

| Available Employment Sites | | | QUANTITATIVE ASSESSMENT | | | | MARKET ASSESSMENT CRITERIA | | | | | | | | | | SUSTAINABILITY CRITERIA | | | | | ADDITIONAL INFORMATION | | Recommendation |
|----------------------------------|--|---|----------------------------|----------------------|-------------------|-------------------------|----------------------------|--------------|-------------------------|--------------------|-----------------------------|-----------------------------------|----------------|-----------------------|-------------------------|------------------|-------------------------|--------------------------|---------------------------------|-------------------------|-------------------|--|--|----------------|
| Site Ref | Site | Location | Allocation | Gross Site Area (Ha) | Gross : Net Ratio | Estimated Net Area (ha) | Business Use Classes: | Availability | Greenfield / Brownfield | Within 2 km of SHN | Access to Strategic Highway | Site Characteristics and Physical | Infrastructure | Market Attractiveness | Barriers to Development | Ownership Factor | Local Road Access | Proximity to Urban Areas | Compatibility of Adjoining Uses | Planning Sustainability | Sequential Status | Comments / Notes | | |
| GENERAL EMPLOYMENT | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 high 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 buildings 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. | 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 out as pitch. Owner unwilling to sell. | 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 be 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. | 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 Local 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 identified 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. | 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. | Smaller than threshold site area of 0.25 ha. Council should consider as potential windfall site within an established employment area. We do not recommend that the site is allocated for employment. | |
| 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 for employment development. | Council to consider retaining as employment land | |
| 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 available 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 housing in 2019. There is a mix of industrial and commercial uses to the west. Planning consent granted for nine town houses in July 2020. | Council has granted planning consent for housing, thus site no longer available for employment purposes. NOT AVAILABLE. | |
| 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 provision so whilst in an area where demand relatively strong, viability of development weak. | Council has granted planning consent for housing, thus site no longer available for employment purposes. NOT AVAILABLE. | |
| | | | | 31.06 | | 28.84 | | | | | | | | | | | | | | | | | | |
| SPECIALIST - PORT OF TYNE | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 McNulty 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. Strong demand from wind energy sector. | 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) | International Advanced Manufacturing Park | Specialist - IAMP | 3.31 | n/a | 1.41 | B2 | RP | GF | Y | 5 | 5 | 1 | 5 | 2 | 3 | 5 | 2 | 5 | 2 | 1 | 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 | Council to retain allocation as specialist employment site | |
| 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 | |

