

SHLAA Ref.	Site Name	Brownfield/ Greenfield	Justification	Decision	2024 Update	2024 Decision
SIS001	Land at River Drive	Greenfield	The site is a prominent area of open green space overlooking the River Tyne within a predominantly urban area. The site forms part of a local wildlife corridor and is identified as being of high quality and value in the Open Space Study 2015. The site performs reasonably well against the sustainability appraisal objectives however minor negative effects are identified against biodiversity, efficient land use and green infrastructure. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due impacts on open space. The site has not been allocated as it is not available for development.	<b>Reject site</b>	The Open Space assessment identifies the site as fair 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.	<b>Reject site</b>
SIS002	Union Alley Car Park	Brownfield	The site is a car park in a retail area. The site is behind the main shopping street and is bounded by the side/ rear of retail buildings. The sustainability appraisal identifies mixed results against the objectives with the site achieving minor and significant positive effects to its sustainable location, however minor negative effects are also identified. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses. The site has not been allocated as it is not available for development and not in a suitable location.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS003	Land at Mile End Road	Brownfield	The site was not considered a reasonable option – built out.	<b>Reject site</b>	No change	<b>Reject site</b>

SIS004	Land at Barrington Street	Brownfield	The area consists of vacant office buildings and open space within the town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving positive effects to its sustainable location, however minor negative effects are also identified. The site is within close proximity to a Listed Building, the HIA identifies a moderate effect. The site is not considered suitable, available or achievable in the SHLAA. The site has been allocated as part of the South Shields Town Centre College Regeneration Site due to its sustainable location.	Allocate Site SP9	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 SP11
SIS005	Transport Interchange	Brownfield	This is a narrow site which runs through South Shields town centre. It is surrounded by retail uses, Metro station and bus interchange. The site performs reasonably well against the sustainability appraisal objectives. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses. The site has not been allocated as it is not available for development and not in a suitable location.	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
SIS006	Former South Shields Library	Brownfield	This site is a former library and car park area in South Shields town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving positive effects to its sustainable location, however minor negative effects are also identified. The site is considered suitable in the SHLAA and has been allocated as part of the Fowler Street Improvement Area. The site has been allocated as part of the Fowler Street Improvement Area due to its good access and sustainable location.	Allocate Site RG6	The site is no longer identified as available in the SHLAA and therefore is not allocated.	Reject site

SIS007	Land at Winchester Street/ Fowler Street	Brownfield	The site consists of car parking in close proximity to retail properties and restaurants within the South Shields town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving significant and minor positive effects to its sustainable location, however minor negative effects are also identified. The site is within 25m of a listed building, the HIA identifies a less than substantial effect. The site is considered suitable, available and achievable in the SHLAA. The site has been allocated as part of the Fowler Street Improvement Area due to its good access and sustainable location.	<b>Allocate Site RG5</b>	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment. A very p[positive effect is identified against efficient land use and the vitality of town centres.	<b>Allocate site H4</b>
SIS008	24-30 Fowler Street	Brownfield	This is a row of retail properties in South Shields town centre. The site performs reasonably well against the sustainability appraisal objectives. The site is within close proximity to a listed building, the HIA identifies a moderate effect which would require mitigation. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS009	Land at Fowler Street/ Thomas Street	Brownfield	The site consists of retail properties and car parking in South Shields town centre. The sustainability appraisal identifies positive effects due to its sustainable location, however some minor negative effects are also identified against biodiversity and cultural heritage. The site is within 150m of a listed building, the HIA identifies a less than substantial effect. The site is considered suitable, available and achievable in the SHLAA. The site has been allocated as part of the Fowler Street Improvement Area due to its good access and sustainable location.	<b>Allocate Site RG7</b>	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment. A very p[positive effect is identified against efficient land use and the vitality of town centres.	<b>Allocate site H5</b>

SIS010	Oyston Street Car Park	Brownfield	The site is a car park in a retail area of South Shields town centre. The site performs reasonably well against the sustainability appraisal objectives. The site is adjacent to a listed building, the HIA identifies a less than substantial effect. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS011	Land at Fowler Street West (Phase 2)	Brownfield	This is a large area of retail and commercial units in South Shields town centre. The sustainability appraisal identifies mixed results against the objectives with the site achieving positive effects to its sustainable location, however minor negative effects are also identified. The site is within 150m of a listed building, the HIA identifies a less than substantial effect. The site is considered suitable and achievable in the SHLAA. The site has not been allocated as it is not available.	<b>Reject site</b>	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	<b>Reject site</b>
SIS012	Land at Crossgate	Brownfield	The site is an area of vacant land in a commercial area within South Shields town centre. The site performs well against the sustainability appraisal objectives and due to its sustainable location. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses for residential development. Planning consent has granted for construction of seven commercial units.	<b>Reject site</b>	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.	<b>Reject site</b>

SISO13	Land at 1 Robinson Street, Westoe Road	Brownfield	The site is an area of hardstanding associated within business use in a retail/ residential area. The site performs reasonably well against the sustainability appraisal objectives. The site is considered suitable, available or 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 forecasted supply.	<b>Reject site</b>	No change	<b>Reject site</b>
SISO14	Land at Foreshore Caravan Site	Brownfield	The site is a small area of open space adjacent to existing caravan units, the fairground and directly adjacent to the beach. The sustainability appraisal identifies a negative effect against climate change and a significant negative effect against biodiversity due to the sites proximity to sensitive ecological designations. The site is not considered suitable, available or achievable in the SHLAA. The site has not been allocated due to its proximity and potential impact upon ecological designations.	<b>Reject site</b>	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.	<b>Reject site</b>
SISO15	Land at Station Road / Commercial Road	Brownfield	This site is an area of brownfield land which is currently used as a car park. The site is adjacent to large-scale retail premises. The sustainability appraisal identifies a negative effect against biodiversity and cultural heritage due to the sites proximity to sensitive ecological and heritage designations, however positive effects are identified due to its sustainable location. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>	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.	<b>Reject site</b>
SISO16	South Tyneside House	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>	No change	<b>Reject site</b>

SIS017	Land adjacent to Ocean Road Community Centre	Brownfield	The site is an area of vacant land in a prominent location in South Shields Town Centre. It is adjacent to a community centre, residential properties and retail. The sustainability appraisal has identified minor negative effects against climate change, biodiversity and cultural heritage, however significant and minor positive effects are identified due to its sustainable location. The site is considered to be 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 forecasted supply.	<b>Reject site</b>	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	<b>Reject site</b>
SIS018	Land at Chatsworth Court	Greenfield	The site is an area of amenity open space in a predominantly residential area. The sustainability appraisal identifies minor negative effects against climate change, biodiversity and green infrastructure, however significant and minor positive effects are identified due to its sustainable location. The site is suitable, available and achievable in the SHLAA. The site has been allocated due to its suitable and sustainable location.	<b>Allocate site H1</b>	The Open Space Assessment identifies the site as part of a wider area of fair quality amenity green space. The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	<b>Allocate site H1</b>

SIS019	Land at St. Stephens Gardens	Greenfield	The site is a prominent area of green open space in South Shields. The site is identified as being of high quality and value in the Open Space Study, it also forms part of the local wildlife corridor. The site includes St. Stephens Church (Grade II Listed) and also falls within the World Heritage Site, the Heritage Impact Assessment records a high impact on heritage assets. The sustainability appraisal identifies a number of negative effects including climate change, biodiversity, efficient land use and green infrastructure. A significant negative effect has been identified against cultural heritage due to the heritage designations on the site. 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 heritage assets.	<b>Reject site</b>	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 good quality amenity green space.	<b>Reject site</b>
SIS020	Land at River Drive/ Wapping Street	Brownfield	The site is currently a factory adjacent to the River Tyne. The sustainability appraisal identifies a significant negative effect against the climate change objective as part of the site falls within Flood Zones 2 & 3. Negative effects are also identified against biodiversity and cultural heritage due to the site proximity to existing designations. The SHLAA identifies the site as not being available. The site has not been allocated due to availability.	<b>Reject site</b>	The Sustainability Appraisal 2023 identifies no effects on economic growth or employment.	<b>Reject site</b>

SIS021	Land at Ferry Street	Brownfield	The site is an area of open space directly adjacent to the South Shields Ferry Landing. The site is adjacent to a public house and the Word. The sustainability appraisal identifies a number of negative effects including climate change, biodiversity, green infrastructure, cultural heritage and efficient land use. This is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identifies a minor negative effect on a nearby listed building and Mill Dam Conservation Area. The SHLAA identifies the site as not being available. The site has not been allocated due impact on open space and availability.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS022	Land at Harton Quay	Greenfield	The site is an area of vacant land adjacent to the Customs House and the River Tyne. The sustainability appraisal identifies a number of minor negative effects including climate change, biodiversity, green infrastructure, cultural heritage and efficient land use. This is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identifies a less than substantial effect on a nearby listed building and Mill Dam Conservation Area. The site is considered to be suitable and achievable in the SHLAA but not available for housing use. The site has been allocated as part of a mixed-use commercial and hotel development due to its suitable and sustainable location.	<b>Allocate site SP7</b>	No change	<b>Allocate site SP10</b>



SIS023	Former Wouldhave House (Site B)	Brownfield	This site is an area of open space which was the Former Wouldhave House Building. The site is located within the South Shields Market Square. The site performs reasonably well against the sustainability appraisal objectives due to its sustainable location. Minor negative effects have been identified against climate change, biodiversity and cultural heritage due to proximity to existing designations. The Heritage Impact Assessment identified a less than substantial impact upon heritage. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated as it is not considered a suitable location.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS024	30-31 and 32 Long Row	Brownfield	The site was not considered a reasonable option – built out.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS025	Disused Railway, Wellington Drive	Brownfield	The site was not considered a reasonable option – no access.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS026	Undeveloped land behind Captains Wharf/ Waverley	Greenfield	The site was not considered a reasonable option – topography issues.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS027	Undeveloped land, Long Row	Greenfield	The site was not considered a reasonable option – topography issues.	<b>Reject site</b>	No change	<b>Reject site</b>

SIS028	Open space next to Cookson House, River Drive	Greenfield	The site is an area of amenity open space between commercial offices and the Metro line. The sustainability appraisal identifies a number of minor negative effects on biodiversity, efficient land use, green infrastructure and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identified a minimal effect on heritage assets. 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.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS029	Hadrian Primary School playing fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS030	Hadrian Primary School	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS031	Open space at Coston Drive/ Mile End Road	Greenfield	The site is an area of amenity open space with landscaped planting directly in front of existing residential properties. The sustainability appraisal identifies a number of minor negative effects on biodiversity, efficient land use, green infrastructure and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. 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 existing residential properties.	<b>Reject site</b>	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.	<b>Reject site</b>

SIS032	Open space to the rear of Livingstone Place	Greenfield	The site is an area of amenity open space in a residential area. The site is enclosed by residential properties and includes a public footpath across the site. The sustainability appraisal identifies a number of minor negative effects on biodiversity, efficient land use, green infrastructure and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. 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 existing residential properties.	<b>Reject site</b>	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 fair quality amenity green space.	<b>Reject site</b>
SIS033	Open space behind Longleat Gardens	Greenfield	The site was not considered a reasonable option – topography issues.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS034	Marine Park Primary School	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS035	Marine Park Primary School Playing Fields	Greenfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS036	Open space along Erskine Road	Greenfield	The site is a linear area of open space in a residential area. The site includes mature trees and a footpath/ cycleway through the site. The sustainability appraisal identifies a number of minor negative effects on climate change, biodiversity, efficient land use, and cultural heritage; this is due to the potential loss of open space and proximity to existing designations. The Heritage Impact Assessment identifies a minimal impact on heritage assets. 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.	<b>Reject site</b>	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 good quality amenity green space.	<b>Reject site</b>

SIS037	Land at Broughton Road	Greenfield	The site is a garden area directly in front of residential cottages. The site forms part of the Mariners Cottages Conservation Area, the Heritage Impact Assessment identified substantial harm from any proposed development. The sustainability appraisal identifies significant negative impacts against the cultural heritage objective, further minor negative effects were identified against climate change, biodiversity and efficient land use. 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 assets.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS038	Car park (Maxwell Street)	Brownfield	The site is currently a car park in an area with commercial and industrial units. The site performs reasonably well against the sustainability appraisal due to its sustainable location however minor negative effects are identified due to proximity to existing designations. The site is not considered to be suitable, available or achievable in the SHLAA. The site has not been allocated due to unsuitable surrounding uses.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS039	Open space, Claypath	Greenfield	The site was not considered a reasonable option – overhead powerlines.	<b>Reject site</b>		<b>Reject site</b>
SIS040	St Bede's primary school	Brownfield	The site was not considered a reasonable option – operational school.	<b>Reject site</b>		<b>Reject site</b>

SIS041	Land at Foreshore Carpark	Brownfield	The site is a car park directly adjacent to the beach and foreshore. The site is in significant close proximity to the European Coastal designations (Northumbria Coast SPA & Durham Coast SAC) and a LWS and Durham Coast SSSI. The sustainability appraisal has identified a significant negative effect against biodiversity due to the potential impacts on the existing designations. Further minor negative effects have been identified against climate change 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 existing ecological designations.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS042	Site of Former St Aiden's Church	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>	Planning permission on the site has now lapsed. The site is allocated because it is in a suitable and sustainable location.	<b>Allocate site H5</b>
SIS043	31 Beach Road	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>	No change	<b>Reject site</b>

SIS044	South Shields Market Square	Brownfield	This site is the Market Square in South Shields town centre. The site is designated as open space and identified as being high quality and high value, in addition to containing a Grade I Listed Building and falling within close proximity to a Grade II Listed Building. The Heritage Impact Assessment identified a substantial impact on heritage from the development of the site. The sustainability appraisal has identified this site as having the most significant negative effects against the sustainability objectives of site options considered in the Inner South Shields Area. 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 assets.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS045	Land at Foreshore Car park	Brownfield	The site is a car park directly adjacent to the beach and foreshore. The site is in significant close proximity to the European Coastal designations (Northumbria Coast SPA & Durham Coast SAC) and a LWS and Durham Coast SSSI. The sustainability appraisal has identified a significant negative effect against biodiversity due to the potential impacts on the existing designations. Further minor negative effects have been identified against climate change 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 existing ecological designations.	<b>Reject site</b>	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.	<b>Reject site</b>
SIS059	Land at Long Row Car Park	Brownfield	The site was not considered a reasonable option – planning permission.	<b>Reject site</b>	No change	<b>Reject site</b>

SIS061	Land at Saville Street	Brownfield	The site is a car park in South Shields Town centre. The site is behind the main retail area and is close to existing residential properties. The site performs well against the sustainability appraisal objectives with significant positive and positive effect identified due to the potential use of brownfield land proximity to existing services. Minor negative effects are identified against climate change, cultural heritage and biodiversity. The site is not considered to be available in the SHLAA. The site has not been allocated due to availability.	<b>Reject site</b>	No change	<b>Reject site</b>
SIS062	Land at Queen Street and North Street Car Park	Brownfield	The site is a car park in South Shields Town centre. The site is behind the main retail area. The site performs well against the sustainability appraisal objectives with significant positive and positive effect identified due to the potential use of brownfield land proximity to existing services. Minor negative effects are identified against cultural heritage and biodiversity. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable and sustainable location.	<b>Allocate Site SP11</b>	No change	<b>Allocate site H3</b>
SIS063	Land at Salem Street	Brownfield	The site is a car park in South Shields Town centre. It is situated behind the main retail area. The site performs well against the sustainability appraisal objectives with significant positive and positive effect identified due to the potential use of brownfield land proximity to existing services. Minor negative effects are identified against cultural heritage and biodiversity. The site is considered to be suitable, available and achievable in the SHLAA. The site has been allocated as it is a suitable and sustainable location.	<b>Allocate Site SP10</b>	No change	<b>Allocate site H2</b>

