

Ref1	Ref 2	Site Name	Site Address	Ward	Gross Area (ha)	Net Area (ha)	Utilities Capacity	Highways/ Access	Main constraints	Suitability	Availability	Achievability	Conclusion
G1	1	Brandling Village	Off Carlisle Road	Felling	8.50	6.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four Constraints to be mitigated: 1) Other constraints - (Noise from metro). 2) Part of site designated open space. 3) Likely traffic congestion issues from Sunderland Road; 4) Contamination (major on Pitt site)	SUITABLE FOLLOWING MITIGATION	Council owned JV site - part development brief for residential; IF council can obtain full ownership, it is considered that the site is developable but probably beyond 5 years to commence.	Residential use compatible with surrounding uses. Level development site with no anticipated highways issues. Contamination, potential noise and utilities constraints could be mitigated against.	Suitable and Developable
G2	2	East of Elgin Road, Carr Hill	Split Crow Road / Carr Hill Road	Deckham	3.45	1.04	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Water Supply Infrastructure Capacity ISSUE	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two Constraints to be mitigated: 1) Partially within designated open space; 2) Ground stability issues.	SUITABLE ALTHOUGH BOUNDARIES WOULD NEED TO BE RE-DRAWN TO ALLOW FOR OPEN SPACE DESIGNATION	Council owned site - part development brief for residential; cleared site, but not considered deliverable in next 5 years	No highways or contamination issues and identified constraints (topography, ground stability, utilities) could be mitigated. Although lower strength market area, brownfield land and bad neighbour uses present. GMBC viability assessment concludes that site	Suitable and Developable

G3	3	Whitley Court	Springwell Road	High Fell	1.06	0.75	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints which would require mitigation: 1) Wholly within a Wildlife Corridor 2) Potential traffic congestion	SUITABLE SUBJECT TO MITIGATION OF WILDLIFE CORRIDOR - MAY REDUCE SITE AREA	Council owned JV site - part development brief for residential; partly cleared site, although some buildings remain occupied. Scheduled for delivery 2017-19. May be better suited for sheltered housing	Although a pdl site in an area of weaker market demand, the site is compatible with adjoining uses and has no significant known constraints to development. Although GMBC viability assessment concludes that site has a negative residual land value, JV team	Suitable and Developable
G4	4	Hallgarth	Cromwell Place	Winlaton and High Spen	0.83	0.75	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Contamination (current user); 2) Traffic congestion (access issues); 3) Utilities constraints	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Developer keen for some residential development on the site. Joint Venture site earmarked for development 2021-23	An area of moderate market demand, the site is compatible with adjoining uses and has no significant known constraints to development other than moderate highways, contamination and water capacity considerations which could be viably mitigated.	Suitable and Developable

G5	5	Elisabethville	Elizabeth Avenue	Lamesley	2.83	2.12	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Two Constraints to be mitigated: 1) Potential other constraints to be mitigated; 2) Highways Capacity - greater than 30 two way trips	SUITABLE	Council owned JV site - development brief for residential; predom cleared site, although two dwellings remain that are not GMBC owned. GMBC consider it to be available immediately, although JV programmed for start in 2019	Cleared flat site in an area of moderate market strength. It is considered that likely constraints could be mitigated against (utilities, ownership), although further assessment in relation to highways capacity required. GMBC viability assessment concluded	Suitable and Developable
G6	6	Ravenswood	Church Lane	High Fell	0.40	0.40	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three Constraints to be mitigated: 1) Within Conservation Area; 2) Potential traffic congestion from Old Durham Road; 3) Utilities constraints	SUITABLE FOLLOWING MITIGATION MEASURES	Council owned JV site - development brief for residential; cleared site. Joint Venture Ravenswood site.. Programmed for delivery by 2013/14. GMBC consider site to be available immediately, subject to planning.	Although a pdl site in an area of weaker market demand, the site is compatible with adjoining uses and has no significant known constraints to development. Utilities / water supply capacity issues could be mitigated against. GMBC viability assessment conc	Suitable and Deliverable

G11	7	Redevelopment of Chandos Street, Shipcote	Chandos Street	Deckham	0.36	0.33	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two Constraints to be mitigated: 1) Other Constraints: Likely land assembly issues and CPO required; 2) Utilities constraints	SUITABLE FOLLOWING MITIGATION MEASURES	Row of terraced properties, some vacant, some occupied. Not a Council owned site. Not considered available for residential use.	n/a	Suitable but not developable / deliverable
G12	8	Dixon St, Teams	Dixon Street	Dunston and Teams	2.21	1.10	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three Constraints to be mitigated: 1) Other constraints to be mitigated (Noise from Metro Line); 2) Partially within non-designated Open Space; 3) Potential traffic congestion	SITE SUITABLE - MASTERPLAN WILL ADDRESS OPEN SPACE DESIGNATION ISSUES.	GMBC owned site about to be demolished. Scrap yard on site - need to acquire some residential properties and allotments owned by Network Rail. BNG Planning Brief area - joint venture targeted for completion by 2016	Although located in a weaker market area, the site is flat, compatible with surrounding uses and has no known contamination or highways issues. Metro noise and utilities constraints could be mitigated against. GMBC viability assessment concludes that sit	Suitable and Deliverable

G13	9	19 vacant properties, Howe Street	Howe Street	Bridges	0.74	0.67	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three Constraints to be mitigated: 1) Other constraints to be mitigated some properties remain occupied - may require CPO); 2) Potential traffic congestion; 3) Utilities constraints	SUITABLE FOLLOWING MITIGATION MEASURES	Row of terraced properties, some vacant, some occupied. BNG Planning Brief area - but GMBC consider that site is not available or suitable at present.	n/a	Suitable but not developable / deliverable
G14	10	The Lonnen, Crookhill, Ryton		Ryton, Crookhill & Stella	0.30	0.30	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Utilities constraints	SUITABLE	Y - Site development brief being prepared	Development brief being prepared	Suitable and Deliverable
G15	11	Redevelopment of Mulgrave Villas, Bensham Road	Bensham Road/Half Moon Lane	Bridges	0.66	0.60	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One Constraint to be mitigated: 1) Traffic congestion and access issues	SUITABLE	N - Site developed for sheltered housing	n/a	Suitable but not developable / deliverable

G16	12	Priory Court	Manor Gardens	Pelaw and Heworth	0.54	0.48	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints identified	SUITABLE	N - Site developed for a care home	n/a	Suitable but not developable / deliverable
G17	13	Land Between Metro Commercials &, Newcastle-Carlisle Railway Line	South of Newburn Bridge Road	Ryton, Crookhill and Stella	0.91	0.82	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints to be mitigated: 1) Contamination Issues (Pylons overhead and electricity substation opposite); 2) Utilities constraints; 3) Within Consultation Zone of a hazardous installation	NOT CONSIDERED SUITABLE, DUE TO CONSTRAINTS TO DEVELOPABLE AREA AND ADJOINING USES	Site comprises vacant brownfield land. No ownership details and no information as to whether owner wants to develop site for housing. Consequently site cannot be considered deliverable	n/a	Unsuitable
G18	14	Site of unit D17	Don Street	Lobley Hill and Bensham	0.78	0.70	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints to be mitigated: 1) Traffic Congestion (estate served by Western Bypass which is heavily congested); 2) Site located over 1km from local centre/supermarket	NOT SUITABLE DUE TO WIDER SETTING OF INDUSTRIAL ESTATE.	Site comprises vacant land in an established industrial estate. No ownership details and no information as to whether owner wants to develop site for housing. Consequently site cannot be considered deliverable.	n/a	Unsuitable

G19 /G191 b	15	LAND BETWEEN KINGSWAY SOUTH, & SAINSBURY' S, ELEVENTH AVENUE	11th Avenue	Lamesle y	0.79	0.71	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints to be mitigated: 1) Contaminated land (former industrial use contamination likely); 2) Traffic congestion (A1 western bypass congested at peak times)	NOT SUITABLE DUE TO WIDER SETTING OF INDUSTRIAL ESTATE.	Site comprises cleared land. No ownership details available.	n/a	Unsuitable
G20	16	Site 18, Whinfield Way	Whinfield Way	Chopwell and Rowland s Gill	0.62	0.55	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site. Restricted	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three Constraints to be mitigated: 1) Contaminated land (former industrial use contamination likely); 2) Partially within Wildlife Corridor; 3) Utilities constraints	NOT SUITABLE DUE TO WIDER SETTING OF INDUSTRIAL ESTATE.	Negative cost factors - site has extant planning permission for industrial / commercial uses	n/a	Unsuitable

G21	17	Bill Quay Industrial Estate, Bill Quay & MU22 - Bill Quay riverside & FORMER HARRISONS SLIPWAY, REAY STREET	Reay Street	Pelaw and Heworth	3.25	1.63	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint that would prevent development: 1) Topography (Steep banks towards river). Five constraints requiring mitigation: 1) Located within a Wildlife corridor. 2) Contaminated land (former industrial use contamination likely); 3) Other constrain	ONE CONSTRAINT THAT CANNOT BE MITIGATED AND SEVERAL THAT WOULD REQUIRE INDIVIDUAL MITIGATION MEASURES - UNSUITABLE	Site comprises cleared land. No ownership details available.	n/a	Unsuitable
G22	18	Land East Of, Derwenhaugh Marina, Derwenhaugh Road	Derwenhaugh Road	Blaydon	0.66	0.33	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Other Constraints - access to site via a non-automated level crossing; Boundary is directly on the River Tyne banks; 3) Traffic congestion (MetroCentre traffic at peak times); 4) Pa	SEVEN CONSTRAINTS REQUIRING MITIGATION; CONSTRAINED BY FLOOD RISK AND NOISE FROM RAIL LINE - NOT CONSIDERED SUITABLE, AS DEVELOPABLE AREA SUBSTANTIALLY REDUCED.	Site comprises cleared land. No ownership details available.	n/a	Unsuitable

G23	19	TYNE VIEW SCHOOL PLAYING FIELD, Rose Street, Teams	Rose St	Dunston and Teams	0.91	0.82	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints to be mitigated: 1) Traffic Congestion likely; 2) Other constraints (allocated educational playing field)	SUITABLE	Site comprises cleared land. Allocated school playing field, although no longer used as such. GMBC owned. Council consider that the top level fronting onto Askew Road West could be developed for mixed use. However, playing field restrictions for 10 ye	Area of weak market demand, although residential use compatible with surrounding area and only constraints identified (topography, playing field status) could be mitigated against. Potential access issues may discourage house builders however.	Suitable but not developable / deliverable
G25	20	Site Of 10-20, Ashgrove Terrace	Ashgrove Terrace	Lamesley	0.32	0.32	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints identified	SUITABLE	Site comprises cleared land. Ashgrove Terrace/Elm Terrace is GMBC owned.	Brownfield site within an area of moderate market strength. Industrial area to west and constraints, whilst could be mitigated, includes possible restrictions from existing road layout, and utilities issues. Not considered to be an attractive site from a	Suitable but not developable / deliverable

G26	21	Land Between River Tyne And, Banks & Pearson Courts, Dunne Road	Pearson Courts/Dunne Road	Blaydon	0.66	0.59	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Over 1km from Local Centre and Supermarkets; 3) Over 1km from nearest doctor's surgery; 4) Over 1km from nearest primary school; 5) Other constraints - boundary directly on Tyne Bank	UNSUITABLE ADJOINING USES.	Site comprises cleared land. No ownership details available.	n/a	Unsuitable
G28	22	Store Yard, Low Fell Sidings	Low Fell Sidings	Lobley Hill and Bensham	3.75	2.81	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Five Constraints to be mitigated: 1) Topography (differing levels); 2) Other constraints (noise from rail line, Site is a Brownfield habitat with Dingy Skipper); 3) Partially within a Wildlife Corridor; 4) Highways Capacity - greater than 30 two way trips	SITE CONSIDERED UNSUITABLE FOR HOUSING DUE TO ADJOINING USES	Site comprises cleared land. Remediation required. No ownership details available.	n/a	Unsuitable

G30	23	AUTOMOTIVE CENTRE OF EXCELLENCE, Kingsway South, Team Valley	Kingsway South	Lamesley	0.58	0.52	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints to be mitigated: 1) Contaminated land (past use); 2) Traffic Congestion (fronts busy Kingsway); 3) Partially within Flood Zone 2; 4) Other constraints SUDS required.	INAPPROPRIATE USE IN AN ESTABLISHED INDUSTRIAL AREA	Site comprises an existing unit in an established industrial estate. No ownership details and no information as to whether owner wants to develop site for housing. Consequently site cannot be considered deliverable.	n/a	Unsuitable
G31	24	Former Stadium Service Station, Park Road	Park Road	Bridges	0.32	0.32	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints to be mitigated: 1) Contaminated land (former petrol filling station); 2) Traffic congestion (felling bypass); 3) Over 1km to Local Centre/supermarket	UNSUITABLE FOR RESIDENTIAL USE IN AN ESTABLISHED INDUSTRIAL AREA.	Site comprises cleared land. Remediation required. No ownership details available.	n/a	Unsuitable
G32	25	Brama Teams Industrial Park, Roperly Road	Roperly Road	Dunston and Teams	1.70	1.53	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Within Wildlife Corridor; 2) Contaminated land (past industrial uses); 3) Other constraints (access via industrial area, Fronts directly onto the River Team.); 4) Traffic congestion (likely to require highways imp	UNSUITABLE FOR RESIDENTIAL USE DUE TO ADJOINING INDUSTRIAL USES.	No - multiple ownerships and existing industrial use	n/a	Unsuitable

G33	26	Southernwood, Trafford	Southernwood	Chowdene	0.26	0.26	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One mitigatable constraint: Over 1km from nearest doctor's surgery	SUITABLE FOR HOUSING GIVEN CURRENT USE	Site has extant planning permission for a care home. Owner not understood to be pursuing C3 uses on the site.	n/a	Suitable but not developable / deliverable
G34	27	Beacon Lough East JV Site	Harebell Road, High Fell	High Fell	3.18	2.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Three constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Partially within Designated Open Space; 3) Partially within non-designated Open Space	SITE DESIGNATIONS LIKELY TO SUBSTANTIALLY REDUCE DEVELOPABLE AREA, BUT OTHERWISE SUITABLE	Council owned cleared former residential site. Programmed for JV delivery in 2012 onwards. GMBC consider it to be available immediately	Although located in an area of weaker market demand, the site has few identified cost constraints. GMBC viability assessment concludes that site has a negative residual land value; however, JV team has confirmed the achievability of the site.	Suitable and Developable

G36	28	Site Of Former Social Club, Elysium Lane	Elysium Lane	Lobley Hill and Bensham	0.29	0.29	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SUITABLE	Extant planning permission for residential development	Extant permission for residential (granted 2008). Area of weaker market demand, although few identified cost constraints, which could be affordably mitigated given size of site. GMBC viability assessment concludes that site has a moderate positive residual value.	Suitable and Deliverable
G37	29	East Of 1-9, Coldwell Street	Coldwell Street	Felling	0.56	0.51	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	1) Within Designated Open Space; One mitigatable constraint: 1) Other Constraints (overhead pylon)	OVERHEAD ELECTRICITY PYLON COULD REDUCE DEVELOPABLE AREA, DESIGNATED OPEN SPACE - UNSUITABLE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable

G38	30	LAND WEST OF HEWORTH WAY, GREEN LANE INDUSTRIAL ESTATE, PELAW	Heworth Way	Pelaw and Heworth	0.69	0.62	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints precluding development: 1) Contamination (severely contaminated); 2) Other Issues (can only be accessed via industrial estate). One constraint requiring mitigation: 1) Topography	NOT CONSIDERED SUITABLE, GIVEN CONTAMINATION AND ACCESS ISSUES.	Site comprises vacant land. Owned by GMBC, leased to TWDC. Not considered available for housing - better suited to employment use	n/a	Unsuitable
G39	31	St Cuthberts Church, Derwentwater Road	Derwent water Rd	Lobley Hill and Bensha	0.35	0.35	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Other Constraints: (potential access issues); 2) Partially within/adjoining Grade II Listed building; 3) Traffic Congestion	SUITABLE SITE, SUBJECT TO MITIGATION	Extant planning permission for Conversion of church to museum, workshops and offices with ancillary caretakers flat. Negative ownership and not developable as a result.	n/a	Suitable but not developable / deliverable

G40	32	Former Saia Burgess Electronics, D136 D104 D33, Dukesway	Dukesway	Lobley Hill and Bensham	2.26	1.70	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three mitigatable constraints: 1) Contaminated Land (past industrial uses); 2) Other Constraints (demolition of factory yet to be completed); 3) Over 1km from nearest Local Centre/Supermarket	INAPPROPRIATE USE IN AN ESTABLISHED INDUSTRIAL AREA	Site comprises an existing unit in an established industrial estate. No ownership details and no information as to whether owner wants to develop site for housing. Consequently site cannot be considered deliverable.	n/a	Unsuitable
G41	33	Leaffield House, Birtley Lane	Birtley Lane	Birtley	0.92	0.83	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two mitigatable constraints: 1) Contaminated Land (demolition issues); 2) Other Constraints (mature trees present on site).	SUITABLE SITE, SUBJECT TO MITIGATION	Site comprises large house with extensive grounds. Leaffield House & Site owned by the Council and currently in the process of disposal for housing development. Exchange of contracts expected shortly. Conversion and some redevelopment considered possible	Site considered suitable and available for residential use - pre-app discussions underway to develop the site for residential use. Few mitigation measures required.	Suitable but not developable / deliverable

G42	34	Site Of Axwell Park School, Axwell Park		Blaydon	0.63	0.57	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		PLANNING PERMISSION FOR RESIDENTIAL USE	Full planning permission for the conversion of hall to 23 apartments and erection of new-build enabling development. Site considered deliverable.	Planning permission for residential development. Only potential constraint identified is setting of listed building (Axwell Hall). GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Deliverable
G43	35	R386, TENTH AVENUE WEST	Tenth Ave West	Lamesley	1.14	1.03	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four Mitigatable constraints: 1) Contaminated Land (fire damaged factory requiring demolition); 2) Traffic congestion; 3) Over 1km from GP Surgery; 4) Over 1km from Primary School	INAPPROPRIATE USE IN AN ESTABLISHED INDUSTRIAL AREA	Planning permission refused for the redevelopment of site involving demolition of existing buildings and erection of two-storey health club and sports store with associated access, parking and landscaping. Considered negative ownership - site not develop	n/a	Unsuitable

G44	36	SITE OF WESTWOOD APH, PALMERSTON WALK	Palmerston Walk	Dunston and Teams	0.28	0.28	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic Congestion	SUITABLE	Site comprises vacant land. GMBC owned - available immediately. Understood members keen to see family housing on the site. Surplus declaration C284	Cleared development site and only constraint (utilities) can be mitigated against. GMBC viability assessment concludes that site has a positive residual land value	Suitable and Deliverable
G45	37	Former Harlow Green, Community Infant School, Waverley Road	Waverley Road	Chowdene	0.84	0.76	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Topography (slope); 2) Other constraints (Mature trees on site); 3) Over 1km from nearest GP	SUITABLE SUBJECT TO MITIGATION	Planning permission for Conversion of Primary School to Children's Centre with associated parking and landscaping. SITE UNAVAILABLE - NO PLANS TO DECLARE SURPLUS.	n/a	Suitable but not developable / deliverable
G46	38	OPEN SPACE AT JUNCTION OF, ST OMERS ROAD AND	ST Omers Road	Dunston and Teams	0.30	0.30	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint which would preclude development: 1) Within designated open space	NOT SUITABLE DUE TO OPEN SPACE DESIGNATION	Site comprises vacant land. GMBC owned. Site comprises a playground that is unlikely to be developed for residential uses.	n/a	Unsuitable

G47	39	Former Keping Chare, Community Primary School, Rosedale Road	Rosedale Road	Crawcrook and Greenside	1.15	1.03	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Topography (levels differences); 2) Other constraints (potential access issues); 3) Partially within Open Space designation; 4) Traffic Congestion	SUITABLE SUBJECT TO MITIGATION	Vacant school building owned by GMBC. GMBC looking at exchange with St Agnes School so the site is likely to remain in educational use - not available for residential	n/a	Suitable but not developable / deliverable
G48	40	SITE OF, FORMER RAVENSWOOD CARE HOME	Church Lane	High Fell	0.40	0.40	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigative measures: 1) Within Conservation Area; 2) Utilities constraints	SUITABLE FOR HOUSING GIVEN CURRENT USE, ALTHOUGH A DUPLICATE WITH G6	DUPLICATE SITE	n/a	Suitable but not developable / deliverable
G49	41	Site Of Former Huwoods Factory, Kingsway North	Kingsway North	Lobley Hill and Bensham	4.38	3.29	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Three constraints requiring mitigation: 1) Contaminated Land (former industrial use); 2) Over 1km from Local Centre/Supermarket; 3) Highways Capacity greater than 30 two way trips	INAPPROPRIATE USE IN AN ESTABLISHED INDUSTRIAL AREA	Site has extant planning permission for non-housing use. Unavailable for housing.	n/a	Unsuitable

G50	42	SITE OF RENTOKIL HOUSE, ST AGNES GARDENS	St Agnes Gardens	Crawcrook and Greenside	0.33	0.33	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic Congestion	SITE SUITABLE FOR HOUSING	Under construction for a residential care home - unavailable for C3 housing.	n/a	Suitable but not developable / deliverable
G51	43	SITE OF FORMER, STANLEYBURN DRIFT MINE		Crawcrook and Greenside	1.11	1.00	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Six constraints requiring mitigation: 1) Within Wildlife Corridor; 2) Traffic Congestion; 3) Over 1km from nearest Local Centre/Supermarket; 4) Over 1km from nearest GP; 5) Over 1km from nearest	SITE LOCATED IN GREEN BELT, IMMEDIATELY ADJACENT TO AN SNCI - UNSUITABLE FOR HOUSING DEVELOPMENT.	Site comprises vacant land. No ownership details available.	n/a	Unsuitable

G53	44	VACANT LAND, BETWEEN JOEL TERRACE AND	Joel Terrace	Pelaw and Heworth	1.07	0.96	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Other Constraints (Traffic issues and presence of public house in the centre of the site); 3) Partially within designated Open Space; 4) Utilities constraints	SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE DEVELOPABLE AREA OF SITE, PARTICULARLY AS IT IS ALMOST ENTIERLY COVERED BY OPEN SPACE DESIGNATION	Site comprises vacant land. No ownership details available.	Brownfield land within lower market strength area. While compatible with surrounding uses, NWL stated likely to object to development due to near sewage treatment works and water main/public sewer on site. Mitigation also required in relation to Fairfield	Suitable but not developable / deliverable
G54	45	JV clearance site, Saltwell	Trevethick/Brunel /Armstrong/Macadam Streets	Saltwell	1.89	1.70	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion.	SITE SUITABLE FOR HOUSING	Row of terraced properties, some vacant, some occupied. BNG Planning Brief area - joint venture targeted for completion by 2016	Whilst brownfield site in BNG Area (lower market strength area), only constraint identified (utilities) could be mitigated. GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Deliverable

G55	46	Kelvin Grove/Dunsmuir Grove JV clearance site	Kelvin Grove/Dunsmuir Grove Saltwell	Saltwell	1.30	1.17	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Topography (slope); 2) Other constraints (potential land assembly issues); 3) Traffic congestion;	SUITABLE SUBJECT TO MITIGATION	Rows of terraced properties, some vacant, some occupied. BNG Planning Brief area - GMBC consider site could be developed within 5 years, although CPO likely. Programmed for start in 2016.	Lower strength market area but constraints could be mitigated (slope, land assembly, utilities). GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Deliverable
G57	47	Site Of 6-24, Avon Street	Avon Street	Deckham	0.27	0.27	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Topography (slope)	SUITABLE	Vacant area - former terraced housing, now demolished. BNG area - GMBC consider site could be developed within 5 years. Programmed to start in 2014.	While in lower market strength area, only constraint identified is existing retaining wall, which could be mitigated. The site is located in Mount Pleasant which is mainly owner occupiers and has impressive views to the north over the Tyne Valley and ove	Suitable and Developable

G58	48	LAND TO SOUTH AND WEST OF FORMER, MARLEY HILL COLLIERY	Off Schoolhouse Lane	Whickham South and Sunnisd e	19.68	14.76	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	Four constraints precluding development: 1) Within LWS. 2) Within Green Belt; 3) Highways Access - significantly greater than 30 two way trips; 4) Other constraints - SNCI, LWS. Four constraints requiring mitigation: 1) Topography (very uneven); 2) Parti	HIGHWAYS CONSTRAINTS, GREEN BELT AND TANFIELD RAILWAY SIDINGS LWS AND SUNNISIDE WOOD SNCI - UNSUITABLE FOR HOUSING DEVELOPMENT.	Site owned by UK Coal who are keen to bring it forward for residential use. Given the remediation issues, unlikely to come forward in the short to medium term.	n/a	Unsuitable
G59	49	SITE OF BYERMOOR COLLIERY, LOBLEY HILL ROAD	Lobley Hill Road	Whickham South and Sunnisd e	20.67	15.50	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Nine constraints requiring mitigation: 1) Topography (uneven); 2) Partially within Wildlife Corridor; 3) Partially within Designated Open Space; 4) Partially within Non-designated Open Space; 5	SITE LOCATED IN GREEN BELT - UNSUITABLE FOR HOUSING DEVELOPMENT.	Site owned by UK Coal who are keen to bring it forward for residential use. Given the remediation issues, unlikely to come forward in the short to medium term.	n/a	Unsuitable

G62	50	LAND TO THE WEST OF, FLOGAS DEPOT		Ryton, Crookhill and Stella	0.45	0.41	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Over 1km from Local Centre/Supermarket; 2) over 1km from GP; 3) Utilities constraints; 4) Within Consultation Zone of a hazardous installation	ADJOINS UNSUITABLE USE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable
G63	51	SITE OF FORMER CHEMICALS FACTORY, NORTH OF ELEMENTIS PIGMENTS		Lamesley	3.75	2.81	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: Utilities constraints. Three constraints requiring mitigation: 1) Contamination (former chemical works); Over 1km from nearest Local Centre/Supermarket; 3) Highways Capacity greater than 30 two way trips	LOCATED AT REAR OF ESTABLISHED INDUSTRIAL AREA CLOSE BY A SEWAGE TREATMENT WORKS - UNSUITABLE FOR HOUSING	Site comprises contaminated vacant land. No ownership details available.	n/a	Unsuitable

G64	52	DISUSED JETTIES, NORTH OF TYNE STREET & EAST OF	Tyne Street	Felling	1.26	1.13	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints precluding development: 1) Within LWS, 2) Other constraints: Major incursion into SNCI. Five constraints requiring mitigation: 1) Within Wildlife Corridor; 2) Topography (steep slopes); 3) Partially within Designated Open Space; 4) Over 1	SITE LOCATED IN LWS, MAJOR INCURSION INTO SNCI - UNSUITABLE FOR HOUSING DEVELOPMENT.	Site comprises contaminated vacant land. No ownership details available.	n/a	Unsuitable
G65	53	PUBLIC OPEN SPACE TO SOUTH EAST OF VANCE BUSINESS PARK	Vance Business Park	Lobley Hill and Bensham	4.56	3.42	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Within Wildlife Corridor; 2) Topography (undulating land and tree planting); 3) Other constraints (Traffic noise); 4) Contamination (severe)	SITE SUITABLE SUBJECT TO MITIGATION - MAY REDUCE DEVELOPABLE AREA. UNDERSTOOD CONTAMINATION IS SEVERE - SITE MAY BE A 'LAST RESORT' ALLOCATION	Site comprises contaminated vacant land. Owned by GMBC, but understood that costs may be prohibitive - last resort site. Not yet declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Lower market strength area, undulating site with major contamination, traffic noise and utilities constraints. Also note Barratts comment that development at 50 dwellings per hectare would be difficult to achieve and Council recognition that costs to mit	Suitable but not developable / deliverable

G66	54	Site Of Derwent Tower And, Adjoining Maisonettes, Ravensworth R	Ravensworth Road	Dunston and Teams	2.67	2.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Partially within a Wildlife Corridor; 2) Partially within a Car Park; 3) Traffic Congestion; 4) Partially within Flood Zone 2; 5) Other constraints (SUDS required)	SITE SUITABLE SUBJECT TO MITIGATION.	The whole of the Ravensworth Estate is in Council ownership. Demolition of the estate is due to start in Autumn 2010 and funding is in place. GMBC consider that the site will come forward over the next 2-3 years. Surplus declaration C128	Brownfield site currently in use. Area of weaker market demand. Cost of mitigating against identified constraints (e.g. flood risk, SUDS requirement, utilities, land assembly), unlikely to be viable without considerable public sector funding - however, G	Suitable and Deliverable
G67	55	FORMER DUNSTON HILL, COMMUNITY PRIMARY SCHOOL		Dunston Hill and Whickham East	0.73	0.66	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Topography (sloping site); 2) Traffic Congestion; 3) Other constraints - Primary School is a locally listed building.	SITE SUITABLE FOR CONVERSION FOR HOUSING, BUT NOT COMPREHENSIVE REDEVELOPMENT	Vacant school building owned by GMBC. May be available in medium term, although locally listed. Surplus declaration C128, although likely to be community use.	Area of higher market strength. Residential use compatible with surrounding uses. Given locally listed status, conversion for residential use is possible. GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Developable

G68	56	Land Between Nest Road And, Felling Shore And East Of, Baltic R	Nest Road/Felling Shore	Felling	1.93	1.73	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints require mitigation: 1) Within a Wildlife Corridor; 2) Other constraints (mature trees on site); 3) Over 1km from Local Centre/Supermarket; 4) Over 1km from nearest GP surgery	UNSUITABLE ACCESS THROUGH INDUSTRIAL ESTATE AND UNSUITABLE ADJOINING USES. NOT SUITABLE FOR DEVELOPMENT.	Site comprises vacant land. No ownership details available.	n/a	Unsuitable
G70	57	Site Of Former, Watergate Recreation Ground, Southfield Road	Southfield Road	Dunston Hill and Whickham East	0.73	0.66	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints precluding development: 1) Within Green Belt; 2) Within Designated Open Space. One constraint requiring mitigation: 1) Partially within Wildlife Corridor.	DESIGNATED GREEN BELT SITE AND OPEN SPACE. NOT SUITABLE FOR DEVELOPMENT.	Site comprises vacant land. No ownership details available.	n/a	Unsuitable

G71A	58	Blaydon Town Centre		Blaydon	3.13	2.35	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Greater than 30 two way trips - further assessment of potential impacts required	Three constraints requiring mitigation: 1) Partially within Car Park; 2) Highways Capacity - greater than 30 two way trips; 3) Utilities constraints	SITE SUITABLE FOR HOUSING	Outline pp for the redevelopment of Blaydon District Centre including erection of new community buildings along Shibdon Road comprising non resi-uses. Not considered available for housing as a result	n/a	Suitable but not developable / deliverable
G71B	59	Blaydon Chainbridge Road		Blaydon	3.31	2.48	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint requiring mitigation: 1) Highways Capacity - greater than 30 two way trips	SITE SUITABLE FOR HOUSING SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF THE SITE FOR NON-INDUSTRIAL USES.	Site comprises an existing unit in an established industrial estate. Site represented by UK Land, GD Hudson; no information as to whether owner wants to develop site for housing. Consequently site cannot be considered available	n/a	Suitable but not developable / deliverable

G73	60	LAND AT EAST GATESHEAD		Felling	18.27	13.70	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Six constraints requiring mitigation: 1) Topography (variation in ground conditions across site); 2) Other constraints (renewal of infrastructure required); 3) Partially within a Wildlife Corridor; 4) Traffic Congestion; 5) Local Centre/Supermarket over 1	SIX CONSTRAINTS REQUIRING MITIGATION AND PROXIMITY TO INDUSTRIAL. UNSUITABLE FOR HOUSING UNLESS PART OF A COMPREHENSIVE REDEVELOPMENT SCHEME OF THE WIDER AREA FOR RESIDENTIAL USES.	Site comprises recreational and leisure uses. Multiple occupancy and use. No ownership details and no information as to whether owner wants to develop site for housing, although this is unlikely. Consequently site cannot be considered deliverable.	n/a	Unsuitable
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G74	61	Former Freight Depot site		Bridges	8.33	6.25	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Other constraints (land assembly); 2) Traffic Congestion	SITE SUITABLE SUBJECT TO MITIGATION	Outline pp for residential development with retail, public house, church and school uses. JV Site. Considered deliverable.	Outline planning permission for housing. Area of moderate market demand, land assembly underway and constraints could be affordably mitigated. GMBC viability assessment concludes that site has a strong positive residual land value. JV team has also ver	Suitable and Deliverable
G76	62	Highfield Primary School, Rowlands Gill	Highfield	Chopwell and Rowlands Gill	1.06	0.96	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Over 1km from Local Centre/Supermarket; 2) Over 1km from GP	SITE SUITABLE FOR HOUSING - EXTANT PLANNING PERMISSION	Extant planning permission for housing - site considered available and deliverable.	Extant planning permission for housing. Higher market strength area, compatible with surrounding uses and no known constraints. Likely to be attractive to house builders. GMBC viability assessment concludes that site has a strong positive residual land v	Suitable and Deliverable

G77	63	Land north of Stella Rd	Stella Road	Ryton, Crookhill and Stella	0.52	0.46	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		SUITABLE	Site considered available and deliverable.	Area of higher market strength. Stella Riverside housing development site to north. However, on the basis of the site size and the constraints (wildlife corridor, access, topography, utilities and noise from rail line) likely to make unviable.	Suitable but not developable / deliverable
G79	64	Dunston Hill Hospital, Whickham Highway, Dunston	Whickham Highway	Dunston Hill and Whickham East	1.21	0.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		SITE BUILT OUT	Site built out	n/a	Unsuitable
G80	65	Derwent House, 78 Derwentwater Rd, Teams	Derwentwater Road	Dunston and Teams	0.26	0.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Other constraints (noise)	Site Built out - Suitable, but no developable land remaining	Site built out	n/a	Suitable but not developable / deliverable

G82	66	Land rear of Pensher St East, Nest Estate	Pensher St East	Felling	0.86	0.77	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SITE SUITABLE	Extant planning permission for residential development on the site - considered deliverable	Extant planning permission for housing and south of residential area. Area of lower market demand but few constraints identified that could be affordably mitigated. GMBC viability assessment concludes that site has a strong positive residual land value.	Suitable and Deliverable
G85	67	West of Greenbourne House, Albion St, Windy Nook	Albion Street	Windy Nook and Whitehills	0.44	0.39	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Within Wildlife Corridor; 2) Topography (slope); 3) Other constraints (mature trees); 4) Partly within a LWS; 5) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION - PRESENCE OF LWS ON PART OF SITE LIKELY TO SUBSTANTIALLY REDUCE DEVELOPABLE AREA.	Site considered developable. Not yet declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Greenfield site compatible with surrounding uses, in area of moderate market strength. Note mature trees on site but could be mitigated against.	Suitable but not developable / deliverable

G86	68	Opposite Coltsfoot Gdns, Whitehill Dr, Windy Nook	Whitehill Drive	Windy Nook and Whitehills	1.63	1.46	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SUITABLE	Extant planning permission for residential development on the site - considered deliverable. JV Site.	Extant planning permission for housing. Greenfield site in moderate market strength area, is compatible with surrounding uses. No known constraints that question viability. GMBC viability assessment concludes that site has a negative residual land value;	Suitable and Deliverable
G87	69	Former Heworth Colliery, Whitehill Dr, Windy Nook	Whitehill Drive	Windy Nook and Whitehills	1.47	1.32	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Topography; 2) Contamination (former colliery site); 3) Other constraints (mobile phone antennae, land stability)	SUITABLE, SUBJECT TO MITIGATION	Site comprises vacant land. Multiple ownerships across site. Not considered available.	Area of moderate market demand in residential area and adjacent to open space. Given size of site, likely to be possible to affordably mitigate against identified constraints (e.g. contamination, possible land stability)	Suitable but not developable / deliverable

G89	70	Wellfield Rd, Highfield	Wellfield Road	Chopwell and Rowlands Gill	0.28	0.00	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SUITABLE	Extant planning permission for residential development on the site - considered deliverable	Extant planning permission for housing. Higher market strength area and no known constraints that would threaten viability. Likely to be attractive to house builders.	Suitable but not developable / deliverable
G90	71	Rowlands Gill Infants' School, Rowlands Gill		Chopwell and Rowlands Gill	0.66	0.60	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigative measures: 1) Over 1km from GP	SITE SUITABLE	Vacant school building owned by GMBC. Surplus land for residential. Joint Venture site programmed for development 2011-2012	Area of higher market demand in residential area and no identified constraints. GMBC viability assessment concludes that site has a positive residual land value. JV team has verbally confirmed the viability of the site.	Suitable and Deliverable

G91	72	Broadway	Off Carr Hill Road	Deckham	1.49	1.34	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	None	NO CONSTRAINTS IDENTIFIED - SUITABLE	Council owned site. Outline pp for residential use of the site - considered available. BNG Joint Venture site. Council consider that it could come forward within next five years	Outline planning permission for housing. Lower market strength area but no known constraints. GMBC viability assessment concludes that site has a positive residual land value. JV team has verbally confirmed the viability of the site.	Suitable and Developable
G92	73	Land opposite Oakfield Tce, Pelaw	Oakfield Terrace	Pelaw and Heworth	0.27	0.27	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Contamination (former industrial use)	SITE SUITABLE	Pre-app discussions with developer to construct housing on the site - considered available.	Area of lower market demand but few constraints identified and these could be mitigated. Also understand pre-application discussions progressing with developer in relation to residential development on site. However, HBF consider this to be an unattracti	Suitable but not developable / deliverable

G94	74	Dunston Riverside		Dunston and Teams	5.59	4.19	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Six constraints requiring mitigation: 1) Contamination (industrial use); 2) Partially within a Wildlife Corridor; 3) partially within/beside a Grade II Listed building; 4) Partially within Flood Zone 3a; 5) Highways Capacity greater than 30 two way trip	SITE SUITABLE SUBJECT TO MITIGATION - MAY REDUCE DEVELOPABLE AREA	Site comprises numerous occupied buildings. Not considered available as a result of mixed ownership	n/a	Suitable but not developable / deliverable
G95	75			Low Fell	0.34	0.34	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Wholly within a Conservation Area; 2) Wholly within a car park designation	SITE SUITABLE SUBJECT TO MITIGATION AND POLICY CHOICES RE: LOSS OF COUNCIL-OWNED CAR PARK	Site comprises a car park. GMBC owned. Considered to be heavily used and important for local retailers - not considered available by Council. Not declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RES	n/a	Suitable but not developable / deliverable

G96	76		Chowdene Bank	Low Fell	0.30	0.15	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Within a Conservation Area; 2) Potential Traffic congestion	SITE SUITABLE SUBJECT TO MITIGATION	Site comprises a car park. GMBC owned, could be suitable for residential on part of the site, with some of the parking retained for the social club. Not declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS	Area of higher market demand with no identified constraints. However, developable site area and surrounding uses likely to result in being less attractive option for house builders.	Suitable but not developable / deliverable
G98	77		Barmoor Lane	Ryton, Crookhill and Stella	0.25	0.25	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Partially within Green Belt designation; 2) Within a Conservation Area designation; 3) Potential Traffic Congestion; 4) Utilities constraints	SITE PARTIALLY WITHIN GREEN BELT DESIGNATION AND OTHER DESIGNATIONS - SUITABLE, SUBJECT TO MITIGATION	Site comprises vacant land. No ownership details available.	n/a	Suitable but not developable / deliverable

G99	78	St Cuthberts Way, Blaydon	St Cuthberts Way	Blaydon	0.44	0.39	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Non-designated open space designation. One constraint requiring mitigation: 1) Utilities constraints	SITE COMPRIZES OPEN SPACE - UNSUITABLE FOR HOUSING	No. Not considered developable given relationship to Blaydon District Centre regeneration scheme.	n/a	Unsuitable
G100	79	Land at junction of Autumn Drive/Rose Street	Autumn Drive/Rose Street	Dunston and Teams	0.49	0.44	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Other Constraints (Semi-mature trees across whole of site). Two constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Topography (undulating site)	SITE HAS ECOLOGICAL MERIT - UNSUITABLE FOR HOUSING	Site comprises vacant land. No ownership details available.	n/a	Unsuitable

G101	80	Car Park to the rear of Harraton Terrace	Durham Road	Birtley	0.62	0.56	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Other constraints (telegraph wires); 2) Car park; 3) Heavy traffic congestion	HOUSING WOULD BE AN UNSUITABLE USE IN A PREDOMINANTLY COMMERCIAL/INDUSTRIAL AREA. SITE SHAPE AND ACCESS WOULD PRESENT PROBLEMS OF VIABILITY.	Site comprises a car park. GMBC owned, but consider it more likely to come forward for employment use.	n/a	Unsuitable
G102	81	Hall Building and Open Space, Birtley	Near Holyoake Gardens, Birtley	Birtley	0.45	0.41	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Within a Conservation Area	SITE SUITABLE	Site comprises vacant land. Council owned site, leased to scouts, not considered available.	n/a	Suitable but not developable / deliverable

G106	82	MU20 - Derwent West Bank		Blaydon	8.07	6.05	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: Other constraints (EA note that there are no safe egress points outside of flood zones). Seven constraints requiring mitigation: 1) Site within a Wildlife Corridor; 2) traffic congestion (requires a new access); 3)	SITE UNSUITABLE DUE TO FLOOD RISK AND LIMITED EGRESS POINTS	Site put forward by CSC for mixed use - would represent a medium-long term residential development as part of the wider MetroGreen redevelopment.	n/a	Unsuitable
G107	83	MU2 - Hannington Works Area, Swalwell	Longrigg	Whickham North	4.59	3.44	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object.	Greater than 30 two way trips - further assessment of potential impacts required	Eight constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Over 1km from nearest GP; 3) Over 1km from Primary School; 4) Partially within Flood Zone 3a; 5) Contamination; 6) Highways Capacity - greater than 30 two way trips; 7) Other constr	SITE SUITABLE, ALTHOUGH A NUMBER OF CONSTRAINTS WILL NEED TO BE MITIGATED	Site put forward by CSC for mixed use considered developable in the long term	Higher market strength area but significant constraints, including contamination and flood risk, and associated costs of work to mitigate likely to make any residential development unviable.	Suitable but not developable / deliverable

G108	84	MU3 - Fife Engineering, Long Rigg, Swalwell	Longrigg	Whickham North	5.22	3.92	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object	Greater than 30 two way trips - further assessment of potential impacts required	Five constraints requiring mitigation: 1) Contamination (current industrial use); 2) Topographical; 3) Traffic congestion; 4) Highways Capacity - greater than 30 two way trips; 5) Utilities constraints	SITE SUITABLE, SUBJECT TO REMEDIATION	Site put forward by CSC for mixed use considered developable in the medium term	Area of higher market demand and residential area to south. However, significant constraints likely to make site unattractive option to developers and significant costs for remediation may result in development being unviable.	Suitable but not developable / deliverable
G113	85	MU14 - Gateshead College, Durham Rd, Shipcote	Durham Road	Saltwell	4.05	3.04	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation 1) Topography (site at two distinct levels); 2) Within a Conservation Area; 3) Traffic Congestion; 4) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION. EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE AS PART OF A MIXED USE SCHEME	Owner seeking mixed use redevelopment of site comprising residential (use class C3); cafe (use class A3), public open space (use class A1) with associated landscaping. Considered available and deliverable within next 5 years.	Extant planning permission for residential use on site as part mixed-use development. Area of lower market demand but no identified constraints that would threaten viability. GMBC viability assessment concludes that site has a strong positive residual la	Suitable and Deliverable

G114	86	MU17 - South of Pelaw Metro Station	Pelaw Way	Pelaw and Heworth	1.49	1.34	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Other constraints (footpath along site); 2) Partially within non-designated open space; 3) Traffic congestion (access)	SITE SUITABLE SUBJECT TO MITIGATION - MAY REDUCE DEVELOPABLE AREA	Site comprises vacant land. Believed to be owned by the PTE. Letter sent out to PTE regarding their long term development intentions for the site - no response received. Site not considered available for housing.	Area of lower market demand but to north residential area and few constraints identified and these could affordably be mitigated.	Suitable but not developable / deliverable
G115	87	MU16 - South of Pelaw Way, Pelaw	Pelaw Way	Pelaw and Heworth	0.59	0.53	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Pumping Station (SPS), therefore in accordance with Sewers for Adoption 6th Edition,	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Utilities constraints	SITE SUITABLE FOR HOUSING USE , ALTHOUGH CURRENT ACCESS ARRANGEMENT WOULD NEED TO BE ADDRESSED .	Site comprises vacant land. Council owned site. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Lower strength market area but housing compatible with surrounding uses. No identified constraints that would question viability.	Suitable but not developable / deliverable

G117	88	MU4 - Derwentwater Road	Derwent water Rd	Dunston and Teams	3.93	2.95	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Six constraints requiring mitigation: 1) Contamination (industrial uses); 2) Other constraints (access used by industry, Fronts directly onto the River Team; SUDS required); 3) Within a Wildlife Corridor; 4) Traffic Congestion (access issues); 5) Partial	GIVEN SIZE OF SITE, IT IS CONSIDERED THAT IT IS SUITABLE, SUBJECT TO SUBSTANTIAL MITIGATION MEASURES.	Application for mixed use, with a component of residential development, pending. Site considered available.	Whilst mitigation of constraints required, unlikely to result in development being unviable. GMBC viability assessment concludes that site has a strong positive residual land value Application pending for residential use, as part of mixed use developme	Suitable and Deliverable
G118	89	MU15 - Former Auction Mart site, Crawcrook	Kepier Chare	Crawcrook and Greenside	1.41	1.27	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	four constraints requiring mitigation: 1) Topography (uneven); 2) Other constraints (pylon, access issues); 3) Allotment (partial); 4) Traffic congestion;	SUITABLE, SUBJECT TO MITIGATION	Outline application for residential approved as part of a mixed use development	In residential area of moderate market demand. Few identified constraints and these could be affordably mitigated.	Suitable and Deliverable

G119	90	MU5 & MU6 - Askew Road (East & West), Bensham	Bensham	Lobley Hill and Bensham	4.99	2.50		Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SUITABLE	Western part of the site owned by the Council, and allocated for mixed use in the UDP. Site considered developable.	Moderate strength market area but housing compatible with surrounding uses to the south. Few identified constraints that would impair viability. GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Developable
G127	90	Smith Terrace/Johnson Street, Teams		Dunston and Teams	1.10	0.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		SITE BUILT OUT - SUITABLE, BUT NO DEVELOPABLE LAND REMAINING	Site built out	n/a	Suitable but not developable / deliverable
G129	91	Properties surrounding Galloway Road, Pelaw	Site south Shields Road	Pelaw and Heworth	2.85	0.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		SITE BUILT OUT - SUITABLE, BUT NO DEVELOPABLE LAND REMAINING	Site effectively built out	n/a	Suitable but not developable / deliverable

G130	92	Fairfield, Bill Quay	North of Jonadab Road	Pelaw and Heworth	7.59	5.69	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Pumping Station (SPS), therefore in accordance with Sewers	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Partially within Non-Designated Open Space; 3) Partially within Flood Zone 2; 4) topography; 5) Contamination; 6) Other constraints (Boundary is directly on the River Tyne banks); 7	GIVEN SIZE OF SITE, IT IS CONSIDERED THAT IT IS SUITABLE, SUBJECT TO SUBSTANTIAL MITIGATION MEASURES.	Site comprises numerous occupied industrial buildings. Site not put forward by landowners - not considered available.	n/a	Suitable but not developable / deliverable
G134	94	Tyne Road East, Teams	Tyne Road East	Dunston and Teams	0.35	0.35	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Other constraints (site landscaped, open space); there constraints requiring mitigation: 1) Topography (slightly sloping); 2) Wholly within Wildlife Corridor; 3) Partially within designated open space	SITE PERFORMS A ROLE AS OPEN SPACE AND PROVIDES VIEWS ACROSS THE TYNE - UNSUITABLE FOR HOUSING DEVELOPMENT	Owner not understood to be pushing site for residential uses. Considered not developable.	n/a	Unsuitable

G135	95	Durham Road, Birtley	Durham Road	Birtley	0.32	0.32	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	1) Topography (previous use); 2) Other constraints (presence of existing buildings on site); 3) Conservation Area; 4) Within/adjoining Grade II Listed building	SUITABLE, SUBJECT TO MITIGATION	Site comprises numerous occupied industrial buildings. Site not put forward by landowners - not considered available.	n/a	Suitable but not developable / deliverable
G136	96	Portobello Road, Birtley	Portobello Road	Birtley	1.72	1.55	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Over 1km from Local Centre/Supermarket; 2) Over 1km from nearest GP	SUITABLE, SUBJECT TO MITIGATION	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Area of moderate market demand with residential area to west. Few identified constraints. However, noise from A1 to east may affect value/attractiveness of site to potential developers. Poor site HBF consider unlikely to happen. UDP inspector recognised	Suitable but not developable / deliverable

G137	97	Whickham allotments, Whaggs Lane, Whickham	Waggs Lane	Whickham North	2.63	1.97	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraints precluding development: 1) Allotments. One Constraint requiring mitigation: 1) traffic congestion.	ALLOTMENT S - SITE UNSUITABLE FOR HOUSING	Owner seeking residential use on the site. Considered available and developable - allotments site conflicts with policy and unlikely to come forward in the short term	n/a	Unsuitable
G138	98	Dunston Hill, Whickham Highway, Dunston	Whickham Highway	Dunston Hill and Whickham East	5.65	4.24	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Six constraints requiring mitigation: 1) Uneven site topography; 2) Within a Wildlife Corridor; 3) Within a Conservation Area; 4) Traffic Congestion; 5) Highways Capacity - greater than 30 two way tri	SITE IN THE GREEN BELT - UNSUITABLE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable

G139	99	Dunston Hill Hospital	Whickham Highway	Dunston Hill and Whickham East	1.03	0.93	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Within a Conservation Area; 3) Traffic Congestion; 4) Other constraints (Within locally listed historic park and garden. Possib	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G140	100	Dunston Hill Hospital	Whickham Highway	Dunston Hill and Whickham East	1.96	1.76	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Within a Conservation Area; 3) Traffic Congestion 4) other constraints (Abuts Dunston Hill Pond LWS)	SITE IN THE GREEN BELT - UNSUITABLE (ALTHOUGH IT IS RECOGNISED THE SITE IS ALREADY DEVELOPED AS A HOSPITAL)	Owner seeking residential use on the site. Considered available subject to planning and clearance of existing hospital buildings.	n/a	Unsuitable
G141	101	Land East of Hollydene, Kibblesworth	Hollydene	Lamesley	1.42	1.28	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Traffic Congestion; 2) over 1km from Local Centre; 3) Over 1km from GP	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G142	102	South West Farm, Woodhouse Lane / Clockburn Lane, Whickham	Woodhouse Lane / Clockburn Lane	Whickham South and Sunniside	2.98	2.24	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Uneven site topography; 2) Over 1km from GP; 3) Utilities constraints; 4) Other constraints (would break boundary of existing settlement and potentially visua	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning. The site is subject to restrictive covenants which may restrict its deliverability in the short term.	n/a	Unsuitable
G143	103	South West Farm, Woodhouse Lane, Swalwell	Woodhouses Lane	Whickham North	2.79	2.09	0	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Uneven site topography; 2) Partially within a Wildlife Corridor; 3) Highways Capacity - greater than 30 two way trips; 4) Other constraints (SNCI nearby, acce	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G144	104	South West Farm, Woodhouse Lane, Swalwell	Woodhouses Lane	Whickham North	0.36	0.36	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Area of higher market demand. No known constraints. GMBC viability assessment concludes that site has a positive residual land value	Suitable and Deliverable
G145	105	South West Farm, Woodhouse Lane, Swalwell	Woodhouses Lane	Whickham North	0.27	0.27	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Site within a Wildlife Corridor; 2) Site partially within Green Belt	SITE SUITABLE, SUBJECT TO MITIGATION - PORTION OF LAND WITHIN GREEN BELT UNSUITABLE ; DEVELOPABLE SIZE REDUCED ACCORDING LY	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Area of higher market demand. No known constraints. GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Deliverable

G146	106	South West Farm, Woodhouse Lane / Lonnen Drive / Swalwell Bank, Swalwell	Woodhouses Lane/ Lonnen Drive/ Swalwell Bank	Whickham North	2.44	1.83	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Two constraints precluding development: 1) Steep site topography; 2) Other constraints (power lines and access issues). One constraint requiring mitigation: 1) Highways Capacity - greater than 30 two way trips	SITE CONSIDERED TO BE WITHIN THE BUILT UP AREA, OUTWITH THE GREEN BELT - HOWEVER, STEEP TOPOGRAPHY AND PROXIMITY TO POWER LINES MAKE THE SITE UNSUITABLE FOR DEVELOPMENT	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Area of higher market demand. Steep topography to be overcome and detailed information on ground conditions required. Problematic access, steep topography, proximity to pylons - not considered developable	Unsuitable
G147	107	Former Woodhouse Farm & Former Bagnalls Cottages, Woodhouse Lane, Whickham	Woodhouses Lane	Whickham South and Sunniside	4.03	3.02	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Partially within a Wildlife Corridor; 2) Over 1km from nearest GP; 3) Highways Capacity - greater than 30 two way trips	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G148	108	The Crescent, Sunnyside	The Crescent	Whickham South and Sunnyside	3.17	2.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Uneven site topography; 2) Traffic Congestion; 3) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G149	109	Rockwood Hill & Maiden Hill, Greenside	Rockwood Hill / Maiden Hill	Crawcrook and Greenside	2.06	1.55	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Uneven site topography; 2) Traffic Congestion; 3) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G150	110	Dykes Head Lane, Greenside	Dykes Head Lane	Crawcrook and Greenside	3.99	3.00	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Uneven site topography; 2) Traffic Congestion; 3) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G151	111	Mount Hooley Farm, Whickham Highway, Whickham	Whickham Highway	Dunston Hill and Whickham East	35.26	26.45	0	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	Two constraints precluding development: 1) Green Belt; 2) Highways Access and congestion - significantly greater than 30 two way trips. Three constraints requiring mitigation: 1) Other constraints (footpaths) 2) Within a Wildlife Corridor; 3) Partially w	SITE IN THE GREEN BELT, WITH HIGHWAYS ISSUES - UNSUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	n/a	Unsuitable
G152	112	Dunston Hill Farm, Whickham	Whickham Highway	Dunston Hill and Whickham East	12.68	9.51	0	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Traffic Congestion; 3) Highways Capacity - greater than 30 two way trips	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G153	113	Land North of Longshank Lane, Birtley	Longshank Lane	Lamesley	7.77	5.83	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Six constraints requiring mitigation: 1) Other constraints (ECML, telegraph wires across site) 2) Within a Wildlife corridor; 3) Over 1km from Local Centre/Supermarket; 4) Over 1km from Primary School	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G154	114	Land at Pennyfine Road, Sunnyside	Pennyfine Road	Whickham South and Sunnyside	1.21	1.09	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Two constraints requiring mitigation: 1) Over 1km from Primary School; 2) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available. Agent considers that site is capable of accommodating between 30-50 dwellings.	n/a	Unsuitable

G155	115	Land at Longrigg, Swalwell	Longrigg	Whickham North	1.30	1.17	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) Site within a Wildlife Corridor; 2) Traffic Congestion; 3) Over 1km from nearest GP; 4) Partially within Flood Zone 2; 5) topography; 6) contamination; 7) Other constraints (Boundary is directly on the River Derw	SITE SUITABLE FOR HOUSING IN LONG TERM, SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF METROCENTRE. ACCESS AND EGRESS MAY BE PROBLEMATIC IN TIMES OF FLOODING	Owner seeking residential use on the site. Considered available.	While this site is located in an area of higher market demand, surrounding bad neighbour uses and significant constraints likely to result in development being unviable and unattractive to developers, particularly given the necessary investment in highway	Suitable but not developable / deliverable
G156	116	Land to rear of North View House, High Spen	Off Rogues Lane (West of)	Winlaton and High Spen	0.85	0.77	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development - access likely to be through an industrial area. Three constraints requiring mitigation: 1) Partially within a Wildlife Corridor; 2) over 1km from GP; 3) Utilities constraints	SITE ACCESS LIKELY TO BE INAPPROPRIATE	Owner seeking residential use on the site. Considered available.	Area of moderate market demand, although it is close to an industrial use. Site has been proposed for housing; however, due to inappropriate access, not considered viable.	Unsuitable

G157	117	Land adjacent to Whickham Golf Club, Whickham	Fellside Road	Whickham South and Sunnisd e	1.37	1.23	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Five constraints requiring mitigation: 1) Traffic congestion; 2) Over 1km from Local Centre/Supermarket; 3) Over 1km from GP; 4) over 1km from Primary School; 5) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G158	118	Dobbies Garden World, Durham Road, Birtley	Durham Road	Birtley	1.94	1.75	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) contamination (past industrial uses); 2) Traffic congestion; 3) Over 1km from Local Centre/Supermarket; 4) Over 1km from GP; 5) Within Consultation Zone of a hazardous installation	SITE UNSUITABLE - PREDOMINANTLY INDUSTRIAL AREA	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G159	119	Land at Marley Hill	ST Cuthberts Road	Whickham South and Sunnisdie	10.20	7.65	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Over 1km from Local Centre/Supermarket; 2) Over 1km from GP; 3) Highways Capacity greater than 30 two way trips; 4) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Site owned by UK Coal who are keen to bring it forward for residential use. Given the remediation issues, unlikely to come forward in the short to medium term.	n/a	Unsuitable
G161	120	Land North of A695 at Crawcrook	North of A695	Crawcrook and Greensidie	10.13	7.60	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Uneven site topography; 2) Other constraints (access issues); 3) Traffic congestion; 4) Highways Capacity - greater than 30 two way trips	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Land Factor, acting on behalf of the owners, consider that the site is genuinely available from the present time for residential development. The owners are liaising with a national house builder who is interes	n/a	Unsuitable

G162	121	Land to the North of Woodside Lane, Ryton Woodside	Woodside Lane	Crawcrook and Greenside	0.32	0.32	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Two constraints requiring mitigation: 1) Uneven site topography; 2) Traffic congestion; 3) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G163	122	Land to the North of Woodside Lane, Ryton Woodside	North of Woodside Lane	Crawcrook and Greenside	0.39	0.39	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Uneven site topography; 2) Traffic congestion; 3) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G164	123	Carr Hill Reservoir, Causeway, Gateshead	Causeway	Deckham	0.43	0.38	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) over 1km from nearest GP; 2) Other constraints (urban green space)	SITE SUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	Lower market demand area but in a predominantly residential area and no known constraints to development. GMBC viability assessment concludes that site has a modest positive residual land value	Suitable and Deliverable

G165	124	Land at Brewery Lane, Felling	Brewery Lane	Felling	4.70	3.52	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) contamination (past industrial use) 2) Other constraints (access); 3) Traffic congestion	SITE SUITABLE, SUBJECT TO MITIGATION	Owner seeking residential use on the site. Considered available subject to planning.	Area of lower market demand and close to industrial uses. Number of constraints, including contamination, that is likely to be costly and unattractive to developers.	Suitable but not developable / deliverable
G166	125	Land at Wardley Lane	Wardley Lane	Pelaw and Heworth	2.50	1.88	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. One constraint requiring mitigation: 1) Other constraints (Within boundary of proposed Wardley Manor Country Park).	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G167	126	Land at Westfield Lane, Ryton	Westfield Lane	Ryton, Crookhill and Stella	6.19	4.64	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site. Restrictive	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Partially within a Conservation Area; 2) Traffic congestion; 3) Highways Capacity - greater than 30 two way trips; 4) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable

G168	127	Land North of Bill Quay		Pelaw and Heworth	7.01	5.26	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Eight constraints requiring mitigation: 1) Uneven site topography; 2) Other constraints (mature trees, high voltage network nearby); 3) Within a Wildlife Corridor; 4) Partially within a LWS; 5) Partially within Designated Open Space; 6) over 1km from near	EIGHT CONSTRAINTS REQUIRING MITIGATION - SITE SUITABLE, BUT DEVELOPABLE AREA REDUCED AS A RESULT.	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Relatively unattractive location, with constraints to be overcome; difficult access issues - would require substantial new road link - not considered developable	Suitable but not developable / deliverable
G169	128	Land off Wellington Rd / St Omers Rd, Dunston	Wellington Road/St Omers Road	Dunston and Teams	2.50	1.87	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Traffic congestion; 2) Partially within Flood Zone 3a; 3) Other constraints (possible asbestos on site)	SITE SUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Lower market strength area and close to industrial uses, including established construction/engineering company to north. However, no other constraints known and may be a viable option in the longer term. GMBC viability assessment concludes that site has	Suitable and Developable

G170	129	Riverside	Riverside Way	Dunston and Teams	13.93	10.45	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	One constraint precluding development: 1) Highways Access and traffic congestion - significantly greater than 30 two way trips. Six constraints requiring mitigation: 1) Utilities constraints; 2) Partially within a Wildlife Corridor; 3) Over 1km from Prima	SITE UNSUITABLE WITHOUT SIGNIFICANT HIGHWAYS INFRASTRUCTURE INVESTMENT	Site put forward by CSC for mixed use - would represent a medium-long term residential development as part of the wider MetroGreen redevelopment.	n/a	Unsuitable
G171	130	Land adjacent to Costco	Riverside Way	Dunston and Teams	16.67	12.50	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	Two constraints precluding development: 1) Highways Access and congestion - significantly greater than 30 two way trips; 2) Other constraints (flood risk raising unacceptable safety issues concerning egress and access). Five constraints requiring mitigat	SITE UNSUITABLE WITHOUT SIGNIFICANT HIGHWAYS INFRASTRUCTURE INVESTMENT . FLOOD RISK ISSUES	Site put forward by CSC for mixed use - would represent a medium-long term residential development as part of the wider MetroGreen redevelopment.	n/a	Unsuitable

G172	131	MetroGreen	Metro Retail Park	Whickham North	16.66	12.50	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	One constraint precluding development: 1) Highways Access and traffic congestion - significantly greater than 30 two way trips. Four constraints requiring mitigation: 1) Partially within a Wildlife Corridor; 2) Contamination (past use); 3) Partially with	SITE UNSUITABLE WITHOUT SIGNIFICANT HIGHWAYS INFRASTRUCTURE INVESTMENT	Site put forward by CSC for mixed use - would represent a long term residential development as part of the wider MetroGreen redevelopment.	n/a	Unsuitable
G173	132	MetroGreen	Asda, Retail Park	Whickham North	27.94	20.95	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	One constraint precluding development: 1) Highways Access and traffic congestion - significantly greater than 30 two way trips. Four constraints requiring mitigation: 1) Contamination (past uses); 2) Within a Wildlife Corridor; 3) Other constraints (Boun	SITE UNSUITABLE WITHOUT SIGNIFICANT HIGHWAYS INFRASTRUCTURE INVESTMENT	Site put forward by CSC for mixed use - would represent a long term residential development as part of the wider MetroGreen redevelopment.	n/a	Unsuitable

G174	133	Costco	Costco	Dunston and Teams	5.15	3.86	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Other constraints (safe access difficult to achieve in times of flood). Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Partially within a LWS; 3) Traffic congestion; 4) Over 1km from Pr	SITE UNSUITABLE FOR HOUSING DUE TO FLOOD RISK AND SAFETY ISSUES	Site put forward by CSC for mixed use - would represent a long term residential development as part of the wider MetroGreen redevelopment.	n/a	Unsuitable
G175	134	West of St Omer's Road		Dunston and Teams	1.37	1.23	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Traffic congestion; 2) Partially within Flood Zones 3a and 2	SITE SUITABLE	Owner seeking residential use on the site. Considered available and developable subject to planning.	Whilst area of lower market strength and close to industrial uses and brewery, no known constraints to development. Land owner is also seeking residential use on the site. Would require screening from industrial uses to north and west until wider masterp	Suitable and Developable

G176	135	North of Wellington Road		Dunston and Teams	6.69	3.35	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Four constraints requiring mitigation: 1) Partially within a LWS and Local Nature Reserve at Acer Pond; 2) Traffic congestion; 3) Wholly within Flood Zone 3a; 4) Highways Capacity greater than 30 two way trips. 5) Other constraints (Boundary is directl	SITE SUITABLE FOR HOUSING IN LONG TERM, SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF METROCENTRE. DEVELOPABLE AREA OF SITE LIKELY TO BE SUBSTANTIALLY REDUCED DUE TO PRESENCE OF LWS/LNR.	Site put forward by CSC for mixed use - Multiple ownership on the site - would represent a long term residential development as part of the wider MetroGreen redevelopment.	Area of lower market demand and neighbouring bad neighbour uses. Significant constraints, particularly flood risk and highways, costly to overcome and may result in development being unviable .	Suitable but not developable / deliverable
G177	136	West Farm, Whickham Highway, Whickham	Whickham Highway	Dunston Hill and Whickham East	1.27	1.14	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Partially within a Wildlife Corridor; 2) Within a Conservation Area; 3) Traffic congestion	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	n/a	Unsuitable

G178	137	West Farm, Whickham Highway, Whickham	Whickham Highway	Dunston Hill and Whickham East	12.35	9.26	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Seven constraints requiring mitigation: 1) Other constraints (pylons, Includes Wickham Thorns LWS. Abuts Dunston Hill Pond LWS); 2) Partially within a Wildlife Corridor; 3) Partially within a LWS; 4)	SITE IN THE GREEN BELT AND INCLUDES AN LWS - UNSUITABLE	Owner seeking residential use on the site. Considered available subject to planning.	n/a	Unsuitable
G179	138	Land at Barmoor, Ryton	Land east of Moor View	Crawcrook and Greenside	1.88	1.69	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Two constraints requiring mitigation: 1) Traffic congestion; 2) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available and developable subject to planning.	n/a	Unsuitable
G180	139	Former Morrisons Depot, Abbotsford Rd, Felling	Abbotsford Road	Pelaw and Heworth	5.55	4.17	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Contamination (former industrial use); 2) Within a Wildlife Corridor; 3) Traffic congestion	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Lower strength market area but generally considered to be compatible with surrounding uses. No known constraints that would question viability	Suitable and Developable

G181	140	BAE Systems, Birtley	George Street	Birtley	11.12	8.34	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Three constraints requiring mitigation: 1) Contamination (former industrial use); 2) Highways Capacity - greater than 30 two way trips; 3) Within Consultation Zone of a hazardous installation	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Owner seeking residential use on the site. Owners consider that housing development on the site is likely to be delivered within 5 years, with at least 50 dwellings coming forward by 2014. Considered deliverable, subject to significant remediation of site.	Area of moderate market demand and has residential area to east. However, industrial to north and south and rail line to west. Also likely to be contamination and highways issues, although agents and owners stress that housing is viable on this site. GMB	Suitable and Deliverable
G183	141	South of Nursery Site, Sunnyside		Whickham South and Sunnyside	13.09	9.82	Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Five constraints requiring mitigation: 1) Uneven site topography; 2) Traffic congestion; 3) Over 1km from Primary School; 4) Highways Capacity - greater than 30 two way trips; 5) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner (not specified) seeking residential use on the site. Considered available and developable subject to planning.	n/a	Unsuitable

G184	142	Former Night Owl truck Stop, Birtley	East of Portobello Road	Birtley	3.86	2.90	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: Other constraints (noise from adjoining A1). Three constraints requiring mitigation: 1) Contamination (former industrial use); 2) Over 1km from Local Shops/Supermarket; 3) over 1km from GP	SITE UNSUITABLE DUE TO NOISE FROM A1	Car showroom now on the site. Not available.	n/a	Unsuitable
G185	143	AEI Cables, Durham Road, Birtley	Durham Road	Birtley	10.13	7.60	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Six constraints requiring mitigation: 1) Contamination (former industrial use); 2) Traffic congestion; 3) Partially within Flood Zone 2; 4) Highways Capacity - greater than 30 two way trips; 5) Other constraints (SUDS required); 6) Within Consultation Zon	SITE SUITABLE, SUBJECT TO MITIGATION	Site comprises large occupied buildings. Potentially available for development in the longer term. Enquiry made for housing on the site	Area of moderate market strength but is within an established industrial/commercial area and mitigation of constraints (contamination, SUDS, highways) likely to be costly. Unlikely to be attractive to housebuilders in the short to medium term	Suitable but not developable / deliverable

G186	144	Old Library Site, Askew Road / Cuthbert Street	Askew Rd/Cuthbert Street	Lobley Hill and Bensham	0.34	0.34	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Uneven site topography	SITE SUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	Lower market strength area and site constrained by petrol filling station and local highway network. Uneven site and possible access issues. Residential development unlikely to be attractive option for developers on this site.	Suitable but not developable / deliverable
G187(a)	145	Reg Vardy Sites, Cross Lane, Dunston	Cross Lane	Dunston and Teams	2.79	2.09	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Contamination (likely); 2) Traffic congestion; 3) Over 1km from Primary School; 4) Wholly within Flood Zone 3a; 5) Other constraints (culverts on site)	SITE SUITABLE FOR HOUSING IN LONG TERM, SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF METROCENTRE	Site put forward by CSC for mixed use - would represent a medium-long term residential development as part of the wider MetroGreen redevelopment.	Area of lower market demand, surrounded by industrial units and a number of significant constraints (topography, possible contamination, flood risk, utilities) that is likely to make development unachievable as it stands.	Suitable but not developable / deliverable

G187(b)	146	Reg Vardy Sites, Cross Lane, Dunston	Cross Lane	Dunston and Teams	3.23	2.43	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Contamination (likely); 2) Traffic congestion; 3) Over 1km from Primary School; 4) Partially within Flood Zone 2; 5) Other constraints (culverts on the site).	SITE SUITABLE FOR HOUSING IN LONG TERM, SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF METROCENTRE	Site put forward by CSC for mixed use - would represent a medium-long term residential development as part of the wider MetroGreen redevelopment.	Lower market strength area and adjacent to brewery, with likely contamination on site. As it stands, unlikely to be attractive housing option for developers.	Suitable but not developable / deliverable
G188	147	Wardley Colliery No 2		Wardley and Leam Lane	4.15	3.11	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Five constraints requiring mitigation: 1) Contamination (past industrial uses); 2) Other constraints (access); 3) Partially within a Local Wildlife Corridor; 4) Over 1km from Primary School; 5) SAM Con	SITE IN THE GREEN BELT, SAM - UNSUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	n/a	Unsuitable

G189	148	Crookhill Garage, Hexham Old Road, Ryton	Hexham Old Road	Ryton, Crookhill and Stella	0.31	0.12	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Seven constraints requiring mitigation: 1) Uneven site topography; 2) contamination (oil); 3) Other constraints (pylons); 4) Over 1km from Local Centre; 5) Over 1km from GP; 6) Utilities constraints;	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	n/a	Unsuitable
G190	149	Tyne Marshalling Yards		Lamesley	34.75	26.06	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	Three constraints precluding development: 1) Green Belt; 2) Highways Access and traffic congestion - significantly greater than 30 two way trips; 3) Utilities constraints. Seven constraints requiring mitigation: 1) contamination (rail use); 2) Other const	SITE IN THE GREEN BELT, SAM, HIGHWAYS, UTILITIES - UNSUITABLE	Not considered available for residential use	n/a	Unsuitable

G191 A	150	Baltic Business Quarter		Bridges	20.66	15.50	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Greater than 30 two way trips - further assessment of potential impacts required	Eight constraints requiring mitigation: 1) Uneven site topography; 2) contamination (further remediation may be required); 3) Other constraints (road infrastructure requiring replacement); 4) Partially within non-designated Open Space; 5) Traffic congesti	SITE CONSIDERED SUITABLE, AS SIZE WOULD ALLOW APPROPRIATE MITIGATION	Currently being developed exclusively for offices. May be opportunity for further educational use e.g university, extension of gateshead college. Although mixed use could be an option on this site, currently it is not considered that it is available for	n/a	Suitable but not developable / deliverable
G192	151	Kibblesworth		Lamesley	8.27	6.20	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Traffic congestion; 2) Over 1km from Local Centre; 3) Over 1km from GP; 4) Highways Capacity - greater than 30 two way trips	SITE IN THE GREEN BELT - UNSUITABLE	Site comprises vacant land. Owned by the Askew family, who confirm the land is available for residential development	n/a	Unsuitable

G193	152	Land West of Derwenthaugh Road	Derwenthaugh Road	Blaydon	4.16	3.12	The site is near to a Sewage Treatment Works (STW) and Northumbrian Water Ltd (NWL) would object to the development of the site.	Greater than 30 two way trips - further assessment of potential impacts required	Two constraints precluding development: 1) Within a LWS 2) Other constraints (access issues during flood events). Six constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Over 1km from GP; 3) Over 1km from Primary School; 4) Partially with	SITE WITHIN AN LWS; SAFETY ISSUES DURING FLOOD EVENTS - UNSUITABLE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable
G194	153	Land East of Aged Miners Homes, High Spen		Winlton and High Spen	6.99	5.24	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Uneven site topography; 2) Traffic congestion; 3) Highways Capacity - greater than 30 two way trips; 4) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable

G195	154	Land off Pennyfine Road, Sunnyside	Pennyfine Road	Whickham South and Sunnyside	17.00	12.75	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Uneven site topography; 2) Over 1km from Primary School; 3) Highways Capacity - greater than 30 two way trips; 4) Utilities constraints	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	n/a	Unsuitable
G196	155	Gateshead Council Materials Testing Laboratory		Windy Nook and Whitehills	0.45	0.40	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE	Gateshead Council-owned site. Potentially available in medium term. Not yet declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Area of moderate housing market demand and adjacent to a residential area. No known constraints limiting development.	Suitable but not developable / deliverable

G197	156	Former Cresthaven Site, Albion Street, High Heworth	Albion Site, High Heworth	Windy Nook and Whitehills	0.27	0.13	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Non-designated open space. Three constraints requiring mitigation: 1) Uneven site topography; 2) Contamination (former commercial use); 3) Within a Wildlife corridor	SITE NON-DESIGNATED OPEN SPACE - UNSUITABLE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable
G198	157	Land east of Crawcrook Lane, Crawcrook	Crawcrook Lane	Crawcrook and Greenside	7.33	5.49	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Green Belt. Four constraints requiring mitigation: 1) Uneven site topography; 2) Partially within non-designated Open Space; 3) Traffic congestion; 4) Highways Capacity - greater than 30 two way trips	SITE IN THE GREEN BELT - UNSUITABLE	Owner seeking residential use on the site. Considered available and deliverable subject to planning.	n/a	Unsuitable

G199	158	Fewster Square Swimming Pool Site		Wardley and Leam Lane	0.47	0.42	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) contamination; 2) topography; 3) Highways works required.	SITE SUITABLE	Gateshead Council-owned site. GMBC consider site to be available beyond two years. Not yet declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Within residential area in an area of moderate market demand. Should be possible to affordably mitigate topography and possible contamination issues identified.	Suitable but not developable / deliverable
G200	159	Former Salt Store, Derwenthaugh Road, Swalwell		Blaydon	0.32	0.32	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) over 1km from GP; 3) Over 1km from Primary School; 4) Partially within Flood Zone 2; 5) Salt contamination; 6) Utilities constraints; 7) Other constraints (SUDS)	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Gateshead Council-owned site. GMBC consider site could be available shortly. Surplus declaration C284	Lower market strength area with number of constraints costly to overcome. Resulting site size will also make unviable and unattractive option for potential developers.	Suitable but not developable / deliverable

G201	160	Former LES Depot, Swalwell Bank, Swalwell		Whickham North	1.03	0.60	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Contamination (previous industrial use); 2) Within a Wildlife Corridor; 3) Partially within Green Belt; 4) Over 1km to GP	SITE SUITABLE, SUBJECT TO MITIGATION - WILL REDUCE SITE AREA SUBSTANTIALLY - PERHAPS MORE SUITABLE FOR MIXED USE	Gateshead Council-owned site. Remediation of site almost complete. Mixed use most likely on the site - commercial within 2/3 years and possibly housing within 5 years. Not yet declared surplus. Employment allocation to be removed in ELR update plus th	Higher strength market demand area, although neighbouring industrial uses. Remediation of contamination on site understood to almost be complete and no other identified constraints.	Suitable and Deliverable
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G202	161	Land East of Fire Station, Swalwell		Whickham North	2.77	2.08	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Greater than 30 two way trips - further assessment of potential impacts required	Four constraints to be mitigated: 1) Within Wildlife Corridor; 2) Topography; 3) Highways Capacity - greater than 30 two way trips; 4) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Gateshead Council-owned site. Potentially available immediately. Not yet declared surplus by GMBC. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Area of higher market demand and to the north of a residential area, although industrial estate to west. Further assessment of potential highways capacity issue would be required.	Suitable but not developable / deliverable
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G203	162	Former St Edmund Campion School Site		High Fell	3.99	2.99	0	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: Outdoor sports facilities protection. Four constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Potential traffic congestion; 3) Other constraints; 4) Highways Capacity - greater than 30 two way trip	SITE UNSUITABLE, DUE TO OUTDOOR SPORTS FACILITIES PROTECTION.	Not yet Gateshead Council-owned site, but expected to transfer to the Council shortly. GMBC consider site to be available immediately. Sports England issues. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Lower housing market demand area. However, adjacent to residential area and no significant known constraints. Further assessment of highways capacity impact would be required and playing field designation may reduce developable site size, however.	Unsuitable
G206	163	Teams Centre, Askew Road	Autumn Road	Dunston and Teams	0.62	0.56	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion.	SITE SUITABLE	Gateshead Council-owned site. Aspirations for mixed use/commercial, but residential may be more deliverable. Currently operational - Cabinet have approved disposal for retail development.	n/a	Suitable but not developable / deliverable

G207	164	Hartwood, Harlow Green	Hartwood	Chowdene	0.35	0.35	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Uneven site topography; 2) Other constraints (mature trees); 3) Partially within Designated Open Space; 4) over 1km from nearest GP	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Gateshead Council-owned site. GMBC consider site to be immediately available, although rationalisation of urban green space required to make deliverable. Surplus declaration - C284	Area of higher market demand within a residential area. No significant constraints, subject to rationalisation of existing urban green space. However, GMBC viability assessment concludes that site has a negative residual land value	Suitable but not developable / deliverable
G208	165	Windmill Hills School		Bridges	1.51	1.36	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Other constraints (access); 2) Traffic congestion (peak periods);	SITE SUITABLE, SUBJECT TO MITIGATION	Gateshead Council-owned site. GMBC consider that this site is unlikely to become available for housing and is earmarked for alternative, community-based use. Green space retention needed to counter lack of it in the area. This is highlighted in the Neig	n/a	Suitable but not developable / deliverable

G209	166	White House Way, Windy Nook	White House Way	Windy Nook and Whitehills	0.81	0.73	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Designated Open Space. Three constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Over 1km to Local Centre; 3) Over 1km to GP.	SITE COMPRIDES DESIGNATED OPEN SPACE - UNSUITABLE	Gateshead Council-owned site. GMBC consider site to be immediately available, although rationalisation of urban green space required to make deliverable.	n/a	Unsuitable
G210	167	Garage block at William Morris Avenue,	William Morris Avenue	Chopwell and Rowlands Gill	0.30	0.30	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Five constraints requiring mitigation: 1) Traffic Congestion; 2) over 1km to Local Centre; 3) Over 1km to GP; 4) Contamination; 5) Other constraints (access; neighbouring ancient woodland)	SITE COMPRIDES GREEN BELT LAND - UNSUITABLE	Gateshead Council-owned site. GMBC consider site to be immediately available as garage considered to be surplus.	n/a	Unsuitable

G211	168	Garage block at Barkwood Road East, Rowlands Gill	Barkwood Road East	Chopwell and Rowlands Gill	0.29	0.29	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) partially within non-designated Open Space; 2) Traffic congestion; 3) Utilities constraints; 4) Other constraints (beside Ancient Woodland)	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Gateshead Council-owned site. Garage surplus to requirements and considered available. Not yet declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Area of higher market demand and adjacent to a residential area. Adjacent to ancient woodland, which may affect site size and attractiveness to house builders.	Suitable but not developable / deliverable
G212	169	Garage block at May Avenue, Winlton Mill	May Avenue	Winlton and High Spen	0.35	0.35	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Five constraints requiring mitigation: 1) Topography (sloping); 2) Wildlife Corridor; 3) Over 1km to Local Centre; 4) Over 1km to GP; 5) Other constraints (Adjacent to Lands Wood LWS)	SITE COMPRISES GREEN BELT LAND - UNSUITABLE	Gateshead Council-owned site. Garage surplus to requirements and considered available.	n/a	Unsuitable

G214	170	Former Saltwell School Site		Saltwell	2.26	1.70	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) other constraints (playing field/access); 2) Partially within designated open space; 3) Traffic congestion; 4) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION - MAY SUBSTANTIALLY REDUCE SITE AREA	Gateshead Council-owned site. Potentially available in medium term, but allocated for education - possibly mixed use. Potential legal covenant to be overcome. The Council has a special policy to retain this for cultural or artistic facilities, and it i	Area of lower market demand but residential use would be compatible with surrounding uses. No identified significant constraints, although playing field designation may substantially reduce developable site area and this would need to be overcome.	Suitable but not developable / deliverable
G216	171	Garage block at Ridley Terrace, Felling	Ridley Terrace	Felling	0.42	0.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Topography (sloping site); 2) Within a Wildlife corridor; 3) Partially within non-designated Open Space; 4) Traffic congestion; 5) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Gateshead Council-owned site. Garage surplus to requirements and considered available. Not yet declared surplus. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NOT CONSIDERED DEVELOPABLE AS A RESULT.	Area of lower market demand, noise from metro line would need to be mitigated and utilities constraints. Small, narrow site constrained by residential properties to south and metro line to north. Unlikely to be attractive option for developers.	Suitable but not developable / deliverable

G217	172	Garage block at Mersey Street, Chopwell	Mersey Street	Chopwell and Rowlands Gill	0.33	0.33	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. No Spare Wastewater Infrastructure Capacity. AMP5 scheme proposed.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Partially within Green Belt; 2) partially designated open space; 3) Traffic congestion; 4) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION - MAY REDUCE SITE AREA	Gateshead Council-owned site. Garage surplus to requirements and considered available. Not yet declared surplus.	Whilst in an area of lower market demand, is located adjacent to a residential area and open fields. No significant constraints to development identified.	Suitable but not developable / deliverable
G218	173	Garage block at Manor Terrace Winlaton Mill	Manor Terrace	Winlaton and High Spen	0.30	0.30	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints precluding development: 1) Within a LWS; 2) within Green Belt; 3) Within non-Designated Open Space; 4) Traffic congestion (unsuitable access). Six constraints requiring mitigation: 1) Topography (sloping site); 2) Within a Wildlife corri	SITE UNSUITABLE DUE TO GREEN BELT, LWS, NON-DESIGNATED OPEN SPACE DESIGNATIONS AND SEVERE ACCESS ISSUES.	Gateshead Council-owned site. Garage surplus to requirements and considered available.	n/a	Unsuitable

G219	174	Garage block at West Quarry, Blaydon	West Quarry	Blaydon	1.16	1.05	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Within a Conservation Area; 2) Other constraints - evidence that the site is becoming a nature reserve with Great Crested Newts - could be a major constraint.	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Gateshead Council-owned site. Potentially available in medium term. Not yet declared surplus. This has been identified by local councillors as suitable for the creation of an urban nature reserve. NO RESOLUTION TO DISPOSE - CABINET REPORT REQUIRED - NO	Area of lower market demand and number of possible major constraints (topography, land stability, possible nature reserve)	Suitable but not developable / deliverable
G220	175	Corner Of Sunderland Road/Fox Street/Felling Gateshead Tyne And Wear	Sunderland Road/Fox Street	Felling	0.64	0.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Potential contamination; 2) Traffic congestion; 3) Utilities constraints	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Under construction for a nursing home	n/a	Suitable but not developable / deliverable

G221	176	Former Pelaw Shirt Factory □ Shields Road □ Heworth □ Gateshead □ Tyne And Wear □ NE10 0SA □	Shields Road, Heworth	Pelaw and Heworth	0.74	0.67	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraint requiring mitigation: 1) Other constraints (irregular shape); 2) Partially within an SNCI	SITE SUITABLE SUBJECT TO MITIGATION	Pre-app discussions with private developer to construct housing on the site - considered available.	Pre-application discussions are progressing with developer for residential development. Constraints could be affordably mitigated against. However, HBF consider this to be a dubious housing site unlikely to be viable for development.	Suitable but not developable / deliverable
G222	177	Hyde Park/Westminster Street JV clearance site	Hyde Park/Westminster Street	Saltwell	1.50	1.35	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING	Rows of terraced properties, some vacant, some occupied. BNG Joint Venture area (Hyde Park St area) - could be developed in medium-long term	Lower market strength area but within a residential area and no significant constraints identified. GMBC viability assessment concludes that site has a strong positive residual land value. JV team has verbally confirmed the viability of the site.	Suitable and Deliverable

G223	178	Garden Street, Blaydon	Garden Street	Blaydon	0.77	0.69	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Within a Conservation Area; 2) Partially within non-designated open space; 3) Utilities constraints	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Enquiry to develop site for a care home - not aware of owner pushing site for residential development	n/a	Suitable but not developable / deliverable
G224	179	P.O.S./parkland Derwenthaugh Riverside Park Longrigg Swallowhill Whickham Tyne And Wear NE16 3AS	Longrigg	Whickham North	1.43	1.29	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Partially within a LWS; 3) Partially within non-designated open space; 4) Over 1km from GP; 5) Partially within Flood Zone 2; 6) Other constraints (Boundary is directly on the River	SITE SUITABLE FOR HOUSING IN LONG TERM, SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF METROCENTRE.	Site comprises vacant land and office. Office being marketed for B1 use. No ownership details available. Not considered available.	n/a	Suitable but not developable / deliverable

G226	180	P.O.S./parkland Former Spoil Heap Glossop Street High Spens Rowlands Gill Tyne And Wear NE39 2EE	Glossop Street	Winlaton and High Spens	5.84	4.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	Five constraints requiring mitigation: 1) Topography (sloping); 2) Highways Capacity greater than 30 two way trips; 3) Utilities constraints; 4) Partial allocation for protected open space; 5) Contamination	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Site comprises vacant land. No ownership details available.	n/a	Suitable but not developable / deliverable
G227	181	Johnnie Johnson Blenheim Court Windy Nook Gateshead Tyne And Wear NE10 9SJ	Blenheim Court	Windy Nook and Whitehills	0.74	0.15	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Other constraints (Includes part of Windy Nook LWS); 2) Utilities constraints	SITE UNDER CONSTRUCTION AND PARTIALLY DEVELOPED. REMAINDER PRIMARILY LWS - UNSUITABLE	Site effectively built out	n/a	Unsuitable

G230	182	Tipping Gears & Engineering Ltd. □ Haugh Lane □ Blaydon On Tyne □ Tyne And Wear □ NE21 4SA □	Haugh Lane	Ryton, Crookhill and Stella	0.30	0.30	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Six constraints requiring mitigation: 1) Topography (levelling required); 2) partially within Wildlife Corridor; 3) Over 1km to Local Centre; 4) Over 1km to GP; 5) Utilities constraints; 6) Within Consultation Zone of a hazardous installation	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Site comprises industrial and vacant land. Letter sent out to Tipping Gears and Engineering regarding their long term development intentions for the site - no response received. Site not considered available for housing.	Higher market demand area and south of Stella Riverside housing development site. However, partially within wildlife corridor and adjacent to railway line - resulting site area and other constraints likely to made development unviable.	Suitable but not developable / deliverable
G232	184	Allotment Gardens □ East Quarry □ Blaydon Bank □ Blaydon On Tyne □ Tyne And Wear □ NE21 4-- □	Blaydon Bank	Blaydon	2.68	2.01	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Allotment. Two constraints requiring mitigation: 1) Within a Conservation Area; 2) Utilities constraints	ALLOTMENT SITE - UNSUITABLE	Site comprises allotments. Privately owned by Tourney estates. Not understood to be pushing site forward for housing - not considered available.	n/a	Unsuitable

G234	185	Between Health Centre And Trent Street And South Of South Road Chopwell Newcastle Upon Tyne NE17 7BU	Trent Street/South Road	Chopwell and Rowlands Gill	0.58	0.52	No Spare Wastewater Infrastructure Capacity. AMP5 scheme proposed.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Allotment; 2) Utilities constraints	ALLOTMENT SITE - REMAINDER CANNOT BE ACCESSED	Site partially comprises allotments. GMBC owned site - not yet declared surplus.	n/a	Unsuitable
G235	186	High Eighton Farm Black Lane Eighton Banks Gatehead Tyne And Wear NE9 7UP	Black Lane	Lamesley	0.57	0.52	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Three constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) over 1km from GP; 3) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises land in agricultural use. No ownership details available.	n/a	Unsuitable
G236	187	Heworth Golf Club Heworth Golf Course Leam Lane Leam Lane Estate Gatehead Tyne And Wear NE10 8XY	Leam Lane	Wardley and Leam Lane	0.70	0.63	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt Two constraints requiring mitigation: 1) Over 1km from Local Centre; 2) Over 1km GP	SITE IN GREEN BELT - UNSUITABLE	Site comprises part of a golf course. No ownership details available.	n/a	Unsuitable

G237	188	Land Opposite Block Of Garages Adj Co-Op Buildings Hexham Old Road Ryton Tyne And Wear NE40 3ES	Hexham Old Road	Ryton, Crookhill and Stella	5.11	3.83	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Eight constraints requiring mitigation: 1) Topography (sloping) 2) Other constraints (pylons); 3) Traffic congestion; 4) Over 1km GP 5) Over 1km from nearest Local Centre; 6) Highways Capacity	SITE IN GREEN BELT - UNSUITABLE	Site comprises vacant land. No ownership details available.	n/a	Unsuitable
G238	189	Pringle Bros Ltd The Garage, North Of Emmaville Barmoor Ryton Tyne And Wear NE40 3TR	Emmaville	Crawcrook and Greenside	12.13	9.10	0	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Three constraints requiring mitigation: 1) Topography (sloping) 2) Traffic congestion; 3) Highways Capacity greater than 30 two way trips	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G239	190	Land north of St Agnes Gardens North, Crawcrook	Kingsley Terrace	Crawcrook and Greenside	2.29	1.71	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. One constraint requiring mitigation: 1) Traffic congestion	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. Site put forward by agents acting on behalf of landowner. Keen for residential development on the site. They consider that it could come forward within 1-2 years.	n/a	Unsuitable
G241	192	Anson Ltd N205 South Avenue Team Valley Gateshead Tyne And Wear NE10 0TH	7th Ave	Lobley Hill and Bensham	5.22	3.91	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Four constraints requiring mitigation: 1) Contamination (existing industrial use); 2) Partially within non-designated open space; 3) traffic congestion; 4) Highways Capacity - greater than 30 two way trips	UNSUITABLE LOCATION WITHIN AN ESTABLISHED INDUSTRIAL AREA	Site unavailable for housing - industrial use.	n/a	Unsuitable

G242	193	Bensham Grove Nursery □ Rawling Road □ Bensham □ Gateshead □ Tyne And Wear □ NE8 4QS □	Rawling Road	Lobley Hill and Bensham	0.25	0.25	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Topography (slight slope) 2) Traffic congestion	SITE SUITABLE	Gateshead Council-Joint Venture site. GMBC consider site to be immediately available early in JV programme. Cabinet have agreed property improvements to Rawling Road which will commence soon which will vastly improve the attractiveness of the locality and	Lower market demand area but housing would be compatible with surrounding uses. Constraints do not appear to be significant and could be mitigated against. GMBC viability assessment concludes that site has a modest positive residual land value. JV team ha	Suitable and Deliverable
G243	194	B.P. Express Shopping Ltd □ Fellside Road □ Whickham □ Newcastle Upon Tyne □ Tyne And Wear □ NE16 5AX □	Fellside Road	Whickham South and Sunniside	0.26	0.26	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Completed.	SITE DEVELOPED OUT	Site already built out for residential	Site already built out	Unsuitable

G244	195	Land Adjacent To Beech House Burn Road Blaydon Burn Blaydon On Tyne Tyne And Wear NE21 6JR	Burn Road	Winlton and High Spen	6.59	4.95	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Two constraints requiring mitigation: 1) topography; 2) partially within a Wildlife Corridor	SITE IN GREEN BELT - UNSUITABLE	Developer has put forward this site for residential use and considers it immediately available, subject to planning	n/a	Unsuitable
G245	196	Vacant Building Former Wardley Colliery Offices Wardley Lane Wardley Gateshead Tyne And Wear NE10 8AA	Wardley Lane	Wardley and Leam Lane	1.52	1.37	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Three constraints requiring mitigation: 1) Contamination; 2) Other constraints (access); 3) Over 1km GP	SITE IN GREEN BELT AND POORLY RELATED TO OTHER RESIDENTIAL AREAS - UNSUITABLE	Site previously put forward for housing in 2000; subsequently refused permission. Developable, subject to planning	n/a	Unsuitable

G246	197	Woodside Health Care □ Pinewood Nursing Home, Winlaton Care Village □ Garesfield Lane □ Winlaton □ Blaydon On Tyne □ Tyne And Wear □ □	Garesfield Lane	Winlaton and High Spen	4.10	3.08	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	Two constraints precluding development: 1) Within Green Belt; 2) Topography (steep levels differences requiring terracing). Seven constraints requiring mitigation: 1) partially within LWS; 2) Over 1km Local Centre; 3) Over 1km GP; 4) over 1km Primary Sch	SITE IN GREEN BELT AND POORLY RELATED TO OTHER RESIDENTIAL AREAS - UNSUITABLE	Health care site. Potentially available in medium term	n/a	Unsuitable
G247	198	Land Adjacent To Pockerley Farm Riding School □ Pockerley Buildings Farm □ Lamesley □ Chester Le St □ Co Durham □ DH9 0RZ □		Lamesley	9.72	7.29	0	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Five constraints requiring mitigation: 1) Over 1km Local Centre; 2) Over 1km from nearest GP; 3) over 1km Primary School; 4) over 1km from nearest bus stop; 5) Highways Capacity greater than	SITE IN GREEN BELT AND POORLY RELATED TO OTHER RESIDENTIAL AREAS - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G248	199	Land Adjacent to The Limes Road and Highfield Rowlands Gill Tyne And Wear NE39 2LY	Highfield Road	Chopwell and Rowlands Gill	0.31	0.31	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Over 1km Local Centre; 2) Over 1km from nearest GP	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Site comprises wooded area. GMBC own part of the site. Owners of remaining area (northern and western borders) also own adjacent residential property. Letter sent out to elicit intentions - no response received. Recent application for residential use	Area of higher market strength with residential area to east. No significant constraints identified.	Suitable but not developable / deliverable
G249	200	Land Adj To Wine Warehouse 21 Mill Road Gateshead Tyne And Wear NE8 3AW	21 Mill Road, Gateshead	Bridges	0.74	0.67	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) Topography (slope) 2) Contamination (past industrial use); 3) Other constraints (access issues); 4) Within a Wildlife Corridor; 5) Traffic congestion; 6) Over 1km to Primary School; 7) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION	Site has extant planning permission for a hotel. Site not considered available for housing.	n/a	Suitable but not developable / deliverable

G250	201	Karting North East Indoor Ltd Forge Road And Forge Road Dunston Gateshead NE8 2RB	Forge Road	Dunston and Teams	1.11	1.00	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	1) Contamination (past industrial use); 2) Other constraints (access issues); 3) Within a Wildlife Corridor; 4) Traffic congestion	SITE SUITABLE, SUBJECT TO MITIGATION	Site comprises brownfield land with a go-carting facility on much of the site. GMBC owns the freehold on this land and the land would be suitable for housing. However, it is understood that there is no resolution to dispose.	Whilst lower market strength area and potential access and contamination issues but should be possible to mitigate affordably and is to north east of residential area.	Suitable but not developable / deliverable
G251	202	West Thornley Farm Lockhaugh Road Rowlands Gill Tyne And Wear NE39 1QN	lockhaugh road	Chopwell and Rowlands Gill	0.63	0.57	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SUITABLE, ALTHOUGH CONVERSION ONLY - REMAINING LAND IN GREEN BELT AND UNSUITABLE FOR DEVELOPMENT	Extant permission for residential use - available	Extant permission for residential use. Area of higher market demand and compatible with surrounding uses. No significant constraints identified; however, GMBC viability assessment concludes that site has a negative residual land value.	Suitable but not developable / deliverable

G252	203	W. McGovern & Co Ltd Albion Street Windy Nook Gateshead NE10 9AJ	Albion Street, Windy Nook	Windy Nook and Whitehills	0.34	0.34	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Contamination (past industrial use); 2) Partially within a Wildlife Corridor.	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Site comprises brownfield land with a warehouse on much of the site. Letter sent out to W McGovern and Co regarding their long term development intentions for the site - no response received. Site not considered available for housing.	Area of moderate housing demand and housing would be compatible with surrounding uses. Possible contamination and access issues but should be possible to mitigate affordably.	Suitable but not developable / deliverable
G253	204	26 And 28 Cornmoor Road Whickham Newcastle Upon Tyne Tyne And Wear NE16 4PU	Cornmoor Road	Dunston Hill and Whickham East	0.26	0.00	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint: 1) Other constraints (Existing residential plot within Broom/Lane/Whaggs Lane Area of Special Character - any development deemed damaging to the areas character would be prevented)	SITE SUITABLE FOR HOUSING (ALTHOUGH ALREADY DEVELOPED OUT)	Site appears to have been developed out.	n/a	Suitable but not developable / deliverable

G254	205	Dr M Ardestani The Dairy South Farm Lamesley Gateshead Tyne And Wear NE11 0ET	South Farm	Lamesley	1.12	1.01	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Seven constraints requiring mitigation: 1) Within a Wildlife corridor; 2) Partially within a Conservation Area; 3) Partially within a Flood Zone 2 area; 4) Over 1km from Local Centres; 5) Over	SITE IN GREEN BELT AND POORLY RELATED TO OTHER RESIDENTIAL AREAS - UNSUITABLE	Site comprises brownfield land with guest house on much of the site. No ownership details available.	n/a	Unsuitable
G255	206	Land To The Rear Of Cemetery Windsor Road Birtley Chester Le St Co Durham DH3 1PQ	Windsor Road	Lamesley	2.34	1.76	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Partially within a Wildlife corridor; 2) Over 1km from Local Centres; 3) Utilities constraints	SITE CONSIDERED SUITABLE FOR DEVELOPMENT	Agent on behalf of owner confirms site is available for residential use.	Area of moderate market demand and should be possible to mitigate affordably against identified constraints. GMBC viability assessment concludes that site has a strong positive residual land value. Agent confirmed is an Option Agreement with landowner for	Suitable and Deliverable

G256	207	Vacant Site, Stampley Moss □ Thornley Lane □ Rowlands Gill □ Tyne And Wear □ NE39 1AX □	Thornley Lane	Winlinton and High Spenn	5.56	4.17	Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Ten constraints requiring mitigation: 1) topography (uneven); 2) Partially within Ancient woodland; 3) Partially within LWS; 4) Over 1km from nearest Local Centre; 5) Over 1km from GP; 6) over	SITE IN GREEN BELT AND OUTSIDE SETTLEMENT BOUNDARY - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable
G257	208	Screen Services Ltd □ Cartmel Business Centre □ Shields Road □ Heworth □ Gateshead □ Tyne And Wear □ NE10 0QD □	Shields Road, Heworth	Pelaw and Heworth	0.36	0.36	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Contamination (past industrial use)	POOR ACCESS AND SITE SHAPE MEAN SITE UNSUITABLE FOR HOUSING DEVELOPMENT	Relatively modern factory unit constructed in 1998. Not known whether owner is pursuing housing on the site.	n/a	Unsuitable

G259	209	Rear Of Well House Highfield Road Highfield Rowlands Gill Tyne And Wear NE39 2LY	Highfield Road	Chopwell and Rowlands Gill	6.74	5.05	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Six constraints requiring mitigation: 1) partially within LWS; 2) Traffic congestion; 3) Over 1km Local Centre; 4) Over 1km GP; Highways Capacity - greater than 30 two way trips; 6) Other const	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable
G260	210	Market Lane Dunston Gateshead Tyne And Wear NE11 9NY	Market Lane	Dunston Hill and Whickham East	0.09	0.01	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SUITABLE	Planning permission for residential on small part of the site. Part remains allotments - part considered available. Majority of site to remain in Green Belt.	Area of higher market demand and residential compatible with surrounding uses. Should be possible to mitigate constraints. GMBC viability assessment concludes that site has a modest positive residual land value. Planning permission for residential on part	Suitable and Deliverable

G261	211	Land Adjacent To House Wood House Farm Ryton Tyne And Wear NE40 4JD	Wood House Farm	Crawcrok and Greenside	0.65	0.58	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Five constraints requiring mitigation: 1) Traffic congestion (new access required); 2) Over 1km to Local Centre; 3) Over 1km to GP; 4) over 1km from Primary Schools; 5) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable
G263	212	Bowser Hill Farm Bowser Hill Farm Chopwell District Newcastle Upon Tyne NE17 7AY	Bowser Hill Farm	Chopwell and Rowlands Gill	0.38	0.38	Restricted Water Supply Capacity Issue. No Spare Wastewater Infrastructure Capacity. AMP5 scheme proposed.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Traffic congestion (new access required); 3) Over 1km to Local Centre; 4) Over 1km to GP; 5) over 1km from Primary Scho	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable
G264	213	Hazeldene Hookergate Lane High Spens Rowlands Gill Tyne And Wear NE39 2AD	Hookergate Lane	Winlaton and High Spen	0.26	0.03	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE - SUITABLE	Still available	Extant planning permission - no record of the site having been built out. GMBC viability assessment concludes that site has a negative residual land value.	Suitable but not developable / deliverable

G265	214	Three Rivers Housing Management Office, St Bedes House Millway Carr Hill Gateshead Tyne And Wear NE9 5PQ	Millway	Deckham	0.72	0.65	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING - EXTANT PLANNING PERMISSION	Site comprises wooded area. Site has extant planning permission for residential	It is on the edge of the popular Low Fell Housing market and has good views & would be suitable for redevelopment by the owners. However, GMBC viability assessment concludes that site has a negative residual land value.	Suitable but not developable / deliverable
G266	215	Cheviot View Nursery Garden Gateshead Road Whickham Newcastle Upon Tyne NE16 5LQ	Gateshead Road	Whickham South and Sunniside	0.73	0.66	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Four constraints requiring mitigation: 1) topography (uneven); 2) Traffic congestion; 3) over 1km from Primary School; 4) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises nurseries. No ownership details available.	n/a	Unsuitable

G267	216	Chopwell Village Framework And Chopwell Heartlands Site □ Newcastle Upon Tyne □ NE17 7EH □		Chopwell and Rowlands Gill	10.03	7.52	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. No Spare Wastewater Infrastructure Capacity. AMP5 scheme proposed.	Greater than 30 two way trips - further assessment of potential impacts required	Five constraints requiring mitigation: 1) topography (uneven); 2) Traffic congestion; 3) over 1km from Primary School; 4) Highways Capacity - greater than 30 two way trips; 5) Utilities constraints	SITE SUITABLE, SUBJECT TO MITIGATION	Site comprises wooded area. Part of wider Chopwell Joint Venture Site, programmed to start development 2016 for residential	Lower market demand area and further assessment of highways impacts required but should be possible to mitigate identified constraints and housing would be compatible with surrounding area. GMBC viability assessment concludes that site has a strong posit	Suitable and Developable
G268	217	Imex Properties □ Imex Business Centre □ Station Lane □ Birtley □ Chester Le St □ Co Durham □ DH3 1QY □	Station Lane, Birtley	Birtley	1.54	1.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Contamination (past industrial use); 2) Traffic congestion	SITE SUITABLE SUBJECT TO MITIGATION OF IMPACTS OF INDUSTRIAL USES AND RAILWAY ADJOINING SITE	Site comprises occupied business units. No ownership details available.	Moderate housing demand area. Beside established industrial estate and railway line to west. Contamination and highways issues likely.	Suitable but not developable / deliverable

G269	218	Land Between A.E.I. Car Park And London-Edinburgh Railway □ Durham Road □ Birtley □ □	Durham Road	Birtley	2.91	2.18	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) other constraints (no access); 2) over 1km to GP; 3) over 1km to Local Centre; 4) Other constraints (ecological value); 5) Within a Wildlife Corridor	SITE LACKS ACCESS ONTO MAIN ROAD FRONTAGE AND IS SET WITHIN AN EXTENSIVE INDUSTRIAL AREA BESIDE A RAIL LINE - CONSIDERED UNSUITABLE	Site comprises vacant brownfield land. Owned by CarCraft - unlikely to be for B-Class use in the future	n/a	Unsuitable
G270	219	Land Adj Agricultural Buildings, Normans Riding Farm □ Barlow Lane □ Winlaton □ Blaydon On Tyne □ Tyne And Wear □ NE21 6LA □	Barlow Lane	Winlaton and High Spen	0.26	0.26	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Four constraints requiring mitigation: 1) over 1km from primary school; 2) over 1km from GP; 3) over 1km to Local Centre; 4) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural buildings. No ownership details available and unclear whether owner wishes to redevelop the site for housing.	n/a	Unsuitable

G271	220	Travellers Site Oakwell Park Baltic Road Felling Gateshead NE10 0SB	Oakwell Park, Baltic Road, Felling	Felling	0.79	0.71	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Partially within a LWS; 3) Partially within non-designated open space; 4) Over 1km from Local Centre; 5) over 1km from GP	SITE HAS FIVE CONSTRAINTS REQUIRING MITIGATION AND COMPRISES A TRAVELLER'S SITE THAT IS WELL USED - UNSUITABLE	Travellers' site. Unavailable for C3 residential uses.	n/a	Unsuitable
G272	221	Land At 2 California Winlaton Blaydon On Tyne Tyne And Wear NE21 6LY	California	Winlaton and High Spen	0.30	0.30	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING AND PARTLY DEVELOPED OUT	Site comprises vacant brownfield land. Mixed ownership, GMBC thought to own part of the site	Residential area in moderate market strength area. Limited developable area due to existing dwelling and possible residential amenity issues likely to result in site not being attractive to prospective developers.	Suitable but not developable / deliverable

G273 A	222	Vacant Site Horsecroft / Fountain Lane Blaydon On Tyne Tyne And Wear NE21 4JN	Fountain Lane	Blaydon	0.24	0.24	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Topography; 2) Utilities constraints	SITE SUITABLE SUBJECT TO NOISE MITIGATION	Site comprises vacant brownfield land. Multiple ownerships across site.	Area of lower market demand. Constraints (utilities, noise, topography) may make it unattractive for potential developers.	Suitable but not developable / deliverable
G273 B	223	Vacant Site Horsecroft / Fountain Lane Blaydon On Tyne Tyne And Wear NE21 4JN	Fountain Lane	Blaydon	0.02	0.02	The site is near to a Sewage Treatment Works (STW) and Northumbrian Water Ltd (NWL) would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Utilities constraints	SITE SUITABLE FOR HOUSING	Site comprises vacant workshops. Not considered available.	n/a	Suitable but not developable / deliverable

G274	224	Allotments On North Side □ Peth Lane □ Ryton □ □	Peth Lane	Ryton, Crookhill and Stella	4.07	3.05	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Five constraints requiring mitigation: 1) Topography (steep); 2) Partially within LWS; Highways Capacity - greater than 30 two way trips; 4) Other constraints (Includes small part of Ryton Peth	SITE IN GREEN BELT, STRONGLY AFFECTS A SSSI - UNSUITABLE	Site comprises vacant greenfield land and wooded areas. No ownership details available.	n/a	Unsuitable
G275	225	Sealburns Farm □ Lead Road □ Ryton □ NE40 4JQ □	Lead Road	Crawcrook and Greenside	0.46	0.41	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Three constraints requiring mitigation: 1) Traffic congestion; 2) over 1km from GP; 3) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural buildings. No ownership details available.	n/a	Unsuitable
G276	226	Land Adjacent □ Westwood View □ Crawcrook □ Ryton □ Tyne And Wear □ NE40 4HR □ □	Westwood View	Crawcrook and Greenside	0.43	0.39	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. One constraint requiring mitigation: 1) Partially within non-designated open space	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G278	227	Redheugh Boys Club Within Tyne View Primary School Rose Street Teams Gateshead NE8 2LS	Rose Street	Dunston and Teams	1.02	0.92	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion.	SITE SUITABLE FOR HOUSING	Site comprises vacant school buildings. Potentially developable for residential use, although owner intentions undefined. Not considered available as proposed uses undefined.	n/a	Suitable but not developable / deliverable
G279	228	St Patricks Church Hall Smailes Lane Rowlands Gill Tyne And Wear NE39 2AA	Snailes Lane	Chopwell and Rowlands Gill	3.75	2.82	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Five constraints requiring mitigation: 1) Partially within designated open space; 2) over 1km from nearest Local Centre/Supermarket; 3) over 1km from GP; 4) Over 1km from nearest Primary School	SITE IN GREEN BELT - UNSUITABLE	Site comprises church hall and cemetery. Part of the site could potentially be available for residential in the medium term.	n/a	Unsuitable

G280	229	Bradley Fell Farm Bradley Fell Lane Ryton Wylam NE41 8JN	Bradley Fell Lane	Crawcrook and Greenside	0.55	0.50	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Five constraints requiring mitigation: 1) Traffic congestion (new access); 2) over 1km from nearest Local Centre / Supermarket; 3) over 1km from GP; 4) Over 1km from nearest Primary School; 5)	SITE IN GREEN BELT - UNSUITABLE	Site effectively developed out for residential	n/a	Unsuitable
G281	230	M.G.M. Precision Engineering Ltd MGM House, Bridge End Newburn Bridge Road Blaydon On Tyne Tyne And Wear NE15 8NR	Newburn Bridge Road	Ryton, Crookhill and Stella	3.29	2.46	Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Three constraints requiring mitigation: 1) partially within Wildlife Corridor; 2) Utilities constraints; 3) other constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G282	231	Portobello Road Birtley Chester Le St Co Durham DH3 2SN	Portobello Road	Birtley	1.87	1.68	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Other constraints (noise from A1); 2) over 1km from nearest Local Centre / Supermarket; 3) over 1km from GP;	SITE SANDWICHED BETWEEN LARGE INDUSTRIAL AREA AND A1 MOTORWAY UNSUITABLE FOR RESIDENTIAL DEVELOPMENT	Previous applications for the site relate to industrial uses - not assumed to be available for housing without guidance from the site owner.	n/a	Unsuitable
G283	232	Land Between Derwent Crossing & Derwenthaugh Industrial Estate Derwenthaugh Road	Derwenthaugh Road	Blaydon	4.84	3.63	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Greater than 30 two way trips - further assessment of potential impacts required	Two constraints precluding development: 1) Within LWS; 2) Other constraints (safe access during flood events) Seven constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) Within Flood Zone 2; 3) over 1km from GP; 4) Over 1km from nearest Pri	SITE IN LWS; ISSUE OVER SAFE ACCESS DURING FLOOD EVENTS - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G284	233	Hillside Grange Sunderland Road Felling Gateshead NE10 0BU	Sunderland Road	Felling	1.41	0.35	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Topography (steeply sloping); 2) partially within non-designated open space; 3) partially within designated open space; 4) Utilities constraints	THE PRESENCE OF A CARE HOME ON MUCH OF THE SITE WOULD ENSURE THAT ONLY A RELATIVELY SMALL AMOUNT WOULD BE AVAILABLE FOR INTENSIFICATION FOR RESIDENTIAL USES	Site predominantly accommodates a care home - not considered available for C3 residential use	n/a	Suitable but not developable / deliverable
G285	234	Treetops Orchard Road Rowlands Gill Tyne And Wear NE39 1DN	Orchard Road	Chopwell and Rowlands Gill	0.26	0.26	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site. Restricted	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Topography (uneven); 2) Within a Conservation Area; 3) Utilities constraints	SITE SUITABLE FOR HOUSING	Site comprises wooded areas. No ownership details available. Previous enquiry concerned alterations - not considered available.	n/a	Suitable but not developable / deliverable

G286	235	McCutheon Eggs, Normans Riding Poultry Farm □ Garesfield Lane □ Winlaton □ Blaydon On Tyne □ Tyne And Wear □ NE21 6LA □	Garesfield Lane	Winlaton and High Spen	1.62	1.46	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Seven constraints requiring mitigation: 1) Topography (steeply sloping); 2) over 1km from nearest Local Centre/Supermarket; 3) over 1km from GP; 4) Over 1km from nearest Primary School; 5) over	SITE IN GREEN BELT - UNSUITABLE	Site comprises wooded areas. No ownership details available.	n/a	Unsuitable
G288	236	Regent Garage (Swalwell) Ltd, Crowley Works □ Hexham Road □ Whickham □ Newcastle Upon Tyne □ Tyne And Wear □ NE16 3AD □	Hexham Road	Whickham North	0.31	0.31	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Within flood zone 2; 2) traffic congestion; 3) over 1km to GP; 4) Utilities constraints; 5) Other constraints (SUDS, culvert)	SITE SUITABLE, SUBJECT TO MITIGATION	Previous expired planning permission for residential use. Considered available, although queries over deliverability	Higher market demand and should be possible to mitigate affordable against constraints identified. GMBC viability assessment concludes that site has a positive residual land value.	Suitable and Deliverable

G289	237	Football Ground Crawcrook Lane Crawcrook Ryton NE40 4PA	Crawcrook Lane	Crawcrook and Greenside	1.51	1.36	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Two constraints requiring mitigation: 1) Topography (uneven); 2) Traffic congestion	SITE IN GREEN BELT - UNSUITABLE	Site comprises all weather football pitch - not considered available for housing	n/a	Unsuitable
G290	238	Congregational Church Main Road Ryton Tyne And Wear NE40 3AF	Main Road	Ryton, Crookhill and Stella	0.26	0.26	Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Traffic congestion; 2) Utilities constraints	SITE SUITABLE FOR HOUSING	Site comprises former church site. Multiple ownership details	Residential area of higher market demand. No significant constraints identified.	Suitable but not developable / deliverable
G291	239	Hammond Expanders UK Unit 1 Derwent Court Earlsway Team Valley Gateshead Tyne And Wear NE11 0TF	Earlsway	Lobley Hill and Bensham	1.45	1.30	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Contamination (past industrial use); 2) Within Wildlife corridor; 3) Traffic congestion; 4) over 1km to Primary School	SMALL SITE WITHIN ESTABLISHED INDUSTRIAL AREA, HOUSING NOT SUITABLE	Site comprises industrial units and no guidance as to whether owner is seeking residential development on site. Considered unavailable.	n/a	Unsuitable

G292	240	Brockwood 1 Black Lane Winlaton Blaydon On Tyne Tyne And Wear NE21 6DX	Black Lane	Winlaton and High Spen	0.44	0.39	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) topography (slope); 2) Other - part garden site, now classified as greenfield land	SITE SUITABLE FOR HOUSING	Site comprises wooded areas. Letter sent out to site occupiers regarding their long term development intentions for the site - no response received. Site not considered available for housing.	Residential area of moderate market demand. Likely that constraints could be affordably mitigated against.	Suitable but not developable / deliverable
G293	241	Marshall Lands Farm Broom Lane Whickham Newcastle Upon Tyne Tyne And Wear NE16 4RA	Broom Lane	Dunston Hill and Whickham East	1.49	1.35	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Six constraints requiring mitigation: 1) Within a Wildlife corridor; 2) partially within a LWS; 3) Traffic congestion (access); 4) over 1km from nearest Local Centre / Supermarket; 5) over 1km	SITE IN GREEN BELT - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G294	242	Power League □ Ropery Road □ Teams □ Gateshead □ Tyne And Wear □ NE8 2HD □	Ropery Road	Dunston and Teams	2.12	1.59	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING, ALTHOUGH CURRENTLY IN USE AS ALL-WEATHER FIVE A SIDE PITCHES - RECREATIONAL FUNCTION	Site comprises all weather football pitch - not considered available for housing	n/a	Suitable but not developable / deliverable
G295	243	Land Adj Ripley Court □ Harlow Green □ Gateshead □ Tyne And Wear □ NE9 7HY □		Chowdene & Lamesley	0.57	0.51	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) over 1km from GP	SITE SUITABLE	Site comprises open space. Council owned site. Has planning permission for a Care Village - now on site. Not developable for C3 as a result.	Higher market demand area and no significant constraints identified, although comprises open space	Suitable but not developable / deliverable

G297	244	The Vicarage □ Derwent View □ Chopwell □ Newcastle Upon Tyne □ NE17 7AN □	Derwent View	Chopwell and Rowlands Gill	0.12	0.12	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site. Restricted	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints precluding development: 1) Within Green Belt; 2) Utilities constraints	SITE IN GREEN BELT, UTILITIES CONSTRAINTS - UNSUITABLE	Site comprises greenfield land. No ownership details available.	n/a	Unsuitable
G298	245	Birdhill □ Fellside Road □ Whickham □ Newcastle Upon Tyne □ Tyne And Wear □ NE16 5BD □	Fellside Road	Whickham South and Sunniside	0.76	0.00	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Five constraints requiring mitigation: 1) Traffic congestion; 2) over 1km from nearest Local Centre / Supermarket; 3) over 1km from GP; 4) Over 1km from nearest Primary School; 5) Utilities con	SITE IN GREEN BELT - UNSUITABLE	No ownership details	n/a	Unsuitable

G299	246	Rose And Shamrock Hotel Fell Bank Birtley Chester Le St Co Durham DH3 1AE	Fell Bank	Birtley	0.41	0.37	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) contamination (past industrial use); 2) Conservation area	SITE SUITABLE FOR HOUSING	Owner seeking residential development on site - application pending	Area of moderate market demand and housing would be compatible with surrounding uses. GMBC viability assessment concludes that site has a positive residual land value. Application pending for residential use on site.	Suitable and Deliverable
G300	247	Land East Of Portobello Road Portobello Road Birtley Chester Le St Co Durham DH3 2JW	Portobello Road	Birtley	1.12	1.00	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Other constraints (noise from A1); 2) over 1km from Local Centre; 3) over 1km from GP; 4) Within Consultation Zone of a hazardous installation	SITE SANDWICHED BETWEEN LARGE INDUSTRIAL AREA AND A1 MOTORWAY - UNSUITABLE FOR RESIDENTIAL DEVELOPMENT	Site comprises grazing land. No ownership details available.	n/a	Unsuitable

G302	248	Redstone Retail Centre Ltd Cowens Buildings Bridge Street Blaydon On Tyne Tyne And Wear NE21 4JJ	Bridge Street	Blaydon	0.26	0.26	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) topography (gently sloping); 2) Partially within flood zone 3a; 3) Within a Wildlife Corridor key junction; 4) Utilities constraints; 5) Other constraints (SUDS, culvert)	SITE NOT CONSIDERED SUITABLE FOR HOUSING DUE TO ADJOINING USES, SHAPE OF SITE AND ACCESS	Site comprises brownfield land. No ownership details available.	n/a	Unsuitable
G303	249	Land At Greenhead Road Chopwell Newcastle Upon Tyne	Greenhead Road	Chopwell and Rowlands Gill	6.35	4.76	Restricted Water Supply Capacity Issue. No Spare Wastewater Infrastructure Capacity. AMP5 scheme proposed.	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Four constraints requiring mitigation: 1) over 1km from GP; 2) Over 1km from nearest Primary School; 3) Highways Capacity - greater than 30 two way trips; 4) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises greenfield land. No ownership details available.	n/a	Unsuitable

G304	250	Gateshead Council Eastwood Promoting Independence The Drive Heworth Gateshead Tyne And Wear NE10 0PY	The Drive	Felling	0.71	0.64	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) within a Wildlife corridor; 2) Partially within non-designated open space	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION. QUESTIONABLE WHETHER SITE WILL COME FORWARD FOR RESIDENTIAL GIVEN CARE HOME USE ON SITE	Not Council owned. Site currently a care home - recent planning permission for a change of use to rehabilitation centre - not residential, not available.	n/a	Suitable but not developable / deliverable
G305	251	H R SUPPLIES LTD Newcon Depot Station Lane Birtley Chester Le St Co Durham DH3 1DQ	Station Lane	Lamesley	0.26	0.26	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Other constraints (insurmountable access issues)	ACCESS ISSUES AND INCOMPATIBLE ADJOINING USES ENSURE SITE IS UNSUITABLE FOR HOUSING	Site comprises grazing land. No ownership details available.	n/a	Unsuitable

G307	252	Clavering House □ Axwell Park □ Blaydon On Tyne □ Tyne *	Axwell Park	Blaydon	0.43	0.00	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Treatment Works (STW) and NWL would object to the development of the site.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Green Belt. Ten constraints requiring mitigation: 1) topography (sloping); 2) Other constraints (woodland, SUDS required); 2) within a wildlife corridor; 4) partially within LWS; 5) within a Conservation Area; 6)	EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE	Extant planning permission for residential use	Whilst extant planning permission exists for residential use, there are a number of constraints which may be costly to overcome.	Suitable but not developable / deliverable
G308	253	Land adjacent to British Legion Club, Wardley Hal		Wardley and Leam Lane	0.25	0.25	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING, WITH EXTANT PLANNING PERMISSION FOR RESIDENTIAL USE	Extant planning permission for residential use	Extant planning permission for housing, residential area of moderate market demand and no identified significant constraints. However, GMBC viability assessment concludes that site has a negative residual land value.	Suitable but not developable / deliverable

G309	254	Land at Hallgarth Road, Winlaton		Blaydon	0.41	0.37	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING	Pending planning application for residential use. Approved disposal to RSL - not proceeding.	Pending planning application for housing, in residential area and no significant constraints to development identified. GMBC viability assessment concludes that site has a positive residual land value.	Suitable and Deliverable
G310	255	Land Adjacent To □ South Follingsby Farm □ Folling sb*	Follingsby Farm	Wardley and Leam Lane	4.01	3.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Four constraints requiring mitigation: 1) Within a Wildlife Corridor; 2) over 1km from Local Centre; 3) Over 1km from GP surgery; 4) Highways Capacity - greater than 30 two way trips	SITE UNSUITABLE FOR HOUSING, GIVEN ADJOINING INDUSTRIAL USES AND A1	Owner previously pursuing warehouse development on the site - considered unavailable for housing	n/a	Unsuitable

G312	256	Belle Vue Motors	Eastern Ave, Team Valley	Saltwell	0.44	0.40	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) topography (sloping); 2) Contamination; 3) Other constraints (structures remain on site); 4) partially within a Conservation Area	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Extant planning permission for residential on the site - available	Extant planning permission for housing and demolition underway on site. Housing compatible with surrounding uses and likely that constraints identified could be affordably mitigated against. GMBC viability assessment concludes that site has a positive res	Suitable and Deliverable
G313	257	Airey Housing Estate □ Kibblesworth □ Gateshead □ Tyne *		Lamesley	3.42	2.57	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Four constraints requiring mitigation: 1) Partially within non-designated open space; 2) over 1km from local centre; 3) over 1km from GP; 4) Highways Capacity - greater than 30 two way trips	SITE SUITABLE FOR HOUSING - WITH EXTANT PLANNING PERMISSION FOR RESIDENTIAL	GMBC owned site - demolition and construction began Spring 2010	Extant planning permission for housing - construction believed to be underway. Housing compatible with surrounding uses. GMBC viability assessment concludes that site has a strong positive residual land value.	Suitable and Developable

G314	258	North Felling Preferred Plan - Potential Clearance and Redevelopment		Felling	0.52	0.47	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Other constraints (footpath and trees); 2) Partially within designated open space	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION - MUCH OF SITE COMPRISES OPEN SPACE; AVAILABLE AREA WOULD BE MUCH REDUCED	Site comprises open space. The land is owned by GMBC and held in the Housing Revenue Account. Due to this there would be extra hurdles to overcome before any surplus declaration, hence it cannot be considered available at this time.	Area of lower market demand but surrounded by housing and open space and constraints identified could be affordably mitigated.	Suitable but not developable / deliverable
G316	260	Teams Preferred Plan - Potential Clearance and Redevelopment		Dunston and Teams	1.22	1.10	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Topography; 2) Contamination (former industrial uses); 3) Other constraints (ownership issues); 4) Traffic congestion	SITE SUITABLE FOR HOUSING	Part of the site has now been developed for a large care home; the remainder comprises the Fentimans Ginger Beer factory, which is for sale now for redevelopment; and manufacturing industrial units. Whilst all are identified for redevelopment in the BNG	n/a	Suitable but not developable / deliverable

G317	261	Teams Preferred Plan - Potential Clearance and Redevelopment		Dunston and Teams	1.15	1.03	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Designated open space. One constraints requiring mitigation: 1) Topography	SITE DESIGNATED OPEN SPACE - UNSUITABLE	Site comprises open space. GMBC owned, but not aware of any resolution to dispose of the site for residential purposes.	n/a	Unsuitable
G318	262	Bensham and Saltwell Preferred Plan - Potential Clearance and Redevelopment		Lobley Hill and Bensham	0.89	0.80	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING	Site comprises pub and associated car parking. Pub in Private ownership but currently trading well and have invested in building. GMBC own car park – a Shoppers car park would need to remain in this location as part of any redevelopment.	Lower housing market demand area but compatible with surrounding uses and no significant constraints identified.	Suitable but not developable / deliverable

G319	263	Deckham Preferred Plan - Potential Clearance and Redevelopment		Deckham	0.30	0.30	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Utilities constraints	SITE SUITABLE FOR HOUSING	Site comprises social club and associated car parking. No ownership details available	Area of lower market strength but in residential area and no significant constraints identified.	Suitable but not developable / deliverable
G320	264	Deckham Preferred Plan - Potential Clearance and Redevelopment		Deckham & Felling	0.42	0.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Partially within designated open space; 2) Other constraints (mature trees)	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION WHICH MAY REDUCE DEVELOPABLE AREA	Site comprises open space. Land is part owned by GMBC, and part owned by an RSL. This area has not been declared surplus to requirements and cannot be considered to be available as a result.	Area of lower housing market demand but residential area and likely that constraints identified could be affordably mitigated against.	Suitable but not developable / deliverable
G321	265	Deckham Preferred Plan - Potential Clearance and Redevelopment		Deckham	0.44	0.40	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE ALREADY OCCUPIED BY DWELLINGS - POTENTIAL FOR CLEARANCE. SITE SUITABLE FOR RESIDENTIAL	20 Semi-detached properties occupied. Not council owned, not considered available.	n/a	Suitable but not developable / deliverable

G322	266	Car Park, Metro Centre		Whickham North	6.98	5.24	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Pumping Station (SPS), therefore in accordance with Sewers for Adoption	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	One constraint precluding development: 1) Highways Access and traffic congestion - significantly greater than 30 two way trips. One constraint requiring mitigation: Utilities constraints	SITE UNSUITABLE WITHOUT SIGNIFICANT TRANSPORT INFRASTRUCTURE INVESTMENT	Site only developable in longer term, subject to mixed use redevelopment of site by CSC.	n/a	Unsuitable
G323	267	Land South of A1 at MetroCentre		Whickham North	18.01	13.51	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	Three constraints precluding development: 1) Within a LWS; 2) Highways Access and traffic congestion - significantly greater than 30 two way trips. Two constraints requiring mitigation: 1) Within a Wildlife corridor; 2) Other constraints	SITE DESIGNATED LWS AND GREEN BELT, HIGHWAYS - UNSUITABLE	Site comprises agricultural land. No ownership details available.	n/a	Unsuitable

G324	268	Resinous Chemicals, Metro Centre		Whickham North	3.46	2.59	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Six constraints requiring mitigation: 1) Within Flood Zone 3a; 2) Over 1km from GP; 3) Contamination; 4) Traffic congestion; 5) Highways Capacity - greater than 30 two way trips; 6) other constraints (flood risk and presence of culverts).	SITE SUITABLE FOR HOUSING IN LONG TERM, SUBJECT TO COMPREHENSIVE REDEVELOPMENT OF METROCENTRE	Site only developable in longer term, subject to mixed use redevelopment of site by CSC.	Whilst in area of higher market demand, extent of site within Flood Zone 3 would significantly reduce developable site area. Number of significant constraints that are likely to be costly to mitigate against.	Suitable but not developable / deliverable
G325	269	Saltwell House, Lobley Hill Road	King Street	Dunston and Teams	0.37	0.37	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING	Site comprises industrial units. Previous applications on site related to food retail. The site is currently for sale / to let. All are identified for residential development in the BNG Teams Neighbourhood Plan for residential. However, no confirmation	n/a	Suitable but not developable / deliverable

G326	270	Former Blaydon Creamery, Chainbridge Road	Chainbridge Road	Blaydon	3.33	2.50	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Greater than 30 two way trips - further assessment of potential impacts required	Two constraints requiring mitigation: 1) Contamination (industrial use); 2) Highways Capacity - greater than 30 two way trips	SITE UNSUITABLE FOR HOUSING, GIVEN ADJOINING INDUSTRIAL USES AND A1	Site comprises industrial units. Previous applications on site related to industrial use. Unaware of any plans for residential use on the site.	n/a	Unsuitable
G327	271	Former Springfield Hotel, Durham Road	Durham Road	Deckham	0.48	0.43	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Traffic congestion; 2) Utilities constraints	SITE SUITABLE FOR HOUSING	Site comprises demolished hotel site owned by Standard Way. Understood to be developed as a Helen McArdale Care Home	Lower market demand area but site within residential area and no significant constraints identified. At the end of the Low Fell Housing Market Area and could form an attractive development.	Suitable but not developable / deliverable
G328	272	West Part Of Former Rolls Royce, Industrial Controls Premises,	Eighth Ave	Lamesley & Lobley Hill and Bensham	0.96	0.86	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Over 1km from Primary School.	ESTABLISHED INDUSTRIAL ESTATE WHERE HOUSING WOULD BE UNSUITABLE	Site comprises car park site. No ownership details available.	n/a	Unsuitable

G329	273	SITE OF MANOR PARK, DURHAM ROAD	Durham Road	Birtley	0.27	0.13	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) topography.	SITE SUITABLE FOR HOUSING	Permission for development of a care home on the site. Unavailable for C3 housing.	n/a	Suitable but not developable / deliverable
G330	274	THE HERMITAGE , FRONT STREET	Front Street	Whickham North	0.22	0.22	0	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Within a Conservation Area; 2) Traffic congestion	SITE SUITABLE FOR HOUSING, ALTHOUGH ACCESS VERY POOR	Residential care home on the site. Unavailable for C3 housing.	n/a	Suitable but not developable / deliverable
G331	275	Former Pit Head Baths, West Of Edington Gardens		Crawcrook and Greenside	0.55	0.49	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Seven constraints requiring mitigation: 1) Contamination (previous uses); 2) Partially within a Wildlife corridor; 3) Within a Conservation Area; 4) Partially within non-designated open space;	SITE IN GREEN BELT - UNSUITABLE	Application for live/work units recently refused. Considered available for housing as part of mixed use at the site, subject to planning	n/a	Unsuitable

G332	276	SITE OF 1-9A, CRANESVILLE	Cranesville	High Fell	0.22	0.22	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING	Site comprises vacant grassed site. Council owned site, cleared and deliverable in short term. Funding secured - on site later this year	Area of lower market demand but housing would be compatible with surrounding uses and no significant constraints identified. GMBC viability assessment concludes that site has a negative residual land value.	Suitable but not developable / deliverable
G333	277	Site Of Ravensworth Gardens, West Of 8-28, Ravensworth Road	Ravensworth Road	Birtley	0.35	0.35	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING	Site comprises vacant grassed site. No ownership details available. Site believed to be owned by BAE. Previously pursued residential uses on the site.	Area of moderate market demand. It should be possible to mitigate affordably against constraints identified. Site is only likely to be developed if the larger BAE site to the west comes forward for housing in the first instance. GMBC viability assessment	Suitable and Developable

G334	278	1.2 Tyne Bridge		Bridges	1.06	0.79	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Partially within a Wildlife corridor; 2) Within a Conservation Area; 3) Partially within/adjacent to a Grade II Listed building; 4) Partially within a car park	SITE SUITABLE, SUBJECT TO MITIGATION - LIKELY TO SUBSTANTIALLY REDUCE THE DEVELOPABLE AREA OF THE SITE	Site comprises a variety of land uses and ownerships across the site. Tyne Bridge Tower owned by ONE. Numerous Owners and commercial uses therefore site unavailable. This situation is subject to change due to the long term FFaC masterplanning aspiratio	n/a	Suitable but not developable / deliverable
G335	279	5.1 Mecca Bingo		Bridges	1.63	1.47	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	1) Topography; 2) Partially within a car park	SITE CONSIDERED UNSUITABLE FOR HOUSING DUE TO ADJACENT HEAVY INDUSTRY, TRAFFIC AND RAIL LINE	Site of Mecca Bingo. Unsure of long term intentions of owners toward developing the site for residential uses. This situation is subject to change due to the long term FFaC masterplanning aspirations for residential use on the site.	n/a	Unsuitable

G336	280	5.2 Oakwellgate		Bridges	1.68	0.34	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development 1) Traffic congestion	SITE UNSUITABLE FOR HOUSING DUE TO FRAGMENTATION AND HEAVY TRAFFIC	Site comprises a variety of land uses and ownerships across the site. Likely to cause difficulties in bringing forward entire site for residential. This situation is subject to change due to the long term FFaC masterplanning aspirations for residential	n/a	Unsuitable
G337	281	2.4 High Street North		Bridges	1.20	1.08	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Partially within Grade I Listed building; 2) Traffic congestion	SITE SUITABLE FOR MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL. WOULD SIGNIFICANTLY REDUCE THE DEVELOPABLE AREA OF THE SITE	Site comprises a variety of land uses and ownerships across the site, with GMBC owning part. Likely to cause difficulties in bringing forward entire site for residential. Not considered available; however, situation is subject to change due to the long	n/a	Suitable but not developable / deliverable

G338	282	2.3 Jackson Street		Bridges	1.11	1.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One Constraint requiring mitigation: 1) Partially used for a Car Park	SITE SUITABLE FOR MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL. WOULD SIGNIFICANTLY REDUCE THE DEVELOPABLE AREA OF THE SITE	Site comprises a variety of land uses and ownerships across the site, with GMBC owning part. Likely to cause difficulties in bringing forward entire site for residential. Not considered available. This situation is subject to change due to the long term	n/a	Suitable but not developable / deliverable
G339	283	4.3 High Street South		Bridges	0.80	0.72	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING	Site comprises a variety of land uses and ownerships across the site, with GMBC owning part. Likely to cause difficulties in bringing forward entire site for residential. Not considered available. Situation is subject to change due to the long term	n/a	Suitable but not developable / deliverable

G340	284	5.4 Boulevard South		Bridges	1.16	1.04	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	No constraints	SITE SUITABLE FOR HOUSING, ALTHOUGH NOISE MITIGATION REQUIRED FOR ADJACENT A167 - WOULD REDUCE DEVELOPABLE AREA	Site comprises a variety of land uses and ownerships across the site, with GMBC owning part. Likely to cause difficulties in bringing forward entire site for residential. Not considered available.	Site would not be achievable.	Suitable but not developable / deliverable
G341	285	3.1 Gateshead Green		Bridges	1.21	0.36	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Partially within a Car Park; 2) traffic congestion	SITE SUITABLE FOR HOUSING, ALTHOUGH PRESENCE OF CAR PARK WOULD SIGNIFICANTLY REDUCE DEVELOPABLE AREA	Site comprises a variety of uses and ownerships across the site including GMBC. Likely to cause difficulties in bringing forward entire site for residential, although private owner understood to be keen for apartments on the former cinema site. GMBC con	Area of moderate market demand with no significant constraints identified. GMBC viability assessment concludes that site has a positive residual land value Whilst owner (GMBC) has no particular plans for housing, developer interest in apartments on part	Suitable and Developable

G342	286	4.1 Police Station		Bridges	1.78	1.24	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Topography; 2) traffic congestion	SITE SUITABLE FOR MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL. WOULD SIGNIFICANTLY REDUCE THE DEVELOPABLE AREA OF THE SITE	Site primarily owned by GMBC; no plans to relocate police station or magistrates court, hence unlikely to be available for housing for the foreseeable future. Situation is subject to change due to the long term FFaC masterplanning aspirations for residents	n/a	Suitable but not developable / deliverable
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G343	287	2.1 Interchange North		Bridges	1.02	0.91	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Partially within a Car Park	SITE SUITABLE FOR HOUSING AS PART OF WIDER MIXED USE REDEVELOPMENT, ALTHOUGH PRESENCE OF CAR PARK WOULD SIGNIFICANTLY REDUCE DEVELOPABLE AREA	Site comprises a variety of uses and ownerships across the site. GMBC own the interchange and consider that the wider site is unavailable for residential. Situation is subject to change due to the long term FFaC masterplanning aspirations for residential	n/a	Suitable but not developable / deliverable
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G344	288	4.2 Southern Gateway		Bridges	1.78	1.60	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Partially within non-designated open space; 2) partially within car park; 3) Traffic congestion;	SITE SUITABLE FOR HOUSING, ALTHOUGH WOULD REQUIRE REMOVAL OF RETAIL UNITS (QUERY AVAILABILITY)	Site comprises a variety of land uses and ownerships across the site, with GMBC owning part. Likely to cause difficulties in bringing forward entire site for residential. Not considered available. Situation is subject to change due to the long term	n/a	Suitable but not developable / deliverable
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G345	289	5.3 Boulevard North		Bridges	1.36	1.23	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR LOW VALUE HOUSING AS PART OF MIXED USE SCHEME - WOULD REDUCE DEVELOPABLE AREA	Currently a residential site at the moment containing a number of tower blocks - GMBC have no plans to redevelop this site for the foreseeable future - considered unavailable. Situation is subject to change due to the long term FFaC masterplanning aspira	n/a	Suitable but not developable / deliverable
G346	290	Site 4 New Chandless	New Chandless	Bridges	1.36	0.95	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING	Site comprises grassed area. Part of larger Joint Venture Site Sunderland Land West, along with G347, G348 and G349. Planning brief to be prepared for the site which provide new POS.	Moderate housing market strength and no significant constraints identified. GMBC viability assessment concludes that site has a strong positive residual land value JV team has also verbally confirmed the viability of this site.	Suitable and Developable

G347	291	Site 3B New Chandless	New Chandless	Bridges	0.34	0.24	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING	Site comprises office blocks and vacant brownfield land. Part of larger Joint Venture Site Sunderland Land West, along with G347, G348 and G349. Planning brief to be prepared for the site.	Moderate housing market strength and no significant constraints identified. GMBC viability assessment concludes that site has a positive residual land value JV team has also verbally confirmed the viability of this site.	Suitable and Developable
G348	292	Site 3A New Chandless	New Chandless	Bridges	1.97	1.38	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Traffic congestion	SITE SUITABLE FOR HOUSING	Recent applications for residential use on site. Considered available, subject to planning. Planning brief to be prepared for the site. Planning brief to be prepared for the site.	Area of moderate market demand, housing would be compatible with surrounding uses and no significant constraints identified. GMBC viability assessment concludes that site has a strong positive residual land value Recent applications for residential use on	Suitable and Developable

G349	293	Site 2 New Chandless	New Chandless	Bridges	3.12	2.18	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) partially within non-designated Open Space; 2) Traffic congestion.	SITE SUITABLE, SUBJECT TO MITIGATION - LIKELY TO REDUCE THE DEVELOPABLE AREA OF THE SITE	Site comprises grassed area. Part of larger Joint Venture Site Sunderland Land West, along with G347, G348 and G349	Moderate housing market strength and no significant constraints identified. GMBC viability assessment concludes that site has a strong positive residual land value JV team has also verbally confirmed the viability of this site.	Suitable and Developable
G350	294	Site 1 New Chandless	New Chandless	Bridges	4.13	3.10	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) partially within non-designated Open Space; 2) Traffic congestion.	SITE SUITABLE, SUBJECT TO MITIGATION - LIKELY TO REDUCE THE DEVELOPABLE AREA OF THE SITE	Site comprises existing residential blocks. Site have been cleared and are potentially developable. Likely to cause difficulties in bringing forward entire site for residential. Not considered available.	Area of moderate market demand, compatible with surrounding uses and no significant constraints identified (although no decision by owner for the site's redevelopment)	Suitable but not developable / deliverable

G351	295	Davy Roll site		Bridges	4.58	3.43	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) contamination (current industrial uses); 2) Traffic congestion	SITE SUITABLE, SUBJECT TO MITIGATION FROM CURRENT INDUSTRIAL USES AND NOISE (WILL IMPACT VIABILITY)	Site comprises industrial units owned by the Davy Roll Company. Unaware of any plans for residential use on the site.	n/a	Suitable but not developable / deliverable
G352	296	2.5 Walker Tce / Regent Tce	Walker Terrace/Regents Terrace	Bridges	0.98	0.88	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) within a Conservation Area; 2) Partially within Grade II* Listed buildings; 3) Partially within Grade II Listed buildings; 4) Partially within a Car park	SITE SUITABLE FOR HOUSING, ALTHOUGH CURRENTLY OCCUPIED BY OFFICES AND A NUMBER OF BUILDINGS WHICH WOULD PRECLUDE DEMOLITION	Site comprises existing residential area. Not considered developable in the short to medium term. No decision to redevelop the site.	n/a	Suitable but not developable / deliverable

G353	297	Whinfield Industrial Estate	Whinfield Way, Rowlands Gill	Chopwell and Rowlands Gill	6.75	5.06	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	Eight constraints requiring mitigation: 1) Contamination (existing industrial use); 2) other constraints (ownership, access); 3) Partially within a Wildlife Corridor; 4) SAM located within; 5) Partially within LWS; 6) Over 1km from Local Centre. 7) Highw	SITE NOT CONSIDERED SUITABLE FOR HOUSING, GIVEN SIGNIFICANT MITIGATION AND REMEDIATION REQUIRED AND CURRENT USES	Part of site put forward for residential development by the landowner - however, there are a number of land ownerships within the orange boundary, including the Council which has units there. Thomas Armstrong has a concrete block manufacturing plant there	Area of higher market demand and housing would be compatible with surrounding uses, although costly remediation, infrastructure and highways works may be required, likely to render site unviable at present time	Unsuitable
G354	298	High Spen Industrial Estate	Rogues Lane	Winlaton and High Spen	3.38	1.01	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Contamination (industrial use); 2) Other constraints (ownership and potential land stability issues); 3) Partially within a Wildlife Corridor; 4) Over 1km from GP; 5) Utilities constraints	SITE SUITABLE FOR HOUSING	Site put forward for residential development by the landowner - available, subject to planning.	Area of moderate market demand and housing would be compatible with surrounding uses. Costs to mitigate against constraints (significant contamination, land stability, utilities) likely to be high however	Suitable but not developable / deliverable

G358	302	H3.62 Northside, Birtley	Site north of Fellbank	Birtley & Lamesley	26.07	19.55	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)		SITE UNSUITABLE WITHOUT SIGNIFICANT HIGHWAYS INFRASTRUCTURE INVESTMENT . EXTANT PLANNING PERMISSION	Extant planning permission for residential - deliverable	Considered viable, subject to significant highways mitigation costs. GMBC viability assessment concludes that site has a strong positive residual land value	Suitable and Deliverable
G359	303	H3.7 South of Cooperative Terrace, High Spen	Co-operative Terrace	Winlaton and High Spen	2.27	1.70	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts		SITE UNDER CONSTRUCTION FOR RESIDENTIAL USE - SUITABLE	Under construction for residential use - deliverable (not Council owned)	Moderate market demand area, housing compatible with surrounding uses and could mitigate affordably against constraints identified. GMBC viability assessment concludes that site has a strong positive residual land value Part of site already under construction	Suitable and Deliverable

G360	304	MU 1 Former Blaydon Comp.		Blaydon	2.37	0.00	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Six constraints requiring mitigation: 1) within a Wildlife Corridor; 2) Partially within Flood Zone 2; 3) over 1km from GP; 4) Over 1km from Primary School; 5) Other constraints (SUDS required); 6) Partially within an SNCI	SITE SUITABLE, ALTHOUGH CURRENTLY UNDER CONSTRUCTION FOR NON-RESIDENTIAL USE (PCT AND LEISURE CENTRE) - THEREFORE NOT AVAILABLE	Site currently under construction for PCT. Site unsuitable / unavailable.	n/a	Suitable but not developable / deliverable
G361 A	305	MU 8 Hillgate Quay		Bridges	0.76	0.69	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Seven constraints requiring mitigation: 1) within a Wildlife Corridor; 2) Within a Conservation Area; 3) Partially within a Grade II Listed building; 4) partially within Flood Zone 2; 5) Over 1km from nearest Primary School; 6) Traffic congestion; 7) Other	PLANNING PERMISSION GRANTED ON SITE	Council owned, but sold subject to contract to leisure developer. Not proposing housing - more likely hotel/leisure.	n/a	Suitable but not developable / deliverable

G361 B	306	HMS Calliope		Bridges	0.83	0.75	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Six constraints requiring mitigation: 1) within a Wildlife Corridor; 2) Partially within a Conservation Area; 3) partially within Flood Zone 2; 4) Potential traffic congestion; 5) Over 1km from nearest Primary School; 6) Other constraints: Boundary is dir	SITE SUITABLE, SUBJECT TO MITIGATION	Site comprises HMS Calliope. Not considered available for housing.	n/a	Suitable but not developable / deliverable
G362	307	MU 9 Hawks Rd / South Shore Rd		Bridges	3.70	0.92	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Four constraints requiring mitigation: 1) Contamination; 2) Partially within a Wildlife corridor; 3) Partially within a car park; 4) Over 1km to a Primary School	SITE SUITABLE, SUBJECT TO MITIGATION	GMBC keen to progress residential uses as part of a comprehensive mixed use masterplan on the site. Site located within MU9 Development Brief area. Phased within first 5 years by MIT. GMBC confirms that there should be an approved Gateshead Quays maste	Area of moderate market demand and no significant constraints, although factory complex on upper level would need to be demolished and remediated. Understand developer keen to progress residential uses on the site. HBF consider it to be ambitious – unlik	Suitable and Developable

G363	308	MU 19 Pipewellgate		Lobley Hill and Bensham	0.52	0.47	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) Contamination; 2) Within a Wildlife corridor; 3) Within a Conservation Area; 4) within Flood Zone 2; 5) Over 1km to a Primary School	SITE SUITABLE FOR HOUSING, SUBJECT TO MITIGATION	Mixed use development site currently being marketed by owner	Currently being marketed for mixed use development but unlikely to be attractive option for house builders. In lower market demand area and likely contamination and utilities issues.	Suitable but not developable / deliverable
G364	309	MU 25 Grange Road, Ryton	Grange Road	Ryton, Crookhill and Stella	0.11	0.11	Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Utilities constraints	SITE SUITABLE FOR HOUSING	Health care site. GMBC confirm they have no plans to redevelop the health centre at present. Sold to PCT.	n/a	Suitable but not developable / deliverable
G365	310	Land at Leam Lane		Wardley and Leam Lane & Windy Nook and Whitehills	68.23	51.18	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Significantly greater than 30 two way trips at the SRN - likely impacts may require mitigation (subject to further assessment)	Two constraints precluding development: 1) Within Green Belt. 2) Highways Access and traffic congestion - significantly greater than 30 two way trips. Three constraints requiring mitigation: 1) SAM contained within; 2) Partially within a Wildlife corridor	SITE IN GREEN BELT, HIGHWAYS - UNSUITABLE	Previous application for housing refused in 1993. Considered developable.	n/a	Unsuitable

G366	311	Land at Low Greenside	South B6315	Crawcrok and Greenside	9.95	7.46	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Six constraints requiring mitigation: 1) topography (uneven); 2) Partially within LWS; 3) Partially within Conservation Area; 4) Highways Capacity - greater than 30 two way trips; 5) Utilities c	SITE IN GREEN BELT - UNSUITABLE	Site comprises greenfield site. No ownership details available.	n/a	Unsuitable
G367	312	Land at Greenside		Crawcrok and Greenside	0.36	0.36	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. Three constraints requiring mitigation: 1) Other constraints (access); 2) Partially within an allotment; 3) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises greenfield site. No ownership details available.	n/a	Unsuitable
G368	313	Low Fell Primary School		Low Fell	0.77	0.69	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Conservation Area; 2) Utilities constraints	SITE SUITABLE FOR HOUSING	Still a school - unavailable for housing.	n/a	Suitable but not developable / deliverable

G369 a	314	Land at Ravensworth Golf Course		Lamesley & Chowdene	7.10	5.32	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development - 1) Designated outdoor sports facilities. Four constraints requiring mitigation: 1) within a Wildlife corridor; 2) Partially within designated open space; 3) Highways Capacity - greater than 30 two way trips; 4) Uti	SITE UNSUITABLE FOR HOUSING - OUTDOOR SPORTS FACILITY; ALSO AS THE SITE COVERS THE WHOLE WIDTH OF THE WINDY NOOK WILDLIFE CORRIDOR, THIS IS LIKELY TO SUBSTANTIALLY REDUCE THE AMOUNT OF LAND AVAILABLE FOR DEVELOPMENT. THE REMAINING LAND IS EITHER PLAYING F	Site comprises golf course. Letter sent out to the Golf Club regarding their long term development intentions for the site. This part of the course is owned by Ravensworth Golf Club. In correspondence with NLP, the Club has stated that they would consi	n/a	Unsuitable
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G369 b	315	Land at Ravensworth Golf Course		Lamesley & Chowdene	2.69	2.02	Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development - 1) Designated outdoor sports facilities. Three constraints requiring mitigation: 1) within a Wildlife corridor; 2) Highways Capacity - greater than 30 two way trips; 3) Utilities constraints	SITE UNSUITABLE FOR HOUSING - OUTDOOR SPORTS FACILITY; ALSO AS THE SITE COVERS THE WHOLE WIDTH OF THE WINDY NOOK WILDLIFE CORRIDOR, THIS IS LIKELY TO SUBSTANTIALLY REDUCE THE AMOUNT OF LAND AVAILABLE FOR DEVELOPMENT	Site comprises golf course. Lord Ravensworth has indicated in the past that he would consider the redevelopment of his land for residential purposes in the future.	Although in an area of higher market demand, unconnected to existing housing in centre of golf course and may, therefore, be unattractive option for housing. Also possible highways and utilities issues.	Unsuitable
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G369c	316	Land at Ravensworth Golf Course		Lamesley & Chowdene	7.57	5.68	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development - 1) Designated outdoor sports facilities. Three constraints requiring mitigation: 1) within a Wildlife corridor; 2) Highways Capacity - greater than 30 two way trips; 3) Utilities constraints	SITE UNSUITABLE FOR HOUSING - OUTDOOR SPORTS FACILITY; ALSO AS THE SITE COVERS THE WHOLE WIDTH OF THE WINDY NOOK WILDLIFE CORRIDOR, THIS IS LIKELY TO SUBSTANTIALLY REDUCE THE AMOUNT OF LAND AVAILABLE FOR DEVELOPMENT	Site comprises golf course. Lord Ravensworth has indicated in the past that he would consider the redevelopment of his land for residential purposes in the future.	While in area of higher market demand, potentially unviable as a result of poor topography, access and highways issues that difficult and costly to overcome.	Unsuitable
G370	317	Land at Greenside		Crawcrook and Greenside	8.59	6.44	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. Restricted Water Supply Capacity Issue	Greater than 30 two way trips - further assessment of potential impacts required	One constraint precluding development: 1) Within Green Belt. Three constraints requiring mitigation: 1) within a Wildlife corridor; 2) Highways Capacity - greater than 30 two way trips; 3) Utilities constraints	SITE IN GREEN BELT - UNSUITABLE	Site comprises greenfield site. No ownership details available.	n/a	Unsuitable

G371	318	Land at Sunderland Rd & Carlisle Street	Sunderland Road/Carlisle Street	Felling	0.47	0.42	A Water Main crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: traffic congestion	SITE NOT CONSIDERED SUITABLE DUE TO PROXIMITY OF RAIL LINE AND SHAPE OF SITE.	Site comprises industrial units. Unaware of any plans for residential use on the site.	n/a	Unsuitable
G372	319	Land at Station Road, Birtley	Station Road	Birtley & Lamesley	1.21	1.09	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Two constraints requiring mitigation: 1) Partially within Flood Zone 2; 2) Other constraints (SUDS required)	SITE NOT CONSIDERED SUITABLE FOR HOUSING - DUE TO ADJACENT USES	Site comprises brownfield land. Unaware of any plans for residential use on the site.	n/a	Unsuitable
G373	320	B&Q Plc	Off Hexham Old Road	Whickham North	0.56	0.51	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Pumping Station (SPS), therefore in accordance with Sewers for Ad	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Five constraints requiring mitigation: 1) within Flood Zone 2; 2) Over 1km from GP; 3) Traffic congestion; 4) Utilities constraints; 5) Other constraints (SUDS required)	SITE SUITABLE FOR HOUSING - MITIGATION LIKELY TO REDUCE THE AMOUNT OF LAND AVAILABLE FOR DEVELOPMENT	Site comprises occupied B&Q building. Unaware of any plans for residential use on the site. Not considered available.	n/a	Suitable but not developable / deliverable

G374	321	Land at Hookergate Co-op	Hookergate Lane	Winlaton and High Spen	0.12	0.12		Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint requiring mitigation: 1) Over 1km to GP Doctor/dentist	SITE SUITABLE FOR HOUSING	Developer keen to progress residential uses on the site	Understand developer keen to progress residential use on site. GMBC viability assessment concludes that site has a modest positive residual land value Area of moderate market demand and no identified significant constraints. More likely to be suitable for	Suitable and Deliverable
G375	322	Car Park, Hudson Street	Hudson Street	Lobley Hill and Bensham	0.23	0.23		Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Three constraints requiring mitigation: 1) Within a Conservation Area; 2) Partially comprises car parking; 3) over 1km to nearest GP	SITE SUITABLE FOR HOUSING - MITIGATION LIKELY TO REDUCE THE AMOUNT OF LAND AVAILABLE FOR DEVELOPMENT	Developer keen to progress residential uses on the site	Understand developer keen to progress residential use on site. GMBC viability assessment concludes that site has a strong positive residual land value While area of lower moderate market demand, no identified significant constraints.	Suitable and Deliverable

G477	323	Land west of Pennyfine Road, Sunnside	Pennyfine Road	Whickham South and Sunnside	2.33	1.75		Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	One constraint precluding development: 1) Within Green Belt. One constraint requiring mitigation: 1) Over 1km from nearest GP	SITE IN GREEN BELT - UNSUITABLE	Developer keen to progress residential uses on the site	n/a	Unsuitable
GN1	1001	Vacant Land	Widdrington Road, Blaydon	Blaydon	0.17	0.17	Local infrastructure capacity should cope with the development of this site	Access from lane to rear. Limits no. of houses. Careful siting of access would be required.	None obvious	Site is suitable - located within predominately residential area. Traditional terrace appropriate in this area of stone terraces, and linear form of the site.	Y	Site is achievable and viable	Suitable and Deliverable
GN2	1002	Area of Open Space	Waverley Road, Eighton Banks, North of G295	Lamesley	0.42	0.38	Utilities capacity would be sufficient	Access would be easily obtained from Waverley Road where there is a bus route.	Loss of open space - Development of this area of neighbourhood open space would be undesirable as is valuable in terms of visual amenity and recreational use. In addition the loss of accessible natural greenspace would need to be created elsewhere if it	Site would not be suitable due to policy constraints	No	Higher market area demand, no significant constraints identified, viability assessment positive however site unavailable due to loss of open space and MUGA being in place.	Unsuitable

GN3	1003	Murphy's Garth	Bassetts Pond, Northside, Birtley	Lamesley	1.60	1.44	n/a	Road width – narrow track for access for small number of vehicles and a bridle path	Green belt - impact on openness and character.	Unsuitable - within green belt	N	Viability assessment positive however site not suitable due to green belt designation	Unsuitable
GN4	1004	Site of Bensham General Hospital	Fontwell Drive, Bensham, Gateshead	Lobley Hill and Bensham	2.75	2.06	An assessment of local infrastructure would be required as part of planning application	Access improvements would be required	Constraint to be mitigated - loss of open space - open space priority neighbourhood. Could be mitigated through open space contribution through s106 agreement. Layout and design of scheme would need to mitigate noise issues and protect residential amenity	Suitable subject to mitigation and relocation of health facilities	Unknown	In area of high market value and demand.	Suitable but not developable / deliverable
GN5	1005	Site of the Beacon Public House	Beacon Lough Road, Beacon Lough	High Fell	0.10	0.10	Existing infrastructure should accommodate housing on this site - a local assessment can be made at planning application stage	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Site is currently allocated as part of a local retail centre, however it is in decline. High quality design of a new scheme would improve the character of the area	Suitable for residential public house is in state of disrepair	Y	Viability assessment positive	Suitable and Deliverable

GN6	1006	Tenyson and New Bolt Towers	Sunderland Road, Gateshead	Bridges	1.90	1.01	Utilities likely to cope with replacement housing on this site	Highways/access arrangements likely to be similar to existing arrangements	The proposal is to keep Newbolt & Tennyson Tower Blocks but redevelop the land around the base of the towers. Area Planning are preparing a Planning Brief for this area of land as per Sunderland Road Neighbourhood Plan. Phase 1 clearance works to be under	Site would be suitable for residential development	Y	Site in an area of market demand	Suitable and Developable
GN8	1008	Deneside	Shibdon Bank, Blaydon	Blaydon	0.12	0.12		Unlikely to have significant impact	Site is a wooded dene with steep topography. Loss of mature trees and well used public open space would adversely impact local residential amenity.	Site not suitable for residential	N	In area of good market strength and demand however site not deliverable or suitable	Unsuitable

GN9	1009	Kwik Save	High Street/Davidson Street, Felling	Felling
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Existing utilities infrastructure capacity should suffice	Needs careful assessment of the location for perhaps one only access to rear of site from Davidson St, to ensure best visibility. To get adequate visibility splays in could take out some developable land. TS advise best location for access would be one ac	No major constraints. Potential for the conversion of the holly hill development into residential properties? This process has already commenced naturally. This development already sits well in its context and high quality materials have been used. Conver	Site would be suitable for residential	Yes	Site in area of moderate market demand	Suitable and Developable
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GN10	1010	Retail Units	Croudace Row, Felling	Felling	0.30	0.30	Existing utilities infrastructure capacity should suffice	Access likely to be from Croudace Row or perhaps Park Row to the rear, although it will require careful design to ensure good visibility.	Existing garages site to rear. Also, block of maisonettes? – separation distances. Proximity to other town centre uses so may require noise insulation. Park Row appears to be a service road so could attract early, noisy deliveries/traffic. Coal Authority	Red brick and stone terraced properties. 2 storey with slate roofs and dormers. Some more recent brick dwellings opposite further downhill Open space. Large stone church. Recent townscape improvement scheme? Need to present a strong frontage to the High S	Yes	In area of moderate market demand	Suitable and Deliverable
GN11	1011	Dryden Centre	Evistones Road,	Low Fell	1.60	1.44	Existing utilities infrastructure should have the capacity to accommodate housing on this site	Any issues could be mitigated - access improvements would be required.	No major constraints - a well designed scheme would improve local amenity.	Surrounding landuses conducive to residential coming forward on this site	N	Within area of market strength and demand, however no confirmation of resolution to dispose - site unavailable	Suitable but not developable / deliverable

GN12	1012	Former Hookergate Comprehensive School	High Spen	Winlton and High Spen	3.10	2.30		Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Green Belt; landscape quality	Unsuitable - site within the green belt	Y	In area of market demand	Unsuitable
GN13	1013	Area of open space	Harras Bank, Birtley	Birtley				Existing access to medical centre car park – source of congestion and on street parking	Development of this area of neighbourhood open space would be undesirable as is valuable in terms of visual amenity and recreational use. In addition the loss of accessible natural greenspace would need to be created elsewhere if it were developed	Site would not be suitable	N	Viability assessment positive however site unsuitable due to policy constraints.	Unsuitable
GN14	1014	Former Deckham Hotel	199-205 Old Durham Road	Deckham	0.15	0.15	Capacity of existing utilities should be sufficient to accommodate residential development on this site	Would be a requirement to maintain access to open space	Noise. High quality design would improve the amenity of the local area.	Site suitable for residential given surrounding landuses.	Y	In an area of moderate market demand	Suitable and Deliverable

GN15	1015	Land to the North East of site G203	North East of Harebell Road, High Fell	High Fell			Utilities capacity should be sufficient to accommodate development of this site.	Difficult to access the site. The only road to access onto would be Harebell Road. This can lead to Whitehills Drive or Old Durham Road, at some distance. A transport assessment would need to address this.	Open Space designation and policy CFR23	Expansive area of open space – the development of this site in isolation would obstruct this expanse. Traditional and contemporary Council housing estates surround.	N	In area of market demand, however site unavailable due to policy constraints	Unsuitable
GN16	1016	Beacon Lough East Local Centre	Sundew Road, Beacon Lough	High Fell	0.18	0.18	Existing capacity would be sufficient to accommodate residential development on this site	Any impact would not be significant enough to prevent development, would need to take into account access for Larkspur School onto Harebell Road.	Retail centre policy - RCL1-5	Site would be suitable for residential development	Y	Area of lower market demand.	Suitable but not developable / deliverable

GN17	1017	East of G66	South of Princess Drive, Dunston	Dunston and Teams	0.78	0.70	Utility capacity should be sufficient	Desire lines across site – potential for these being claimed as PROW - former waggonway? Unlikely given size of site and existing road layout.	Steep sloping topograph plus mature woodland. Visual amenity.Potentially noise.	Detrimental impact on visual amenity and character of the area deriving from loss of attractive open space and mature trees Layout relationship to existing houses.	N		Unsuitable
G497/450	1018	Rockwood Pigments/Albion Chemicals, (North of G181).	Mary Avenue/Edward Road, Birtley	Lamesley	17.20	13.00	Existing utilities should be sufficient to accommodate residential development on this site	Access only from south at present, access from north stopped up.	Development of this site would enhance existing residential amenity as plant in close proximity also it sterilises a large part of the adjacent BAE site for residential development due to conflict of uses. May need to consult the Health & Safety Executive	Site would be suitable providing that the BAE site came forward for residential and appropriate mitigation.	N	Viability assessment positive however site currently unavailable. Likely to be contamination issues that would need to be appropriately mitigated. May be achievable in longer term.	Suitable but not developable / deliverable
GN19	1019	Junction of Chelsea Gardens and Bayswater Road, Deckham		Deckham	0.24	0.24	Utilities capacity should be sufficient	Access acceptable	Site surrounded by residential	Site would be suitable for residential development to come forward	Y	Viability assessment positive. Site is cleared former residential.	Suitable and Deliverable

GN20	1020	Junction of Chelsea Gardens and Kingston Road, Deckham	Junction of Chelsea Gardens and Kingston Road, Deckham	Deckham	0.13	0.13	Utilities capacity would be sufficient	Access would be sufficient	No obvious constraints to housing	Site would be suitable for residential development	Y	Site would be suitable for housing, viability assessment is positive.	Suitable and Deliverable
GN21	1021	Kingston Road, Deckham		Deckham	0.13	0.13	Utilities capacity should be sufficient	Existing access would be sufficient	Proposal would need to be in scale and massing to match rhythm of street scene	Site would be suitable for residential development	Y	Site is suitable and the viability assessment is positive. Site would be achievable.	Suitable and Deliverable
GN22	1022	South East of Wellington Road	Dunston	Dunston and Teams	16.20	12.50	Utilities should have sufficient capacity to accommodate residential development	Likely to be good access in view of existing industrial use. Strategic Transport Corridor therefore contributions required.	Partial flood risk (zone 2). Proximity to A1 and railway line. Noise assessment to ascertain Noise Exposure Category and any mitigation. Multiple ownerships. Surrounding land uses	Part of MetroGreen could be suitable. New housing development would provide opportunity for enhancement of character and appearance of the area.	N - but may be available in longer term	Viability assessment positive	Suitable but not developable / deliverable

GN23	1023	West of St. Omers Road	Dunston	Dunton and Teams	8.20	6.15	Utility capacity should be sufficient to accommodate housing	Transport Assessment would be required to assess impact of additional trips on local and strategic road network.	Within flood zones 2 & 3 - Some parts of the site may not be developable unless wider flood mitigation for Metro Green undertaken	With suitable mitigation against remaining industrial neighbours. (Metro Green). New housing development would provide opportunity for enhancement of character and appearance of the area.	N - may become available in the medium to long term	Viability assessment positive - may become available in longer term	Suitable but not developable / deliverable
GN24	1024	Swallow Hotel	Gladstone Terrace/High West Street, Central Gateshead	Bridges	0.62	0.56	Utilities capacity should be sufficient	Access and traffic would need to be carefully managed.	Views in out of Coatsworth conservation area; Priority Neighbourhood open space; Telecoms on roof; Much needed large family affordable housing by Jewish Community in this area	High quality design of scheme would make it more acceptable	Y	Viability assessment was positive, site would be suitable and achievable subject to appropriate mitigation	Suitable and Developable

G488 b	1026	Jordan Engineering	Shields Road, Pelaw	Pelaw and Heworth	0.90	0.81	Utilities capacity should be sufficient to accommodate residential development on this site		Contamination, noise, surface water flooding, trees, relationship with surrounding uses and properties.	Yes – with some mitigation to protect from employment use of Stonehills to the east. Mitigation for noise, contamination and surface water flooding also required.	Y - landowner carrying out site investigations with Yuill Homes (17/5/12)	In a sustainable location with market demand. Viability assessment positive	Suitable and Deliverable
GN27	1027	Clasper Village	Dunston, Gateshead	Dunston and Teams	4.60	3.45	Utilities should be sufficient to accommodate development	Site would be accessible	Need to consider impact on the Tollhouse and the artworks adjacent to it. Noise.	Provides opportunity for enhancement. There are spectacular views of the Tyne river gorge, the bridges and Newcastle.	Y	Site is in an area of demand with attractive views, viability assessment positive	Suitable and Developable
GN28	1028	Former Lyndholme Nursing Home	Durham Road, Low Fell	Low Fell	0.35	0.35	Utilities capacity should be sufficient.	Existing access would be acceptable.	Boundary with Low Fell Conservation Area and setting of grade II listed building. High quality design and materials required to enhance character and protect heritage asset.	Would be suitable for housing - a development brief document has been prepared.	Y	Viability assessment positive, development brief being prepared for the site.	Suitable and Deliverable

GN29	1029	Former Blaydon PCT building	Shibdon Road, Blaydon	Blaydon	0.18	0.18	Utilities capacity should be sufficient to accommodate development	Access would be from Shibdon Road, no major issues	Proximity to SSSI; adjacent to flood zone and hockey pitch (playing pitches protection). Existing building has its own character.	Possibly not – isolated from housing opposite, potential impact on nature conservation interests, impact on residential amenity from activity on the busy pool/medical centre site. May be more suitable for conversion rather than new build.	Y	Site in an attractive location of market demand. Viability assessment positive	Suitable and Deliverable
GN30	1030	Former Police Station/Magistrates Court	Larch Road, Blaydon	Blaydon	0.30	0.30	Utilities capacity would be sufficient.	Existing access seems suitable.	Adjacent to conservation area. POS to front, with trees – on perimeters of site and to its frontage. Very mature trees immediately behind the site which could overshadow any future housing – therefore, need for a buffer between Dene and potential houses.	Careful layout and construction techniques to protect existing trees.	Y	In area of market demand, viability assessment positive	Suitable and Deliverable

GN31	1031	Derwentside Nursing Home	Swalwell Bank, Swalwell	Whickham North	0.46	0.41		Access appears to be acceptable.	Any new development would need to have regard to the significant levels across the site. Landscaped frontage should be maintained, along with trees. Large house to southern side has overlooking windows close to boundary. Also consider amenity of adjacent	With some mitigation, and once industrial estate area reclassified. Existing building sits well in manicured landscaped gardens – presents an attractive element to this part of Swalwell Bank.	N - may be available in medium to long term	May be	Suitable and developable
GN32	1032	West of Birtley Golf Course	Durham Road, Birtley	Birtley	8.80	6.60	Utilities capacity should be sufficient	Access onto a Bus route	Development of this area of neighbourhood open space would be undesirable as is valuable in terms of visual amenity and recreational use. In addition the loss of accessible natural greenspace would need to be created elsewhere if it were developed.	Not suitable due to open space designation	N	Viability assessment positive however site unsuitable due to policy constraints	Unsuitable

GN33	1033	Park Gate Farm	Winlaton	Blaydon	0.48	0.43	Utilities capacity should be sufficient	Existing access would be sufficient	Site lies within Axwell Park Conservation Area.	Traditional farmstead with old stone barns. However, in a mixed housing area. Grassed frontage to site contributes to visual amenity of area, along with perimeter trees. Winton House opposite was award winning for its design, so a good point of reference.	Y	Site in area of market demand, viability assessment positive	Suitable and Developable
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GN34	1034	Jennings Ford	Derwentwater Road	Dunston and Teams	2.40	1.80	Utilities capacity should be sufficient	There would only be a need for one vehicular access to serve the Jennings Ford site as opposed to the two the site currently has. Regard should be given to visibility splays and stagger distances between junctions. An optimum position for a new access may	Flood Risk; Noise; Contamination. The site also suffers from a degree of severance when considering it's connectivity to local centre's and facilities. While there is a subway under the A184, such facilities are considered poor in terms of personal securi	Presents opportunity to enhance. Suitable subject to adequate mitigation.	Y	Viability assessment positive	Suitable and Developable
GN35	1035	Viscom House	South Shore Road, Gateshead Quays	Bridges	0.38	0.38	Utilities capacity should be sufficient to accommodate residential on this site	Improved access would be necessary	Design = positive impact; Tyne Gorge Study ; 10m riverside walkway/ cycleway; Primary Employment Area; Kittiwake tower; Flood Risk	Would be suitable subject to appropriate mitigation	M	Viability assessment is positive	Suitable but not developable / deliverable

GN36	1036	The Black Bull Public House	Lingey Lane, Wardley	Wardley and Leam Lane	0.62	0.56		Existing access and egress has good visibility, set back and within an area of grass. Could be combined to create one standard residential access.	Access; traffic generation; noise; surface water flooding	Fairly modern volume housebuilder estates at Wardley, along with older Council housing in Leam Lane estate. Site could produce its own identity. Would need to have regard to impact on adjacent dwelling.	N	Viability assessment negative	Suitable but not developable / deliverable
GN38	1038	Land South of G300	Portobello, Birtley	Birtley	1.54	1.39		Access onto a Bus route	Noise from motorway Noise from motorway services Noise from adj industry Appeal history	Residential would not be compatible with surrounding landuses	N	Viability assessment positive however site unsuitable for residential	Unsuitable

GN39	1039	Bleach Green	Blaydon	Blaydon	4.90	3.68	Utilities capacity should be sufficient to accommodate replacement housing	Bus route from Phase 1 Bleach Green (High Views) development could possibly extend through this site from Sycamore Road. This therefore would need to be designed into highway layout.	Topography	Site would be suitable for residential development	Y	Site in an area of market demand, viability assessment positive	Suitable and Developable
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GN40	1040	Land at Coalway Lane (Garden to Rose Villa)	Coalway Lane, Whickham	Whickham North	2.46	1.85	Utilities capacity in the vicinity should be sufficient to accommodate development of this site.	Access from Coalway Lane will be difficult due to land levels. Access from western boundary into public car park – refused in past by Highways/Property. Access via Nursery would probably be unacceptable. Therefore, access to the site is a significant cons	Conservation Area - Policy ENV10	Significant detrimental impact on the character of the conservation area. This forms the historic garden pattern for Rose Villa within the conservation area. Contrary to UDP policy ENV10.	Y	Site not achievable due to policy constraints	Unsuitable
GN41	1041	Former Blaydon Swimming Baths	Shibdon Road, Blaydon	Blaydon			utilities capacity should be sufficient to accommodate development	Access would not be a major problem. Transport assessment may be required	n/a	Site would be suitable for housing	No - Site unavailable due to the relocation of the Blaydon Youth Club as part of the Blaydon District Centre redevelopment.	Viability assessment positive but site unavailable	Suitable but not developable / deliverable

GN42	1042	Former Haldane Construction	Burn Road, Blaydon	Winlaton and High Spen	0.80	0.72	Utilities capacity sufficient	A minimum 2.4m x 43m visibility splay would be expected at the access and this may necessitate the slight relocation/reconfiguration of the access, and the closure of the existing one.	Green Belt; Flood Risk - The application site is located within flood risk zones 2 and 3 and this would mean that any residential development proposed on the site would be vulnerable. The site is also located within the Blaydon West Drainage area which is	Potentially with mitigation to protect amenity of residents from noise. (If principle acceptable in Green belt terms)	N	Viability assessment positive but site unsuitable due to policy constraints	Unsuitable
GN43	1043	Site of Eslington Villa Hotel	8 Station Road, Low Fell	Low Fell	0.75	0.68	Utilities capacity should be sufficient	Existing poor access unacceptable this would require improvement	Protected trees; Conservation Area; Large villas in large grounds characterise area; Biodiversity. High quality design and materials required to enhance character and protect trees; sub-division of plot would be unacceptable	Residential would be compatible with surrounding landuses	Y	Viability assessment positive, residential development would be appropriate site is suitable subject to mitigation	Suitable and Deliverable

GN44	1044	Former St Agnes School	Crawcrook	Crawcrook and Greenside	0.42	0.38	Utilities capacity should be sufficient	Use of existing access point is acceptable.	Noise; contamination; quarry; surface water flooding	Yes, though need to have regard to nearby quarry. Create a strong built frontage to Main Street and Crawcrook Lane, and address the corner of the site. Existing two storey terraces with regular and uniform plot widths and block heights. Provide pedestrian	Y	Site in area of high market demand and viability assessment positive	Suitable and Deliverable
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GN45	1045	Boghouse Field (adjacent G37)	Stephenson Terrace, Felling	Felling	1.44	1.30	n/a	Access into the site could be achievable but would be awkward and would need proper design consideration . It would be likely to be from Stephenson Tce to the north, but would need to take up part of adjacent grassed POS. Would need to incorporate into th	Public Open Space and playing fields. Any built development on this land would have an impact on the visual amenity of the area, increasing the density.	Not suitable	N	Site would not be achievable due to policy constraints	Unsuitable
GN46	1046	Malton green Village Hall	Marlow Green, Chowdene	Chowdene	1.20	1.20	Existing utilities capacity should be sufficient	Access onto a narrow estate road	Existing housing bounding site is distinctive in roof design or cladding. Separation distances may be short. Careful consideration of context when proposing design and palette of materials; Address overlooking loss of privacy issues that may arise from s	Residential would be a compatible use	Y - development breif being prepared	Site is suitable and available	Suitable and Deliverable

GN47	1047	Knox-Wilkin Grain Merchants	Crowley road, Swalwell	Whickham North	0.19	0.19	Existing utilities in vicinity should be sufficient	Existing wide site access onto Crowley Road. Needs an assessment of its suitability for housing trips. Transport Statement would be required to ascertain potential increase in trip generation between B8 use and residential. Site may be small enough not t	Boise; traffic; access	Site would be suitable given surrounding land uses	Y	Site in area of market demand; viability assessment positive	Suitable and Developable
GN48	1048	Junction of Croft Close/Cushy Cow Lane	Ryton	Ryton, Crookhill and Stella	0.13	0.13	Utilities within local vicinity should be sufficient to accommodate residential on this site.	No impact. Acceptable in highway terms. Extension to pedestrian footpath may be required	None obvious	Site suitable for residential	Y	Site achievable, viability assessment positive; in area of market demand.	Suitable and Deliverable

GN49	1049	Garages and Land	Runhead Estate, Ryton	Ryton, Crookhill and Stella	0.25	0.25		Maximise pedestrian linkages. Sustainable location with good transport links. Public transport links within 10 minute walk	CFR20 - Open Space Priority Neighbourhood	Adjacent Croft Close contemporary style. Provides opportunity for similar. Pedestrian linkages provide an opportunity.	Y	In an area of market demand. Viability assessment positive.	Suitable and Deliverable
GN50/373a	1050	Sands Industrial Estate (West)		Whickham North	0.62	0.56	Both a Water Main and Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement. The site is also near to a Sewage Pumping Station (SPS), therefore in accordance with Sewers for Ad	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Site would be suitable for residential development subject to mitigation and a comprehensive re-development of the site. Five constraints requiring mitigation: 1) within Flood Zone 2; 2) Over 1km from GP; 3) Traffic congestion; 4) Utilities constraints;	Site would be suitable for housing subject to appropriate mitigation	Unaware of any plans for residential use on the site. Not considered available.	Site not currently available, however this may change due to potential removal of employment protection on the site	Suitable but not developable / deliverable
G512	1051	Low Heworth Lane, Felling (East of G180)	Heworth Lane, Felling	Pelaw and Heworth	3.60	2.70	A Public Sewer crosses the site and Northumbrian Water Ltd (NWL) would require it to be diverted or placed within a suitable easement.	Less than 30 two way trips at the SRN - unlikely to have significant individual impacts	Constraints requiring mitigation: 1) Contamination (former industrial use); 2) Within a Wildlife Corridor; 3) Traffic congestion. - Also northern portion of site is an area of designated public open space.	Site would be suitable for residential development subject to appropriate mitigation.	Y	Site is available, however only the southern portion would be developable due to policy constraints.	Suitable but not developable / deliverable

GN52	1052	Shibdon Park	Bleach Green, Blaydon	Blaydon	1.60		Existing utilities servinf surrounding estate should be sufficient		Site is a community park, designated open space	Site currently used as a community park so would be unsuitable for residential development.	N	Site not suitable, available or achiveable	Unsuitable
GN53	1053	Former Bleach Green Centre	Holywell Close, Blaydon	Blaydon	0.30	0.30	Existing utillies serving surrounding residential development would be sufficient	Access would be possible on Holywell Close	No major policy constraints on redevelopment	Brownfield, suitable small site with residential adjacent	N - no resolution to dispose	Site not available so unachievable	Suitable but not developable / deliverable
GN54	1054	Land surrounding Blaydon Children's Centre	Shibdon Bank, Blaydon	Blaydon	2.90				Open Space, playing pitches and allotments	Unsuitable for residential development	N	Unsuiable for housing	Unsuitable