane, Monkton Fell (West) Hebburn	Monkton	Gen Emp	3.92	85%	3.33	E(g) / B2 / B8	RP	GF	Y	5	5	1	5	2	3	4	2	5	1	1	Grazing land. Knight Frank had marketed this and the adjoining site P1 for industrial use since March 2015. Site requires access and infrastructure provisio so whilst in an area where demand relatively strong, viability of development weak.	Council has granted planning consent for housing, thus site no n longer available for employment purposes. NOT AVAILABLE.
SPECIALIST - PORT OF TYNE			31.06		28.84																	
E30 Compound beside Jarrow Road	Port of Tyne	Specialist - Port / Marine	0.25	100%	0.25	E(g) / B2 / B8	RP	BF	Y	5	2	3	3	3	4	4	4	5	4	2	Fronting internal estate road, on southern edge of Tyne Dock estate.	Within Port Estate; Council to consider retaining as specialist employment land.
E16 Tyne Dock Enterprise Park South (Dock infill)	Port of Tyne	Specialist - Port / Marine	3.50	100%	3.50	E(g) / B2 / B8	IA	GF	N	3	4	4	4	5	4	4	4	5	5	2	Within Port of Tyne Estate. Filling of former dock basin (ST/0944/09/FUL) has created development land and mitigated flood risk.	Within Port Estate; Council to consider retaining as specialist employment land.
E17 Hill 60	Port of Tyne	Specialist - Port / Marine	0.51	100%	0.51	E(g) / B2 / B8	IA	BF	N	2	3	3	3	4	4	4	4	5	4	2	Land formerly used for aggregate storage on edge of Port Estate and fronting Templetown from which access could easily be taken.	Within Port Estate; Council to consider retaining as specialist employment land.
E19 Tyne Dock Enterprise Park (former NcNulty Offshore), Commercial Road	Port of Tyne	Specialist - Port / Marine	4.36	100%	4.36	E(g) / B2 / B8	IA	BF	N	2	4	3	3	5	4	3	3	4	4	2	Purchased by Port of Tyne to allow a down-river extension of Port Estate. The site has Enterprise Zone status and adjoins the Council's Holborn Riverside Regeneration Area.	Within Port Estate; Council to consider retaining as specialist employment land.
E31 Tyne Dock Enterprise Park (SE), Commercial Road	Port of Tyne	Specialist - Port / Marine	0.58	100%	0.58	E(g) / B2 / B8	IA	BF	N	2	4	3	3	5	4	3	3	4	4	2	Purchased by Port of Tyne to allow a down-river extension of Port Estate. The site has Enterprise Zone status and adjoins the Council's Holborn Riverside Regeneration Area.	Within Port Estate; Council to consider retaining as specialist employment land.
E32 East of wood pellet silos	Port of Tyne	Specialist - Port / Marine	1.90	100%	1.90	E(g) / B2 / B8	IA	BF	N	2	4	3	3	5	4	3	3	4	4	2	Former dock basin, now filled and available for development or storage.	Within Port Estate; Council to consider retaining as specialist employment land.
E33 Tyne Renewables Quay	Port of Tyne	Specialist - Port / Marine	9.95	100%	9.95	E(g) / B2 / B8	RP	BF	N	2	5	4	2	2	4	2	3	5	4	2	Former coal terminal has been cleared. Access to 13 metre dredged quay. Stror demand from wind energy sector.	g Within Port Estate; Council to consider retaining as specialist employment land.
E34 North of Warehouse 21	Port of Tyne	Specialist - Port / Marine	1.77	100%	1.77	E(g) / B2 / B8	RP	BF	N	2	4	4	4	4	4	2	3	5	4	2	Port considers that site could accommodate a warehouse	Within Port Estate; Council to consider retaining as specialist employment land.
E35 Former M H Southern	Port of Tyne	Specialist - Port / Marine	2.84	90%	2.56	E(g) / B2 / B8	RP	BF	Y	5	4	4	4	2	4	5	4	4	4	2	On western edge of Port of Tyne Estate, with independent access from Church Bank. Existing buildings require demolition to accommodate new development. Enquiries from businesses with active requirements	Within Port Estate; Council to consider retaining as specialist employment land.
			25.66		25.38																	
SPECIALIST - IAMP										-	-		-			-		-	-			
E23 East of A1290 and beside Downhill Lane junction. IAMP South (northern tip)	Manufacturing Park		3.31	n/a	1.41	B2	RP	GF	Y	5	5		5	2	3	5	2	5	2		Former arable farmland, now part of 150 ha site being brought forward by South Tyneside and Sunderland Councils as an advanced manufacturing park. Downhill Lane junction improvements have reduced net developable area. Land in IAMP phase 1 Lable forward to pack of Niccon Dat of 150 ha site being brought forward by	
E24 IAMP Phase 1 West of A1290, (north west corner)	International Advanced Manufacturing Park	Specialist - IAMP	8.64	85%	7.34	B2	RP	GF	Y	5	5	1	5	2	3	5	2	5	2	1	Arable farmland to north of Nissan. Part of 150 ha site being brought forward by South Tyneside and Sunderland Councils as an advanced manufacturing park. Funding for infrastructure has been secured. Henry Boot has been appointed as contractor. Land in Phase 1.	Council to retain allocation as specialist employment site

E25	IAMP Phase 2	International Advanced Manufacturing Park	Specialist - IAMP	50.00	85%	42.50	B2	RP	GF	Y	5	5	1	5	2	3	5	2	5	2	1	Arable farmland to north of Nissan. Part of 150 ha site being brought forward South Tyneside and Sunderland Councils as an advanced manufacturing park Funding for infrastructure has been secured. Henry Boot has been appointed contractor. Land in Phase 2.
MT	(ED USE			61.95		51.25															<u> </u>	
M1	Argyle Street / Caledonian Street, Hebburn	Hebburn	Mixed Use	6.80	N/K	#VALUE!	E(g) / B2 / B8	RP	BF	N	1	5	2	2	3	3	4	5	4	4	2	Identified in SHLAA as deliverable, developable and achievable. Formerly proposed mixed use site. Development for economic development will have to compatible with residential /educational surrounding uses and any residential wildlife habitat areas developed/retained on site.
E9	Former Duncan House, Crossgate / Claypath Lane	South Shields	Mixed Use	0.29	100%	0.29	E(g)	RP	BF	N	3	3	4	2	4	3	5	5	4	4	3	Cleared site of office block. Planning consent for construction of seven units I B1/ B2 / B8 granted but not implemented. Council advise that a planning application for a drive-thru has still to be determined.
М3	Central Library, Anderson Street	South Shields	Mixed Use	0.32	100%	0.32	A2 / B1	RP	BF	N	2	4	4	2	2	3	2	5	4	5	5	Library has relocated but vacant building remains. Council has identified pote for student accommodation.
M10	Laygate / Rekendyke Lane	South Shields	Mixed Use	0.11	100%	0.11	E(g) / B2	IA	BF	N	3	5	4	1	4	3	4	5	4	4	2	Cleared site of small workshop at the northern end of larger employment area that has been redeveloped for housing, workspace and public car park.
M5	Disused Gasholder, Oyston Street / Garden Lane	South Shields	Mixed Use	0.33	100%	0.33	B2	RP	BF	N	2	4	4	1	2	1	3	5	5	4	5	Disused gas holder in commercial area on edge of town centre. Adjoins supermarket, car parks and local industrial estate. Demolition proposed in Q3 2022. Following demolition further remediation may be required before the s could be redeveloped.
M6	Harton Quay	South Shields	Mixed Use	0.50	100%	0.50	E(g)	IA	GF	N	2	3	5	3	5	3	4	5	5	4	3	Regeneration of riverside coal staiths on edge of town centre. One plot taken for bespoke office development. Remaining plot owned by South Tyneside Council which is considering a range of potential uses. Speculative office development is not currently being considered.
M9	Holborn Regeneration Area - Commercial Road / North of Laygate Street	South Shields	Mixed Use	1.72	100%	1.72	E(g) / B2	RP	BF	N	2	4	3	1	1	2	3	3	5	5	3	Commercial area within Holborn Riverside Regeneration Area, with Enterprise Zone status. Council promoting for office development. Remainder of regeneration area to be housing (Keepmoat). The site is a regeneration prior In 2021 it received £1.85 million Brownfield Land Release funding. It has £9. LEP funding for office development in EZ.
M11	Long Row car park	South Shields	Mixed Use	0.13	100%	0.13	E(g)	IA	BF	N	2	4	5	1	5	3	3	5	3	4	3	Riverside car park, adjoining Sea Cadet building. Formerly used in association with offices. Offices have been converted to apartments and car park now unused, but has planning consent for housing.
PO	TENTIAL			10.20		3.40																
P9	Rear of T A Centre, Victoria Road West,	Hebburn	Potential	1.05	90%	0.95	E(g)	IA	GF	Y	2	3	3	2	3	3	4	4	4	3	2	Greenfield site currently used as paddock, between T A Centre and Metro line adjoining Victoria Road Industrial Estate. Owned by Secretary of State for Defence. Access road from Victoria Road West. Neighbouring fire station si
P10	Priory Road, Jarrow	Jarrow	Potential	0.45	100%	0.45	E(g)	IA	GF	Y	5	2	2	2	4	3	3	5	1	3	3	<u>als. o surplus to requirements.</u> Triangular area of open space separating housing area from Priory Road and t industrial areas beyond. A boundary wall and belt of mature trees adds to its value as open space. Current access through residential area.
P6	Rear of Shaftesbury Avenue, Tyne Point Ind Est	Bede / Simonside / Middlefields	Potential	1.13	80%	0.90	B2 / B8	IA	GF	Y	5	3	3	2	3	3	5	4	2	4	2	Grassed and wooded area on edge of industrial estate provides wide buffer for housing to south. The site is an allocated industrial estate. Part is designate open space and the remainder designated wildlife network. The Councill own eastern part. A rectangle of 0.50 ha to the south of Be Modern is held in same title as their factory and is thus expansion land which is not available to the market, unless declared surplus to their requirements.
P7	West of National Grid sub-station, Hartford Road	Bede / Simonside / Middlefields	Potential	0.67	100%	0.67	B2 / B8	RP	GF	N	5	2	1	2	2	3	5	4	2	3	2	Adjoins National Grid Sub-station. Site crossed by UHV cables. Site within allocated employment area but designated wildlife network and open space. Screened from housing to west by wooded embankment. Title not registered.
P8	East of National Grid sub-station, Hartford Road	Bede / Simonside / Middlefields	Potential	0.81	80%	0.65	B2 / B8	RP	GF	N	5	4	2	2	3	3	3	4	2	3	2	Crossed by pylons and UHV cables. Could accommodate storage compounds i screened from housing. Site within allocated employment area but designate wildlife network and open space. Title not registered.
P11	Laygate, South Shields	South Shields	Potential	1.17	90%	1.05	E(g) / B2 / B8	RP	BF	N	2	2	2	1	2	3	3	5	4	4	3	Site fronts Laygate and Commercial Road opposite the Holborn regeneration a Western part Laid out as a parkland mound. Eastern part is cycleway through landscaped strip. The requirement for open space and traffic free routes will arguably increase once Holborn redeveloped as high density housing.
P5	North West of Testo's Roundabout	West Boldon	Potential	30.50	75%	22.88	E(g) / B2 / B8	RP	GF	Y	4	5	1	5	2	3	3	2	2	2	1	A prominent level greenfield site with frontages to the A186 and A19. The delivery of this site requires highway improvements to enable access from ma road network. Given the scale of this site the cost of providing infrastructure be substantial. Owned by Church Commissioners the site is allocated as Gree Belt but has been previously considered for development.
P1	Land East of Monkton Burn, Hebburn	Monkton	Potential	3.26	85%	2.77	E(g) / B2 / B8	RP	GF	Y	5	3	1	5	2	3	4	2	5	1	1	Grazing land. Knight Frank has been marketing with adjoining site for industi use since March 2015. Site requires access and infrastructure provision so wi in an area where demand relatively strong, visbility of development weak. Lichfields have submitted application for housing development on this and lan the used.
P2	Former Red Barns Garden Centre, West side of Mill Lane, Monkton	Monkton	Potential	1.94	85%	1.65	E(g) / B2 / B8	IA	BF	Y	5	3	2	5	4	4	4	2	5	3	1	Land in Green Belt adjoining active quarry. Former owner had aspiration for B1/B2/B8 but sold to Ibstock Brick to enable extension of quarrying.
P3	Opposite Monkton South Business Park, Hebburn	Monkton	Potential	11.00	85%	9.35	E(g) / B2 / B8	RP	GF	Y	5	5	1	5	2	3	4	2	5	1	1	Farmland in Green Belt, prominently situated beside A194. Owner aspiration B1/B2/B8. Owned by Laverick Hall Farm.
P12	North West of White Mare Pool Roundabout	Monkton	Potential	0.35	100%	0.35	E(g) / B2 / B8	IA	BF	Y	5	3	3	3	4	2	4	2	5	3	1	Small fenced compound previously used for external storage. Adjoins slip roz from A194 to roundabout, but access via road to north which runs behind Travelodge hotel. Site Is screened by mature trees. Within Green Belt.
P4a	Western part of former Wardley coal disposal point, Follingsby Lane, Wardley	Monkton / Wardley	Potential	3.65	100%	3.65	B2 / B8	IA	BF	Y	5	5	4	4	3	3	5	1	5	2	1	Former coal handling depot in Green Belt which is separated from Follingsby I by the disused Learnside railway line. Eastern part of site is a spoil heap whic screens the remainder of the site. Current uses include container storage and anaerobic digester. Harworth Estates sold the site to Thomas Armstrong (Con Blocks) Ltd in 2020.
P4b	Eastern part of former Wardley Coal Disposal Point, Follingsby Lane, Wardley	Monkton / Wardley	Potential	1.66	100%	1.66	B2 / B8	IA	BF	Y	5	4	4	4	3	3	5	1	5	2	1	Former coal handling depot in Green Belt which is separated from Follingsby I by the disused Learnside railway line. Eastern part of site is a spoil heap whic screens the remainder of the site. Current uses include container storage and anaerobic digester. Harworth Estates sold the site to Thomas Armstrong (Con- Blocks) Ltd in 2020.
P4c	Northern part of former Wardley Coa Disposal Point, Follingsby Lane, Wardley	Monkton / Wardley	Potential	3.89	90%	3.50	B2 / B8	RP	BF	Y	1	5	2	4	3	3	5	1	5	2	1	Former coal handling depot in Green Belt which is separated from Follingsby I by the disused Learnside railway line. Eastern part of site is a spoil heap whic screens the remainder of the site. Current uses include container storage and anaerobic digester. Harworth Estates sold the site to Thomas Armstrong (Con Blocks) Ltd in 2020. This plot was used for storage of excavated material from Tyne Tunnel 2.
P13	mypetstop, Follingsby Lane, Wardley	Monkton / Wardley	Potential	2.60	90%	2.34	B2 / B8	RP	BF	Y	5	4	4	4	3	3	4	1	2	3	1	Owner has submitted representations to Local Plan. Existing business detrimentally affected by change in access resulting from IAMP development. Owner wants to widen options for redevelopment of this brownfield site on th edge of the Green Belt. Site adjoins the eastern edge of IAMP; industrial development and restrictions on access could impact on future use of the site
				64.13		52.82																

4 11	
	Council to retain allocation as specialist employment site
ng park. pointed as	
erly	Council regard the site as ecologically sensitive. NOT
l have to be sidential /	ACHIEVABLE
n units for	Council to consider allocating as a mixed use site, on which
ning	residential, commercial or employment premises could be developed.
fied potential	Council to consider allocation for mixed-use with nominal employment component.
ient area K.	Smaller than threshold site area of 0.25 ha. Council should regard as windfall site suitable for commercial, residential or employment use. We do not recommend that the site is allocated for employment.
ns ed in Q3 ore the site	Council to consider allocation for commercial mixed-use
ot taken up eside ffice	Council to consider allocation for mixed-use which could include offices.
nterprise of on priority. thas £9.4 m	Council to consider allocation for office or other use compatible with Planning Use Class E, given the close proximity to residential premises.
sociation now	Smaller than threshold site area of 0.25 ha. Council to regard as windfall housing site.
etro line and te for tation site	Council advise that site is safeguarded for new Metro station.
ad and the ds to its	Council to retain as open space.
ouffer for esignated icill own the in same to the	Open space between industrial and housing estates. Council could consider allocating for employment. Part held as expansion land by Be Modern
within space. gistered.	Forms buffer between housing and sub-station, topography unsuitable for employment.
pounds if esignated	Poor access through housing area. Council to retain as low grade open space.
eration area. through tes will	Council to retain as open space.
The from main tructure will as Green	A very large site with substantial infrastructure costs that would compete with IAMP. Council to consider whether it is premature to allocate for employment.
r industrial on so whilst veak. and land to	Council to consider funding required to bring site forward for employment development.
tion for	Quarrying activity incompatible with employment allocation at this stage.
piration for	Council could consider allocating for employment as part of Green Belt review.
s slip road hind lt.	Council to consider allocating for small scale employment use.
lingsby Park ap which age and ng (Concrete	Council to consider allocating for employment as part of Green Belt review.
lingsby Park ap which age and ng (Concrete	Council to consider allocating for employment as part of Green Belt review.
lingsby Park ap which age and ng (Concrete erial from	The owner's planning consultant considers that this parcel of land would be suitable for development of employment premises. The Council advise that the land is allocated as a Local Wildlife Site within Green Belt and is unsuitable for employment use.
opment. te on the trial the site.	As previously developed land within but on the edge of the Green Belt and adjoining allocated employment land the Council should consider allocating for employment or other compatible use.