SHLAA	Site Name	Brownfield	Justification	Decision	2024 Update	2024
Ref.		/				Decision
		Greenfield				
SHB001	Jarrow / Hebburn Staithes, Windmill Way	Brownfield	The site is an area of vacant land adjacent to the River Tyne. The site is adjacent to commercial and industrial uses. The site performs well against the sustainability appraisal objectives; however, a significant negative effect is identified against the climate change objective due to flood risk issues. The	Reject site	No change	Reject site
			SHLAA identifies the site as not being suitable for residential development due to the surrounding uses. The site is identified by the ELR as being suitable for employment uses however it states considered that 'substantial investment required to bring site back into employment use'. In addition part of the wider area is on a very steep incline and with part has heavy tree cover. The wider area has previously			
			been the subject of aspirations by the Council which led to it being branded 'Jarrow Green Business Park' but these aspirations have not been delivered and are no longer considered to be deliverable. The site has not been allocated as it is not considered to be deliverable.			

SHB002	Hebburn	Greenfield	This is a large area of natural and semi-natural	Reject	The Open Space Assessment	Reject site
	Riverside		open space alongside the River Tyne. The site	site	identifies the site as an area	
	Park		is an important are of open space for		of good quality park and	
			recreation. The site includes a LWS and forms		recreation ground.	
			part of a wildlife corridor. The sustainability		The Sustainability Appraisal	
			appraisal identifies significant negative effects		2023 identifies no effects on	
			against the climate change, biodiversity and		economic growth or	
			green infrastructure objectives, with further		employment.	
			minor negative effects identified for land use			
			and cultural heritage. The site is not identified			
			as being suitable, available or achievable in the			
			SHLAA. The site has not been allocated due to			
			impacts on green infrastructure and recreation.			
SHB003	Land at	Brownfield	The site is a brownfield site currently in	Reject	The Sustainability Appraisal	Reject site
	Siemans,		employment use. The SA identifies negative	site	2023 identifies no effects on	
	North Farm		impacts against climate change and biodiversity		economic growth or	
	Road		and positive impacts against efficient land use,		employment.	
			accessibility, economic growth, town centres,			
			housing and communities. The site has not			
			been allocated for residential use as it is not			
			available for that purpose.			
SHB004	Hebburn	Brownfield	This is an area of open space in a residential	Allocate	No change	Allocate Site
	New Town		area with community facilities. The site	Site		H24
			performs well against the sustainability	RG4		
			appraisal objectives due to its proximity			
			existing services and size. A minor negative			
			effect is identified against efficient land use.			
			The site is considered to be suitable, available			
			and achievable in the SHLAA. The site has been			
			allocated as it is considered to be a suitable site			
			in a sustainable location.			
SHB005	Land at	Brownfield	This site has been merged with SHB004.			
	Westmorela					
	nd Court					

SHB006	Former Roadhouse public house	Brownfield	This is an area of vacant land in a residential and commercial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site
SHB007	Former Mountbatten Medical Centre	Brownfield	This is an area of vacant land in a residential and commercial area. The site performs well against the sustainability appraisal objectives. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site
SHB008	Land at Station Road	Brownfield	The site was not considered a reasonable option – narrow site.	Reject site	No change	Reject site
SHB009	Former Hebburn Library	Brownfield	The site was not considered a reasonable option – narrow site.	Reject site	No change	Reject site
SHB010	Land at junction of Glen Street/ Station Road	Brownfield	The site was not considered a reasonable option – planning permission granted.	Reject site	No change	Reject site

SHB011	Fountain	Greenfield	This site is a park in a residential and	Reject	The Open Space Assessment	Reject site
	Square		commercial area and offers important green	site	identifies the site as an area	
			space in this area. The site is identified as being		of good quality park and	
			of high quality and value in the open space		recreation ground.	
			study. The site performs reasonably well			
			against the sustainability appraisal objectives;			
			however, a significant negative effect is			
			identified against green infrastructure. The			
			site is not considered to be suitable, available			
			or achievable in the SHLAA. The site has not			
			been allocated due to impacts in green			
			infrastructure.			
SHB012	Ashworth	Brownfield	This is a former industrial estate in a residential	Allocate	The site was not considered	Reject site
	Frazer Ind		area. The site performs well against the	site	a reasonable option –	
	Estate and		sustainability appraisal objectives. The	H32	planning permission	
	Hebburn		Heritage Impact assessment recorded a less		granted.	
	Community		than substantial effect. The site is considered to			
	Centre		be suitable, available and achievable in the			
			SHLAA. The site has been allocated as it is			
			considered to be a suitable site in a sustainable			
			location.			
SHB013	Land north	Greenfield	This is an undesignated area of green space to	Allocate	The site was not considered	Reject site
	of former		the rear of existing residential properties. The	site	a reasonable option –	
	day care		site performs reasonably well against the	H33	planning permission	
	centre, Black		sustainability appraisal objectives. The site is		granted.	
	Road		considered to be suitable, available and			
			achievable in the SHLAA. The site has been			
			allocated as it is considered to be a suitable site			
			in a sustainable location.			

SHB014	Land to the	Greenfield	This is an area of amenity open space with	Reject	The Open Space Assessment	Reject site
	rear of		mature vegetation and footpath across the site.	site	identifies that site as part of	
	electricity		The site forms part of a wildlife corridor. The		a larger area of accessible	
	substation		site performs reasonably well against the		natural green space.	
	(Beech		sustainability appraisal objectives, although a			
	Street)		number of minor negative effects are			
			identified. The site is not considered to be			
			suitable, available or achievable in the SHLAA.			
			The site has not been allocated due to impacts			
			on open space and availability.			
SHB015	The Clock	Greenfield	The site is an area of playing field land in a	Reject	The Open Space Assessment	Reject site
	playing field		residential area. Two pitches of standard	site	identifies the site as fair	
			quality are identified on the site in the Playing		quality amenity green	
			Pitch Strategy, these pitches would require		space.	
			mitigation should they be lost to development.			
			The site performs reasonably well against the			
			sustainability appraisal objectives; however, a			
			significant negative effect is identified against			
			the green infrastructure objective and minor			
			negative effects identified for climate change			
			and efficient land use. The site is considered to			
			be suitable and available in the SHLAA. The site			
			has not been allocated due to lack of mitigation			
			strategy for the loss of playing pitches.			
SHB016	Garage and	Brownfield	The is a garage and car wash business in a	Reject	No change	Reject site
	car wash,		residential area. The site performs well against	site		
	Victoria Road		the sustainability appraisal objectives;			
	East		however, it is not considered available in the			
			SHLAA due to the existing business. The site has			
			not been allocated as it is not available for			
			development.			

SHB017	Large open grassed space along part of Monkton Mineral Line	Greenfield	The site was not considered a reasonable option – narrow site.	Reject site	No change	Reject site
SHB018	Campbell Park Road Civic Site/ Hebburn Police Station	Brownfield	The site was not considered a reasonable option – planning permission granted.	Reject site	The site was not considered a reasonable option – under construction	Reject site
SHB019	Carr Ellison Park	Greenfield	This is a formal park with mature trees and sports facilities. The site also falls within the Hebburn Hall conservation area and includes a Grade II Listed Building. The site is identified as being of low quality and high value in the Open Space Study. The sustainability appraisal identifies significant negative effects against the green infrastructure and cultural heritage objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on heritage and green infrastructure.	Reject site	The Open Space Assessment identifies the as good quality.	Reject site
SHB020	Storage building and land at Quarry Road	Brownfield	The site an area of open space with a disused building onsite. The site is adjacent to residential properties and Carr Ellison Park. The site performs well against the sustainability appraisal objectives although some minor negative effects are identified. The site is not considered available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site

SHB021	Large Open	Greenfield	The site is a large area of amenity open space	Reject	The Open Space Assessment	Reject site
	Grassed		with a network of footpaths and trees. The site	site	identifies the as good	
	Space,		is designated open space and is recorded as		quality.	
	Mountbatten		being of high quality and value in the Open			
	Avenue		Space Study. The site also forms part of a			
			wildlife corridor. The sustainability appraisal			
			identifies significant negative effects against			
			the green infrastructure objective and further			
			minor negative effects against climate change,			
			efficient land use and cultural heritage. The			
			site is not considered to be available in the			
			SHLAA. The site has not been allocated as it is			
			not available for development.			
SHB022	Campbell	Greenfield	The site is a large formal park with open space	Reject	The Open Space Assessment	Reject site
	Park		and mature trees. The site is identified as being	site	identifies the as good	
			of low quality and high value in the open space		quality accessible natural	
			study. The site forms part of a local wildlife		green space.	
			corridor and falls within Monkton Conservation			
			Area. The sustainability appraisal identifies a			
			significant negative effect against green			
			infrastructure and further minor negative			
			effects against climate change, efficient land			
			use and cultural heritage. The site is not			
			considered to be suitable, available or			
			achievable in the SHLAA. The site has not been			
			allocated due to impacts on heritage and green			
			infrastructure.			

SHB023	Monkton Hall	Brownfield	This is a medical facility which is currently in use. The site includes mature trees and is in a residential area. The site also falls within the Monkton conservation area. The site performs reasonably well against the sustainability appraisal objectives, although a few negative effects are identified. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	No change	Reject site
SHB024	Land at Campbell Park Road	Greenfield	The site is an area of open space adjacent to a residential area. The site performs reasonably well against the sustainability appraisal objectives. However, there is flood alleviation infrastructure on the site. The site is not considered to be suitable, available and achievable in the SHLAA. The site has not been allocated due to flood alleviation infrastructure on the site.	Reject site	The Open Space Assessment identifies the as fair quality amenity green space.	Reject site
SHB025	Lukes Lane playing fields	Greenfield	This is a large area of playing field land that provides football and rugby pitches and associated facilities. The site forms part of a wildlife corridor. The sustainability appraisal identifies significant negative effects on biodiversity, mineral safeguarding and green infrastructure and additional minor negative effects against climate change and efficient land use. This site is identified as one of the most unsustainable sites in the Hebburn area. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	Reject site	The Open Space Assessment identifies the as fair quality open space. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site

SHB026	Open Space (Monkton Lane)	Greenfield	This is a large area of open space with areas of established vegetation and mature trees. The site is bordered by residential development on three sides. The site forms part of a wildlife corridor and is identified as being of high quality and value in the open space study. The sustainability appraisal identifies a number of minor negative effects against the objectives. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on green infrastructure.	Reject site	The Open Space Assessment identifies the as good quality accessible natural green space. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject Site
SHB027	Open Space (Mill Lane)	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	Reject site	The site is a small area of agricultural land in the Green Belt. There are overhead power lines running across the site. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Green Belt Study (2023) identifies the site as having a high harm on the Green Belt. The SA records significant negative effects against the biodiversity and efficient land use objectives. The site has not been allocated due to availability and green belt impacts.	Reject Site

SHB028	Large open grassed space adjacent to the Cock Crow Inn	Greenfield	The site was not considered a reasonable option – electricity pylon and overhead lines.	Reject site	No change	Reject Site
SHB029	Land adjacent to Cock Crow Inn	Greenfield	The site was not considered a reasonable option – electricity pylon and overhead lines.	Reject site	No change	Reject Site
SHB030	Large open grassed space south of Mill Lane	Greenfield	The site was not considered a reasonable option – impact on Green Belt.	Reject site	The site is an area of natural open space within the Green Belt. The Green Belt Study identifies the site as having a moderate impact on the Green Belt. The site is in close proximity to a LNR and falls within the wildlife corridor. The SA records a significant negative impacts against the biodiversity and mineral resources objectives. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Open Space Assessment identifies the site as an area of good quality accessible open space. The site has not been allocated due to availability.	Reject Site

SHB031	Large open grassed space (College Road)	Greenfield	The site was not considered a reasonable option – flood alleviation works.	Reject site	No change	Reject site
SHB032	Land at Beresford Avenue	Greenfield	This site is a large area of recreational open space in a residential area. The site provides landscaping and has trees across the area. The site forms part of a wildlife corridor and is identified as being of high quality and value in the open space study. The site performs reasonably well against the sustainability appraisal although some minor negative effects are identified. The site is not considered to be achievable or achievable in the SHLAA. The site has not been allocated due to impacts on green infrastructure and recreation.	Reject site	The Open Space Assessment identifies the site as an area of fair quality amenity green space.	Reject site
SHB033	Site of former Siemans and Narec Clothier Laboratories	Brownfield	The site was not considered a reasonable option – New development under construction.	Reject site	No change	Reject site

SHB034	South	Greenfield	This site is an area of former playing field land	Allocate	The Green Belt Study (2023)	Allocate Site
	Tyneside		within the Green Belt and adjacent to	Site	assesses the site as having a	GA1
	College,		residential development. The site performs	GA3	moderate impact on the	
	Hebburn		moderately against the principles of the Green		Green Belt.	
	Campus –		Belt and also forms part of a wildlife corridor.			
	playing fields		The sustainability appraisal identifies a number			
			of minor negative effects against			
			environmental objectives, including a			
			significant negative effect with regard to green			
			infrastructure due to the impact on the former			
			playing fields. The site is considered to be			
			suitable, achievable and available in the SHLAA.			
			The site has been allocated as it is considered			
			to be a suitable and accessible site in a			
			sustainable location.			
SHB035	Former Local	Brownfield	The site is a vacant area of land with trees and	Reject	The Open Space Assessment	Reject site
	Authority		vegetation. The site is adjacent to existing	site	identifies the site as poor	
	Housing		residential development. The site is identified		quality accessible natural	
	area, Argyle		as being part of a wildlife corridor, there are		green space.	
	Street		some biodiversity interests on the site which			
			would require mitigation. The site performs			
			well against the sustainability appraisal			
			objectives. The site is considered to be suitable			
			and available in the SHLAA. The site has not			
			been allocated due to uncertainty over			
			achievability due to the site having dispersed			
			areas of vegetation with biodiversity interests.			

SHB036	Land at Monkton Stadium	Greenfield	The site is a sports facility and includes various sports pitches and an athletics track. The sustainability appraisal identifies a significant negative effect against the green infrastructure objective due to the potential loss of sports facilities. The site is not considered to be suitable, achievable or available in the SHLAA. The site has not been allocated due to lack of mitigation strategy for the loss of playing pitches.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SHB037	Former Hebburn New Town Social Club	Brownfield	The site was not considered a reasonable option – Planning permission granted.	Reject site	No change	Reject site
SHB038	Land adjacent Hawthorne Court	Brownfield	This is an area of land situated between a care home and the Metro line. The site is currently used as a car dealership. The site performs well against the sustainability appraisal objectives; however, it is not considered to be available or achievable in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site
SHB039	Hand car wash on Mill Lane	Brownfield	The site is a former garage operating as a hand car wash. The site is adjacent to residential properties. The site performs well against the sustainability appraisal objectives, although a significant negative effect is identified against mineral resources. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site

SHB040	Former Hawthorn Leslie Shipyard	Brownfield	The site is a large brownfield site adjacent to the River Tyne, an industrial unit and residential properties. The site forms part of a wildlife corridor. The sustainability appraisal identifies a significant negative effect against the climate change objective due to flood risk issues and further minor negative effects against biodiversity and cultural heritage. The site is not considered to be achievable in the SHLAA. The site has not been allocated due to uncertainty over the site's viability due to flood risk. The site has not been allocated as it is not available for development.	Reject site	Not considered to be a reasonable option- site has residential planning permission	Reject site
SHB041	Large open grassed space, Ellison Street	Greenfield	This site is a large area of amenity open space in a residential area. The site is adjacent to a Grade II listed building and has mature trees on the site. The open space study records the site as being of high quality and value. The sustainability appraisal identifies a significant negative effect against green infrastructure and negative effects against efficient land use and cultural heritage. The site is not considered to be suitable, achievable, or available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	The Open Space Assessment identifies the site as an area of good quality amenity green space. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site

SHB042	Hebburn Boatyard	Brownfield	This is a brownfield site adjacent to the River Tyne which is currently used as a boat yard. The sustainability appraisal identifies a significant negative effect against climate change due to flood risk issues. A negative effect was also identified against the green infrastructure objective and as the site is over 400m from the public transport network a minor negative effect was also recorded against the sustainable transport objective. The site is not considered to be available or achievable in the SHLAA. The site has not been allocated as it is not considered for douclonment.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site
SHB043	Compound adjacent Hebburn Boatyard	Brownfield	is not available for development. This is a brownfield site adjacent to the River Tyne and east of King George's field. The SA identifies a negative impact against green infrastructure and positive impacts against efficient land use, accessibility, town centres, economic growth, housing and communities. The site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site

SHB044	King George V playing field	Greenfield	This site is a playing field site surrounded by mature trees. The site has one adult football pitch and forms part of a wildlife corridor. The sustainability appraisal identifies a significant negative effect against the green infrastructure objective due to the loss of playing pitches. The site is not considered to be suitable, available or achievable. The site has not been allocated due to impacts on green infrastructure.	Reject site	The Open Space Assessment identifies the site as good quality park/recreation ground. In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Reject site
SHB045	Land south- west of Prince Consort Road	Brownfield	The site is an area of open space to the rear of existing residential properties. The site has trees on the site boundary and forms part of a wildlife corridor. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is in a suitable and sustainable location.	Allocate site H34	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Allocate site H25
SHB046	Father James Walsh Day Centre, Hedgeley Road	Brownfield	This is a vacant brownfield site in a residential area. The site performs well against the sustainability appraisal objectives. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is in a suitable and sustainable location.	Allocate site H35	The site now has planning permission	Reject site

SHB047	Land at A&P Tyne, Wagonway Road	Brownfield	This is a vacant area of brownfield land in an industrial area. The site performs significant well against the sustainability appraisal objectives with significant positive outcomes identified for five objectives. The SHLAA considers the site to be unavailable and unachievable for residential development. The site has been allocated as it is in a suitable and sustainable location within an existing employment area.	Allocate site for Employ ment ED6	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Allocate site for Employment ED7
SHB048	Land at A&P Tyne, Wagonway Road	Brownfield	This is a vacant area of brownfield land in an industrial area. The site performs significant well against the sustainability appraisal objectives with significant positive outcomes identified for four objectives. The SHLAA considers the site to be unavailable and unachievable for residential development. The site has been allocated as it is in a suitable and sustainable location within an existing employment area.	Allocate site for Employ ment ED6	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Allocate site for Employment ED7
SHB049	Garages site (Prince Consort Lane)	Brownfield	This is a small garage site in a residential area. The site performs well against the sustainability appraisal objectives; however, the site is not considered to be available in the SHLAA. The site has not been allocated as it is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site

SHB050	Garage site	Brownfield	This is a small garage site in a residential area.	Reject	In accordance with the	Reject site
	(Marr Road)		The site performs well against the sustainability	site	SHLAA methodology, the	-
			appraisal objectives; however, the site is not		site was sieved out from the	
			considered to be available in the SHLAA. The		SHLAA before the	
			site has not been allocated as it is not available		assessment stage. See the	
			for development.		SHLAA report (2023) for	
					more details on the sieving	
					process.	
SHB051	Land at	Greenfield	The site is an area of amenity open space in a	Reject	The open space assessment	Reject site
	Cambridge		residential area. The site includes trees and a	site	identifies the site as an area	
	Avenue		footpath across the site. The site is identifies as		of fair quality amenity green	
			being of low value and quality in the open		space with a childs play	
			space study. The site performs well against the		space.	
			sustainability appraisal objectives. The site is			
			not considered to be available in the SHLAA.			
			The site has not been allocated due to impacts			
			on amenity and open space.			
SHB052	Open space	Greenfield	The site is an area of open space to the rear of	Reject	In accordance with the	Reject site
	(Mill		existing residential properties. The site	site	SHLAA methodology, the	
	Crescent)		performs well against the sustainability		site was sieved out from the	
			appraisal objectives. The site is not considered		SHLAA before the	
			to be available in the SHLAA. The site has not		assessment stage. See the	
			been allocated as it is not in a suitable location		SHLAA report (2023) for	
			and is not available for development.		more details on the sieving	
					process.	
SHB053	Open space	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	(Waggonway		option – narrow site.	site		
	Road)					
SHB054	St Aloysius	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	Junior School		option – operational school.	site		
	playing field					
SHB055	St Aloysius	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	Infant School		option – operational school.	site		
	playing field					

SHB056	Land at A&P Tyne, Wagonway Road	Brownfield	This is a vacant area of brownfield land in an industrial area. The sustainability appraisal identifies a significant negative effect against the climate change objective due to flood risk issues. The SHLAA identifies the site as not being suitable, available or achievable for residential development. The site has been allocated as it is in a suitable and sustainable location within an existing employment area.	Allocate site for Employ ment ED6	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	Allocate site for Employment ED7
SHB057	St Aloysius Infant School	Brownfield	The site was not considered a reasonable option – operational school.	Reject site	No change	Reject site
SHB058	St Aloysius Junior School	Brownfield	The site was not considered a reasonable option – operational school.	Reject site	No change	Reject site
SHB059	St Oswalds Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	Reject site	No change	Reject site
SHB060	St Oswalds Primary School	Brownfield	The site was not considered a reasonable option – operational school.	Reject site	No change	Reject site
SHB061	Garages site and open space (Ralph Street)	Brownfield	The site was not considered a reasonable option – narrow site.	Reject site	No change	Reject site

SHB062	Open space	Greenfield	The site is an area of open space behind	Reject	In accordance with the	Reject site
	(rear of		residential properties. The site has a narrow	site	SHLAA methodology, the	
	Byron		access. The site performs well against the		site was sieved out from the	
	Avenue)		sustainability appraisal objectives. The site is		SHLAA before the	
			not considered to be suitable, available or		assessment stage. See the	
			achievable in the SHLAA. The site has not been		SHLAA report (2023) for	
			allocated as it is not in a suitable location and is		more details on the sieving	
			not available for development.		process.	
SHB063	Open space	Greenfield	The site is an area of open space behind	Reject	In accordance with the	Reject site
	(Bryon		residential properties. The site has a narrow	site	SHLAA methodology, the	
	Avenue)		access. The site performs well against the		site was sieved out from the	
			sustainability appraisal objectives. The site is		SHLAA before the	
			not considered to be suitable, available or		assessment stage. See the	
			achievable in the SHLAA. The site has not been		SHLAA report (2023) for	
			allocated as it does not have suitable access		more details on the sieving	
			and is not available for development.		process.	
SHB064	Open space	Greenfield	The site is an area of open space behind	Reject	In accordance with the	Reject site
	(rear of		residential properties. The site has a narrow	site	SHLAA methodology, the	
	Tennyson		access. The site performs well against the		site was sieved out from the	
	Avenue)		sustainability appraisal objectives. The site is		SHLAA before the	
			not considered to be suitable, available or		assessment stage. See the	
			achievable in the SHLAA. The site has not been		SHLAA report (2023) for	
			allocated as it does not have suitable access		more details on the sieving	
			and is not available for development.		process.	
SHB065	Bedewell	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Primary		option – operational school.	site		
	School					
SHB066	Bedewell	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Primary		option – operational school.	site		
	School					

SHB067	Former	Brownfield	The site is an operational community facility in	Reject	In accordance with the	Reject site
	Sunday		a residential area. The site performs well	site	SHLAA methodology, the	
	school and		against the sustainability appraisal objectives.		site was sieved out from the	
	surrounding		The site is not considered to be suitable,		SHLAA before the	
	land, Argyle		available or achievable in the SHLAA. The site		assessment stage. See the	
	Street/		has not been allocated as it is not available for		SHLAA report (2023) for	
	Ellison Street		development.		more details on the sieving	
					process.	
SHB068	Landscaped	Greenfield	The site is a narrow area of landscaped	Reject	In accordance with the	Reject site
	green space,		greenspace with mature trees throughout. The	site	SHLAA methodology, the	
	Cuthbert		site is in a residential area. The site performs		site was sieved out from the	
	Street		well against the sustainability appraisal		SHLAA before the	
			objectives; however, it is not considered to be		assessment stage. See the	
			suitable, available or achievable in the SHLAA.		SHLAA report (2023) for	
			The site has not been allocated due to impacts		more details on the sieving	
			on amenity and open space.		process.	
SHB069	Garages site,	Brownfield	This is a small garage site in a residential area.	Reject	In accordance with the	Reject site
	Prince		The site is accessed by a narrow road. The site	site	SHLAA methodology, the	
	Consort Lane		performs well against the sustainability		site was sieved out from the	
			appraisal objectives but is not considered to		SHLAA before the	
			suitable, available or achievable in the SHLAA.		assessment stage. See the	
			The site has not been allocated as it does not		SHLAA report (2023) for	
			have suitable access and is not available for		more details on the sieving	
			development.		process.	
SHB070	Open space,	Greenfield	The site is a small area of open space with trees	Reject	In accordance with the	Reject site
	Lyon Street		directly in front of existing houses. The site	site	SHLAA methodology, the	
			performs well against the sustainability		site was sieved out from the	
			appraisal objectives but is not considered to		SHLAA before the	
			suitable, available or achievable in the SHLAA.		assessment stage. See the	
			The site has not been allocated due to impacts		SHLAA report (2023) for	
			on amenity and open space.		more details on the sieving	
					process.	

SHB071	Open space, Thomas Drive	Greenfield	The site is a small area of landscaped open space between a road and housing. The site performs well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SHB072	Open space, Bicester Grove	Greenfield	The site was not considered a reasonable option – no access.	Reject site	No change	Reject site
SHB073	Open space, Campbell Park Road	Greenfield	The site is a narrow stretch of land which provides a buffer between two roads. The site performs well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SHB074	Land to rear of 28 & 29 Waterside Park	Greenfield	The site was not considered a reasonable option – under construction.	Reject site	The site was not considered a reasonable option – complete	Reject site
SHB075	Open space, St Aloyius View	Greenfield	The site is narrow tree buffer between existing residential developments. The site performs well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated as it is not in a suitable location and is not available for development.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site

SHB076	Car Park,	Brownfield	The site is a car park in Hebburn Town Centre.	Reject	In accordance with the	Reject site
	Reyolle Court		The site performs well against the sustainability	site	SHLAA methodology, the	
			appraisal objectives but is not considered to		site was sieved out from the	
			suitable, available or achievable in the SHLAA.		SHLAA before the	
			The site has not been allocated as it is not		assessment stage. See the	
			available for development.		SHLAA report (2023) for	
					more details on the sieving	
					process.	
SHB077	Open space,	Greenfield	This site is a sloped area of open space within a	Reject	In accordance with the	Reject site
	Mountbatten		residential area and close proximity to schools.	site	SHLAA methodology, the	
	Avenue		The site performs well against the sustainability		site was sieved out from the	
			appraisal objectives but is not considered to		SHLAA before the	
			suitable, available or achievable in the SHLAA.		assessment stage. See the	
			The site has not been allocated as it is not in a		SHLAA report (2023) for	
			suitable location and is not available for		more details on the sieving	
			development.		process. The Open Space assessment identifies the	
					site as an area of good	
					quality amenity green	
					space.	
SHB078	Hebburn	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
5110070	Comprehensi	Greenneid	option – operational school.	site	No chunge	neject site
	ve School			0.00		
	playing fields					
SHB079	St James	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Primary		option – operational school.	site		
	School					
SHB080	Hebburn	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Comprehensi		option – operational school.	site		
	ve School					

SHB081	Open space between Coniston	Greenfield	The site is a narrow-grassed buffer between residential properties and a narrow road. It forms part of a wildlife and green infrastructure	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the	Reject site
	Avenue and		corridor. The site performs reasonably well		SHLAA before the	
	Campbell		against the sustainability appraisal objectives		assessment stage. See the	
	Park Road		but is not considered to suitable, available or		SHLAA report (2023) for	
			achievable in the SHLAA. The site has not been		more details on the sieving	
			allocated due to impacts on amenity and open space.		process.	
SHB082	Open space, Hautmont Road	Greenfield	The site is a narrow-grassed buffer between residential properties and a narrow road. It forms part of a wildlife and green infrastructure corridor. The site performs reasonably well	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the	Reject site
			against the sustainability appraisal objectives but is not considered to suitable, available or		assessment stage. See the SHLAA report (2023) for	
			achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.		more details on the sieving process.	
SHB083	Open space, Campbell Court	Greenfield	The site is a narrow-grassed buffer between residential properties and a narrow road. It forms part of a wildlife and green infrastructure corridor. The site performs reasonably well against the sustainability appraisal objectives	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the	Reject site
			but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.		SHLAA report (2023) for more details on the sieving process.	
	Grassed area, Windermere Crescent	Greenfield	The site is an area of landscaped open space directly in front of existing bungalows. Development of this could have negative effects on residential amenity. The site performs reasonably well against the sustainability appraival objectives but is not	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the	Reject site
			sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.		SHLAA report (2023) for more details on the sieving process.	

ai W	Grassed area, Windermere Crescent	Greenfield	The site is an area of landscaped open space directly in front of existing bungalows. Development of this could have negative effects on residential amenity. The site performs reasonably well against the	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the	Reject site
			sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.		SHLAA report (2023) for more details on the sieving process.	
SHB086	Open space, Campbell Park Road	Greenfield	The site provides a narrow landscape buffer between residential properties and a road. The site performs reasonably well against the sustainability appraisal objectives but is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site
SHB087	Open space, Fountains Crescent/ Finchale Road	Greenfield	This site is a landscaped area of amenity greenspace in a residential area. The site is directly in front of existing houses, development may impact upon amenity. The sustainability appraisal identifies negative effects against, climate change, biodiversity and efficient land use. It is not considered to suitable, available or achievable in the SHLAA. The site has not been allocated due to impacts on amenity and open space.	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for more details on the sieving process.	Reject site

SHB088	Garages site,	Brownfield	This is a small garage site within a residential	Reject	In accordance with the	Reject site
	College Road		area. Existing housing properties face onto the	site	SHLAA methodology, the	
			garage site access road. Development could		site was sieved out from the	
			impact upon the amenity of existing properties.		SHLAA before the	
			The sustainability appraisal identifies minor		assessment stage. See the	
			negative effects against climate change and		SHLAA report (2023) for	
			biodiversity. It is not considered to suitable,		more details on the sieving	
			available or achievable in the SHLAA. The site		process.	
			has not been allocated as it is not available for			
			development.			
SHB089	Grassed	Greenfield	The site is a small area of landscaped open	Reject	In accordance with the	Reject site
	area,		space directly in front of existing bungalows.	site	SHLAA methodology, the	
	Windermere		Development of this could have negative		site was sieved out from the	
	Crescent		effects on residential amenity. The site		SHLAA before the	
			performs reasonably well against the		assessment stage. See the	
			sustainability appraisal objectives but is not		SHLAA report (2023) for	
			considered to suitable, available or achievable		more details on the sieving	
			in the SHLAA. The site has not been allocated		process.	
			due to impacts on amenity and open space.			
SHB090	Grassed	Greenfield	The site is a small area of landscaped open	Reject	In accordance with the	Reject site
	area,		space directly in front of existing bungalows.	site	SHLAA methodology, the	
	Windermere		Development of this could have negative		site was sieved out from the	
	Crescent		effects on residential amenity. The site		SHLAA before the	
			performs reasonably well against the		assessment stage. See the	
			sustainability appraisal objectives but is not		SHLAA report (2023) for	
			considered to suitable, available or achievable		more details on the sieving	
			in the SHLAA. The site has not been allocated		process.	
			due to impacts on amenity and open space.			
SHB091	Grassed	Greenfield	The site is a narrow area of open space in front	Reject	In accordance with the	Reject site
	area, Lilac		of existing residential houses. Development	site	SHLAA methodology, the	
	Walk		could impact upon amenity. The site performs		site was sieved out from the	
			reasonably well against the sustainability		SHLAA before the	
			appraisal objectives but is not considered to		assessment stage. See the	
			suitable, available or achievable in the SHLAA.		SHLAA report (2023) for	
			The site has not been allocated due to impacts		more details on the sieving	
			on amenity and open space.		process.	

SHB092	Land off	Greenfield	The site is an area of amenity open space	Allocate	The SHLAA no longer	Reject site
	Mountbatten		within a predominantly residential area. The	Site	assesses the site as suitable	
	Avenue		site has good access and is in a sustainable	H36	due to on site flood	
			location. The site performs well against the		alleviation scheme	
			sustainability appraisal objectives due to		therefore the site has not	
			proximity to existing services; minor negative		been allocated.	
			effects have been identified against climate			
			change and efficient land use. The site is			
			considered to be suitable, available and			
			achievable in the SHLAA. The site has been			
			allocated as it is a suitable site in a sustainable			
			location.			
SHB093	Open space,	Greenfield	This site is a small a narrow area of open space	Reject	In accordance with the	Reject site
	Clyde		and car parking. It is situated in front of	site	SHLAA methodology, the	
	Avenue		existing houses; development could have		site was sieved out from the	
			negative effects on residential amenity of		SHLAA before the	
			existing properties. The site performs		assessment stage. See the	
			reasonably well against the sustainability		SHLAA report (2023) for	
			appraisal objectives but is not considered to		more details on the sieving	
			suitable, available or achievable in the SHLAA.		process.	
			The site has not been allocated as it is not			
			available for development.			
SHB094	Open space	Greenfield	This site is a small a narrow area of open space	Reject	In accordance with the	Reject site
	and car park,		and car parking. It is situated in front of	site	SHLAA methodology, the	
	Clyde		existing houses; development could have		site was sieved out from the	
	Avenue		negative effects on residential amenity of		SHLAA before the	
			existing properties. The site performs		assessment stage. See the	
			reasonably well against the sustainability		SHLAA report (2023) for	
			appraisal objectives but is not considered to		more details on the sieving	
			suitable, available or achievable in the SHLAA.		process.	
			The site has not been allocated as it is not			
			available for development.			

SHB095	Social Club,	Brownfield	The site is an operational social club and car	Reject	No change	Reject site
	Elmfield		park. It is located within a residential area. The	site	5	
	Terrace		site is in a suitable location and performs well			
			against the sustainability appraisal objectives,			
			however it is not available in the SHLAA. The			
			site has not been allocated as it is not available			
			for development.			
SHB096	Open space/	Greenfield	The site is a significant narrow area of open	Reject	In accordance with the	Reject site
	parking,		space and car parking, directly in front of	site	SHLAA methodology, the	
	Grosvenor		existing houses. Development could result in		site was sieved out from the	
	Crescent		negative effects on the residential amenity of		SHLAA before the	
			existing properties. The site performs		assessment stage. See the	
			reasonably well against the sustainability		SHLAA report (2023) for	
			appraisal objectives but is not considered to		more details on the sieving	
			suitable, available or achievable in the SHLAA.		process.	
			The site has not been allocated as it is not			
			available for development.			
SHB097	Open space,	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	Crawley		option – no access.	site		
	Avenue					
SHB098	Toner	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	Avenue		option – operational school.	site		
	School fields					
SHB099	Toner	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Avenue		option – operational school.	site		
	School					
SHB100	Toner	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Avenue		option – operational school.	site		
	School					
SHB101	Open space	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	and Garages,		option – narrow access.	site		
	Cloverhill					
	Avenue					

SHB102	Open space, Victoria Road West	Greenfield	The site is an area of open space adjacent to a metro line, fire station and industrial units. The site also forms part of a wildlife and green infrastructure corridor. The site performs reasonably well against the sustainability appraisal objectives; however due to the	Reject site	In accordance with the SHLAA methodology, the site was sieved out from the SHLAA before the assessment stage. See the SHLAA report (2023) for	Reject site
			surrounding uses, the site is not considered to be suitable in the SHLAA. The site has not been allocated as it is not available for development.		more details on the sieving process.	
SHB103	Land at Prendwick Avenue	Greenfield	The site was not considered a reasonable option – narrow site.	Reject site	No change	Reject site
SHB104	Riverside Village, Former VA Tech	Brownfield	The site was not considered a reasonable option – under construction.	Reject site	No change	Reject site
SHB105	Land at Monkton Fell	Greenfield	The site was not considered a reasonable option – under construction.	Reject site	No change	Reject site
SHB106	High Lane Social Club and car park	Brownfield	The site was not considered a reasonable option – complete.	Reject site	No change	Reject site
SHB107	Bedewell Industrial Estate	Brownfield	The site was not considered a reasonable option – under construction.	Reject site	No change	Reject site

SHB108	West Park,	Greenfield	The site is a formal park with sport facilities and	Reject	In accordance with the	Reject site
	Park Road		play equipment. The site is identified as being if	site	SHLAA methodology, the	
			high quality and value in the Open Space Study		site was sieved out from the	
			2015. The site is located within 25m of a listed		SHLAA before the	
			building, however the HIA identifies minimal		assessment stage. See the	
			impacts. The sustainability appraisal identifies		SHLAA report (2023) for	
			a number further minor negative impacts,		more details on the sieving	
			including significant negative effects against		process. The Open Space	
			green infrastructure. The site is not considered		Assessment identifies the	
			to be suitable, available or achievable in the		site as a good quality	
			SHLAA. The site has not been allocated as it is		park/recreation ground with	
			not available for development and there would		child and youth play spaces	
			be significant green infrastructure/recreation		and outdoor sports facilities.	
			mitigation required.			
SHB109	Bede Burn	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	Primary		option – operational school.	site		
	School					
	playing fields					
SHB110	Jarrow Cross	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Primary		option – operational school.	site		
	School					
SHB111	Former	Brownfield	This is an area of brownfield land adjacent to	Reject	The site is now under	Reject site
	Lukes Lane		Monkton Stadium and amenity open space.	site	development as a new tri-	
	Primary		The site is allocated in the LDF for proposed		station.	
	School		playing pitch land, development would trigger			
			the need for playing pitch mitigation measures.			
			The site performs well against the sustainability			
			appraisal objectives. It is not considered to be			
			available in the SHLAA. The site has not been			
			allocated as it is not available for development.			

SHB112	Land at	Brownfield	The site is an area of open space and car	Reject	No change	Reject site
	Southend		parking. It is in a predominantly residential	site		
	Parade		area and has good access. The site performs			
			well against the sustainability appraisal			
			objectives; a significant negative effect is			
			identified against mineral resources due to its			
			proximity to existing mineral workings and a			
			minor negative effect is identified against			
			climate change. Positive effects are identified			
			due to the use of brownfield land and proximity			
			to existing services. The site is identified as			
			being suitable, available and achievable in the			
			SHLAA. The site is identified in the Brownfield			
			register as a suitable site. The site has not been			
			specifically allocated but contributes to			
	0	Currentiald	forecasted supply.	Detect		Defendation
SHB113	Open space	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	(Southport Parade/		option – narrow site.	site		
	Brighton					
	Parade)					
SHB114	Garage site	Brownfield	This is a garage block in a residential area. The	Reject	In accordance with the	Reject site
	and car park,		site is directly in front of existing properties and	site	SHLAA methodology, the	,.
	Brighton		may cause negative residential amenity		site was sieved out from the	
	Parade		impacts. The site performs reasonable well		SHLAA before the	
			against the sustainability appraisal objectives		assessment stage. See the	
			but is not considered to be suitable, available		SHLAA report (2023) for	
			or achievable in the SHLAA. The site has not		more details on the sieving	
			been allocated as it is not available for		process.	
			development.			
SHB115	Open space	Greenfield	The site was not considered a reasonable	Reject	No change	Reject site
	(Eastbourne		option – narrow site.	site		
	Avenue/					
	Skegness					
	Parade)					

SHB117	South	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Tyneside		option – complete.	site		
	Hebburn					
	Campus					
SHB118	Henry	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Studdy		option – complete.	site		
	House					
SHB119	Site of	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	former		option – complete.	site		
	Tharsus					
	Engineering					
	and Council					
	works depot					
SHB120	Vacant	Brownfield	The site was not considered a reasonable	Reject	No change	Reject site
	Former		option – planning permission.	site		
	Balfour					
	Beatty Utility					
	Solutions					
	Ltd, Prince					
	Consort Road					
SHB121	Land at Lilac	Greenfield	The site is an area of amenity open space in a	Allocate	The SHLAA no longer	Reject site
	Gardens		predominantly residential area. The site is	Site	assesses the site as suitable	
			considered to be in a good location with good	H37	due to on-site flood	
			access. The site performs well against the		alleviation scheme	
			sustainability appraisal objectives due to		therefore the site has not been allocated.	
			proximity to existing services; minor negative effects have been identified against climate		been anocated.	
			change and efficient land use. The site is			
			considered to be suitable, available and			
			achievable in the SHLAA. The site has been			
			allocated as it is a suitable site in a sustainable			
			location.			