

**GATESHEAD STRATEGIC HOUSING LAND
AVAILABILITY ASSESSMENT UPDATE**

October 2018

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1. INTRODUCTION

Plan-making context

1. A Strategic Housing Land Availability Assessment (SHLAA) was carried out in 2017 in accordance with national guidance to assess the supply of housing land within Gateshead. It accompanied the Strategic Housing Market Assessment (SHMA) which continues to be the relevant evidence base for housing needs, and assesses the need and demand for housing within the borough. The SHLAA update has been carried out to provide an updated basis for informing the allocations proposed in the land allocations and development management policies document *Making Spaces for Growing Places* (MSGP), part three of Gateshead's Local Plan, of which the Submission draft is published in conjunction with this Update. It also includes the annually updated five-year land supply for Gateshead, as at 31st March 2018.
2. The 2017 SHLAA formed part of the evidence base for the Consultation Draft of MSGP published in the autumn of 2017. The evidence base for the Submission draft of MSGP therefore includes both the 2017 SHLAA (available here) and the 2018 SHLAA Update. The scope and method are not set out again in this Update, but the method remains in accordance with the National Planning Policy Framework following its 2018 revision. The Housing Supply Findings, Schedule of Sites, Trajectory and Maps have been updated and the revised versions have been included in this document in their entirety.

Base date

3. The base date for this SHLAA Update is 31st March 2018. The calculations included in the 2017 SHLAA for five-year land supply and housing requirement over the remainder of the Plan period have been rolled forward to this date, taking account of completions and demolitions in the year 2017/18. The Update also takes account of planning decisions during 2017/18, and the expiry of permissions during that year. A further site north of Gullane Close, Bill Quay, which was submitted before but granted permission after 31st March 2018, has been brought up to date for completeness, given the significant size of the site (30 dwellings). With that exception, sites not previously included in the SHLAA and subject to an application submitted before 31st March 2018 but determined after that date or not determined yet have been excluded, as the outcome of the planning application process will determine their suitability.
4. In general, factors affecting the suitability, developability and deliverability of individual sites, including the granting of permissions, which have arisen since March 2018 have not been taken into account, to ensure a consistent base date for all the information in the Update. However, one significant site (North of Gullane Close, Bill Quay, HLO15) has emerged with the potential to deliver thirty dwellings. The decision has been taken to report this site in the Update

(and to include it as a proposed allocation in the Submission Draft of Making Spaces for Growing Places), but not to include it in the trajectory or supply figures as this would compromise the consistency of the base date for the Update.

5. As this is an Update, the period considered by the 2017 SHLAA, which is 2017-22, has not been rolled forward to 2018-33. The base date has been rolled forward to 2018, but no consideration has been given to completions within the specific year 2032-33. The updated tables distinguish, as in the 2017 SHLAA, between the MSGP Plan period which runs to 2030, and the period considered by the SHLAA which remains as before, albeit taking account of the new information available to 2018.

Representations relating to the 2017 SHLAA

6. Representations received in response to the 2017 SHLAA could be considered to fall into two categories; (i) those which related to individual sites, and (ii) those which referred to the overall capacity and supply of sites and the balance of different types of sites. These were considered carefully and the Council's response is included in the MSGP Consultation Feedback Report [here](#).

Specific sites

7. With respect to individual sites, the consultation period provided the opportunity for a new call for sites in addition to that carried out in 2016 as part of the basis for the 2017 SHLAA. A small number of additional sites was submitted; these have been considered and are assessed within this Update. The consultation also provided an opportunity to gain more up to date information about sites already included in the SHLAA.
8. No comments were received which suggested that the assessments of the suitability of individual sites contained in the 2017 SHLAA were flawed. The method of assessing suitability described in the 2017 SHLAA (paragraphs 23-32) has been retained and applied to new sites, and sites where re-assessment was needed — note that paragraph 15 below includes a correction to the list of exclusionary criteria given in the 2017 SHLAA.
9. Other information which has emerged within the past year has affected the inclusion of sites in the SHLAA, namely:
 - (i) The granting of planning permission for housing for sites not included in the 2017 SHLAA; the expiry of permissions during that year; and the inclusion of any additional sites which have been the subject of planning applications for new housing development or proposals for change of use to housing, where the specific proposal has been rejected or withdrawn but the principle of housing has been found acceptable.

(ii) The re-running of the Viability Model based on updated assumptions. This has resulted in amendments to the findings on the viability of a small number of sites, which, however, includes some notably large sites, two of which (BAE Systems HLA19, and the group of three adjoining sites at the Lanchester Wines Depot HLO3, HLO4 and HLO10) each amount to a site with the capacity to deliver several hundred dwellings; however, in these specific cases, other information (indicated in Appendix 1) has led to a conclusion that the sites could not safely be assessed as suitable and deliverable or developable. Where this resulted in a site previously assessed as viable being now assessed as unviable, these have been carefully considered by the Council in terms of whether there were other factors (such as the availability of financial support, or other special circumstances such as the likely form of development or density being other than assumed by the viability model) which would lead to it still being appropriate to include them in the supply, or otherwise. The Gateshead and Newcastle Viability and Deliverability Report details the findings.

(iii) The completion of some sites.

10. The assumptions made in 2017 SHLAA about future demolitions naturally took account of the most up-to-date assessments which could be made at the time. Further work has not yet reached the point where it is possible to say whether there will need to be more demolitions than were anticipated last year. Any such conclusions, which will be taken account of in future SHLAA updates or replacement SHLAAs, as the case may be, could result in an increase in demolitions, and therefore increase the supply of sites whilst also increasing the requirement for new homes to offset the demolitions.
11. The capacities of sites have been amended to take account of completions of homes on those sites during the year 2017/18.

Balance of sites, viability etc

12. No comments were received which led to any suggestion that the method by which the 2017 SHLAA was undertaken was flawed in any respect. However, representations were made regarding the range of sites included in the supply and the approach taken to viability, especially concerning the proportion of the total capacity accounted for by the sites which are Council-owned sites and found by the Viability Model found to have viability issues, but which the Council intends to support financially to enable housing development to take place. Appendix 3 identifies the Council-owned sites.

Correction of errors

13. A small number of errors in the 2017 SHLAA has been identified by the Council. The most significant of these was the omission from the calculations

and trajectory of the capacity of one site (the Old Town Hall area, HLC12, in the Urban Core), which reduced the final supply totals by 82 dwellings. This has been corrected in the accompanying update.

14. In addition, corrections have been made to the location of three sites on the accompanying maps, which were shown wrongly, although in each case very close to the correct location. These are:

- Sanderson Villas HLC28
- 40 Johnson Street, now called Johnson Street / Abbeyfield Close HLH26
- The Hall, Church Chare, Whickham HLI6

The reference number quoted for an extant planning permission for one site has also been corrected.

15. Work on preparing the 2018 Employment Land Review (ELR) and the 2018 SHLAA Update has identified that the list of exclusionary criteria (designations which precluded sites from being considered suitable), a list which was and remains common to the ELR and the SHLAA, was not strictly applied — sites were included which fell within some of these designations. We have concluded that some of the criteria were too restrictive. The following criteria should not have appeared in the list:

- Listed buildings
- Historic Parks and Gardens
- Registered Historic Battlefields

and the reference to public open space should have read:

- “Public open space, sports and recreational facilities which cannot be defined as surplus to requirements, and cannot be replaced by equivalent or better provision” (*in accordance with 2018 NPPF paragraph 97*)

This should be seen as a correction to the text of the 2017 SHLAA (paragraph 25) rather than a change to the method; no sites were excluded from the SHLAA that fell within one or more of these designations.

Amendments to the 2017 SHLAA shown in this Update

16. Where amendments have been made to the site-specific content, the affected cells in Appendix 1 (Schedule of Sites) are shown in green, and any consequential changes have been carried forward to Appendix 2 (Trajectory) and Appendix 4 (Maps) as appropriate.

2. UPDATED HOUSING SUPPLY FINDINGS 2018

The capacity of housing land in relation to the CSUCP requirement

17. The primary purpose of this SHLAA Update is to identify the potential capacity of deliverable and developable housing sites within Gateshead, and assess this against the need for housing identified within the CSUCP (and reviewed and confirmed by the 2017 SHMA).
18. Figure 5 shows the relationship between the sites identified and the CSUCP requirement:

Fig. 5 Relationship between the SHLAA and the CSUCP housing requirement

1. Target	
Core Strategy net requirement 2010-30	8500
minus net additions 2010-17	-1222
minus gross additions 2017-18	-231
plus demolitions 2017-18	+106
plus net losses from conversion and change of use 2017-18	-39
Total	7114
2. Supply	
Current capacity of suitable, developable and deliverable sites in the SHLAA	9644
minus capacity at MetroGreen to be developed after 2030 ¹	-1009
minus projected development on other sites than MetroGreen (mostly in the Urban Core) continuing or taking place after 2030	-534
plus windfall allowance of 25 dwellings p.a. 2018-30 ²	+300
plus assumed net gain from Felling Town Centre redevelopment ³	+100
plus assumed net gain from development within Baltic Business Quarter	+200
minus programmed and forecast demolitions 2018-30 ⁴	-437
plus assumed gain from reducing vacancy rate ⁵	+596
Total	8860
Apparent "surplus" (supply minus target)	1746

Notes to Figure 5

- 1 The capacity of two sites at MetroGreen has been reduced as a result of findings emerging from the SHLAA process; the reduction has been assigned to the period after 2030.
- 2 A reduction from the previously-estimated figure, allowing for the inclusion of smaller sites in the SHLAA resulting from the reduction in the minimum site size from 5 to 3.
- 3 To be determined by forthcoming masterplan. Specific sites not yet identified.
- 4 Programmed demolitions as at 31.3.17 (AMR trajectory spreadsheet) plus estimated 20 demolitions not achieved in 2016-17 plus estimated 42 demolitions not achieved in 2017-18 plus assumed demolitions of 65 per year 2019/20 to 2029/30 inclusive.
- 5 From 3.89% (vacancy rate 1st April 2018) of 93,911 (total dwellings 1st April 2018) to 3% of 102,011 in 2030.

19. Figure 5 shows that in the light of net changes to the housing stock in 2010-18, the remaining net CSUCP requirement for the period 2018-30 is 7114

dwellings. The SHLAA identifies an estimated capacity of 8995 dwellings for the period 2018-32 and 649 on sites to be completed after this date, but taking account of the difference in end-date between 2030 and 2032 or after, and other factors expected to increase or reduce the total stock by 2030, the supply (net gain) in the Plan period is adjusted to 8332.

20. This is an excess of 1746 dwellings over the CSUCP requirement within the Plan period.
21. By implication this is a larger supply than was anticipated at the time of the CSUCP Examination in Public. A detailed site-by-site comparison of the 2017 SHLAA and 2018 SHLAA Update with the 2013 Update has not been carried out, but the increase in capacity appears to be partly the result of a more positive approach to providing financial support to mitigate viability concerns in the case of Council-owned sites, especially through the development of a programme to bring sites forward through a new in-house home-building programme, and partly to the strengthening of market interest in large-scale developments of flats, especially on sites in the Urban Core.

Relationship between the SHLAA and the allocation of sites in MSGP

22. The Trajectory indicates the relationship between the SHLAA and allocation in MSGP. All sites found suitable and deliverable, or suitable and developable, by the SHLAA are included in the Trajectory (except Gullane Close; see above, paragraphs 3 and 4). Sites are categorised according to whether they are:
 - (i) allocated in MSGP;
 - (ii) in the Urban Core and therefore not allocated by MSGP;
 - (iii) Neighbourhood and Village Growth Area sites allocated by the CSUCP; or
 - (iv) In the MetroGreen Area Action Plan area and therefore not allocated pending expected allocation in that Plan.
23. All sites in the Trajectory fall into one or other of the above categories. Therefore, all sites found suitable, and deliverable or developable, by the SHLAA, are allocated in MSGP unless they are already allocated, or are in the Urban Core or MetroGreen areas.
24. All sites proposed to be allocated in Making Spaces for Growing Places are shown in the Trajectory as expected to be developed, or started, within the Plan period, except one (HLC7 Tennyson and Newbolt Towers) which is expected to be developed in 2030-32. This has been allocated for completeness as it may be developed sooner. Three sites in the Urban Core, allocated by the CSUCP, and three at MetroGreen, are also shown as expected to be developed, or begun, in 2030-32. These have also been identified for completeness as they may be developed sooner.

Five-year land supply

25. The Council is required by paragraph 67 of the NPPF (as revised in 2018) to identify and update annually a five-year supply of housing land, together with a buffer of either 5% or 20% depending on recent levels of delivery. Gateshead Council normally publishes the five-year land supply in conjunction with its Annual Monitoring Report, with a base date of 31st March. The five-year supply calculation for 31st March 2018 is included here.

Fig. 6 Five-year supply of housing land as at March 2018

(a)	Core Strategy and Urban Core Plan (CSUCP) requirement 2017-22 plus 20% buffer (see note 3)	4056
(b)	Requirement plus 2010-18 net undersupply	3985
(c)	Calculated supply 2018-23 from Strategic Housing Land Availability Assessment (including allocations and unexpired permissions assessed as deliverable) (see note 4)	7175
(d)	Calculated supply plus assumed windfall (see note 1)	7300
(e)	Total supply as a percentage = $7300/3985 =$	183.2 %
(f)	Total supply in years	9.2 years

Notes to Figure 6

- 1 Previously, a windfall assumption (described as “conservative”) of 50 dwellings p. a. has been included. The figure included here has been reduced to 25 per year, to take account of the availability of up-to-date information from the 2018 Strategic Housing Land Availability Assessment (SHLAA) Update contributing to the supply in row (c) and the reduction in the minimum site size from 5 or more dwellings in the previous SHLAA to 3 or more dwellings in the 2017 SHLAA.
 - 2 In contrast to the method used in some earlier years, no explicit allowance is made for bringing empty homes back into use, as the Core Strategy and Urban Core Plan (CSUCP) requirement already takes account of an assumption about reducing the vacancy rate by bringing empty homes back into use.
 - 3 Whilst the Council cannot be said to have persistently (that is, in every or nearly every year) under-delivered against its CSUCP requirement (as opposed to the former Unitary Development Plan requirement) over the period 2010-2018, there has been a net under-delivery by 207 dwellings in the period, and there has been under-delivery in each of the last four years. In this situation, the decision has been taken to apply the 20% buffer rather than the 5% buffer.
 - 4 The figure represents the estimated capacity of suitable and deliverable sites, not their estimated date of development as shown in the Trajectory.
26. The Core Strategy requirement for 2017-22 (row (a) above) is calculated by annualising the five-year net provision totals in CSUCP policy CS10. It will be noted that the calculated supply (row (c) above) is much higher than that shown in the Trajectory. This is because the calculated supply includes all sites found suitable and deliverable, even though in practice many of them will be delivered beyond the first five years.
27. The right-hand column of Appendix 3 identifies which sites are included in the five-year land supply.

3. ADDITIONAL INFORMATION

Council-owned land

28. Appendix 3 shows which sites, of those which are suitable and deliverable or developable, are owned by Gateshead Council. This amounts to 44.8% of the total supply and 78.1 % of the sites proposed to be allocated by MSGP. It should be remembered that the sites proposed to be allocated by MSGP account for only 30% of the total supply, sites allocated by the Core Strategy and Urban Core Plan or within the Metrogreen Area Action Plan area accounting for the large majority of the Borough's supply. Many of the Council-owned sites proposed to be allocated by MSGP are previously-developed (brownfield) sites and a number of them have been found unviable by the Viability and Deliverability Report.
29. Of the sites identified by this SHLAA Update as suitable and deliverable and therefore proposed for allocation in MSGP, 28 sites with a total capacity of 704 dwellings are brownfield sites which have been found to have negative viability following the application of the Viability Model. These constitute 24.2% of the capacity allocated by MSGP. There is one further site of this kind, within the area to be covered by the Metrogreen Area Action Plan. Together, the sites constitute 9.2% of the total capacity identified by the SHLAA Update. All the sites are identified in Appendix 3.
30. The Council is committed to assisting in the delivery of difficult sites to help achieve the required housing growth, making an important contribution to minimising the development of greenfield and particularly Green Belt sites through the Local Plan, and can support financially sites which would not otherwise come forward. The approach to this will be described in the forthcoming Housing Delivery Action Plan.

Previously-developed land

31. Appendix 3 also indicates which sites are previously-developed land. This amounts to 71.3% of the total supply and 78.8% of the sites proposed to be allocated by MSGP. These figures confirm that the proportion of the capacity accounted for by greenfield and Green Belt sites is a minority, and is in line with the figures stated at the time of the Core Strategy and Urban Core Plan Examination in Public

Small sites

32. The 2018 National Planning Policy Framework (paragraph 68) indicates that, unless strong reasons can be demonstrated to the contrary, at least 10% of the housing requirement should be accommodated on sites no larger than 1 hectare. Appendix 1 indicates the sizes and capacities of individual sites and

Appendix 3 identifies, and includes the total capacity of, the small sites. Such sites amount to 21.8% of the total supply and 32.1% of the sites proposed to be allocated by MSGP.

APPENDIX 1: SCHEDULE OF SITES

(green cells are where there has been a change from the text in the 2017 SHLAA)

Site number	Site name	Ward	Current/ recent Planning Application ref. no.	Gross Site area (ha)	Net area (ha)	Physical and policy constraints	Suitability	Availability	Achievability	Conclusion	Yield	Five-year supply
HLA1	Site of The Vigo public house	Birtley	DC/17/00742/FUL	0.2	0.20	Permissioned site	Suitable	Available	No identified constraints on achievability	Suitable and deliverable	10	10
HLA2	Adj Arndale Ho	Birtley	DC/15/00778/FUL Discharge of conditions application refused January 2017	0.05	0.05	Permissioned site. Mature/semi-mature trees along eastern boundary will reduce developable area.	Suitable subject to achievable mitigation	Permissioned site and included in Pilot Brownfield Register	No identified constraints on achievability, though lack of evidence of progress developing it	Suitable and deliverable	5	5
HLA3	Birtley Adult Training Centre site	Birtley		0.83	0.747	Previously assessed as suitable and included in Pilot Brownfield Register. Site includes open space which it is not necessary to retain to meet policy standards. Site incorporates several individual/small groups of semi-mature trees. Individually these are likely to be of low ecological value but collectively are of local value. Any development of the site should provide appropriate mitigation/ compensatory tree planting. Density adjusted to 30 per ha. on Development Management advice.	Suitable subject to achievable mitigation	Site does not yet have Council approval to dispose.	n/a	Suitable but not deliverable/ developable	0	
HLA4	Ravensworth Tce Sch	Birtley		0.28	0.28	Surface water flood risk may require reduction in developable area.	Suitable	No Council decision on future use of site	n/a	Suitable but not deliverable/ developable	0	

HLA5	Bedford Avenue Community Centre	Birtley					Suitable	Not available. No evidence that existing use will not continue.	n/a	Suitable but not deliverable/developable	0	
HLA6	The Drive, Birtley	Birtley		0.2	0.2		Suitable	Not available. No evidence that existing use will not continue.	n/a	Suitable but not deliverable/developable	0	
HLA8	Scout Hall building and open space, Holyoake Gdns	Birtley					Suitable	Not available. No evidence that existing use will not continue.	n/a	Suitable but not deliverable/developable	0	
HLA9	Land at Portobello	Birtley	DC/16/00924/FUL	1.5	1.35	Permissioned site	Suitable	Permissioned site	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	60	60
HLA10	Dobbie's Garden World, Durham Road	Birtley				View taken that garden centre role should be retained to help support Birtley commercially - brings trade and footfall.	Unsuitable	No up-to-date evidence of availability	n/a	Unsuitable	0	
HLA11	Ravensworth Tce Sch playing field	Birtley		0.86	0.77	Site currently protected as education playing fields, by condition on permission for new school at Mount Pleasant. Vehicular access constraint would also have to be overcome.	Unsuitable	Not available	n/a	Unsuitable	0	
HLA12	Bling Bling site, Durham Rd	Birtley		0.09	0.09		Suitable	Was on the market and available for residential development, but lack of interest	Site is unviable	Suitable but not deliverable / developable	0	

HLA13	Vacant site, Durham Rd, Barley Mow	Birtley			<p>Partially within a Wildlife Corridor and entire site supports ecological connectivity. A mosaic of priority habitats including an area of 'original' unimproved species rich grassland which has never been subject to any form of built development/ disturbance. Supports a range of statutorily protected and priority species. Requirement for ecological mitigation/ compensation is likely to have profound implications for the developable area of the site and/or viability. High risk (flood zone 3a - 23%) and medium risk (flood zone 2) of fluvial flooding from Rowletch Burn, would be difficult to pass Sequential Test. Ordinary watercourse. Significant risk from surface water flooding and within Critical Drainage Area and sewer flooding on Durham Road. Provides wetland habitat and acts as storage for excess surface water runoff. The Surface Water Management Plan recommends that this green space should be used to store excess surface water from the surrounding area.</p>	Unsuitable - ecology and flood risk constraints	n/a	n/a	Unsuitable	0	
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HLA14	Rear of Harras Bank	Birtley		0.28	0.28	Constraints: (i) Site steeply sloping and contains dense vegetation (mature woodland) and is connected to a larger area of open space. (ii) Access to the site is also problematic with only a very narrow lane from Harras Bank accessing it. (iii) proximity of noise-generating uses including service yard and school affecting residential amenity	Unsuitable	n/a	n/a	Unsuitable	0	
HLA15	S of Harras Bank open space	Birtley		1.97	1.77	Much of the open space is of high quality and allocation would be contrary to emerging policy. Remainder is proposed for a health care facility.	Unsuitable	n/a	n/a	Unsuitable	0	
HLA16	Leuchars Court	Birtley		0.19	0.19		Suitable. Site is existing housing albeit potentially requiring replacement	No programme to replace existing housing. Not available	n/a	Suitable but not deliverable/developable	0	
HLA17	Kestrel Court	Birtley		0.52	0.47		Suitable. Site is existing housing albeit potentially requiring replacement	No programme to replace existing housing. Not available	n/a	Suitable but not deliverable/developable	0	

HLA18	SureStart	Birtley		0.66	0.59	Children's centre, not scheduled for closure. Historic surface water flood incident in area. CDA. LLFA review of surface water management. Site partially protected as education playing fields (Sport England potential objection). However, area of the site which contains the buildings and car park likely to be suitable.	Suitable in whole or in part subject to mitigation	Not available. No evidence that existing use will not continue.	n/a	Suitable but not deliverable/developable	0	
HLA19	BAE Systems	Birtley	DC/11/00546/OUT (expired); DC/15/00172/FUL (expired)	11.12	8.34	Previously assessed as suitable and included in Brownfield Register. Suitable subject to developable area taking account of surface water management.	Suitable	Available	Taking account of "abnormal abnormal" costs specific to the site, not viably developable	Suitable but not deliverable / deliverable	0	
HLB1	Bleach Green	Blaydon		4.84	3.63	Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	No identified constraints on achievability	Suitable and deliverable	184	184
HLB2	Blaydon Bank / Litchfield Lane	Blaydon	DC/15/00974/FUL	0.1	0.10	Permissioned site. Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	6	6
HLB3	Ramsay Street / Commercial Hotel, Winlaton	Blaydon	DC/17/00258/FUL	0.07	0.07	Partly permissioned site. Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	13	13
HLB4	Park Gate Farm	Blaydon		0.33	0.33	Previously assessed as suitable and included in Pilot Brownfield Register.	Suitable	Available	Site is unviable	Suitable but not deliverable/developable	0	

HLB5	MetroGreen - Derwent West Bank	Blaydon		8.65	6.055	Site is within designated Wildlife Corridor and adjoins the Tidal River Derwent Local Wildlife site. The site supports an extensive area of priority habitat incorporating seasonal wetland and species rich grassland. The site and adjoining habitats supports a range of statutorily protected and priority species.	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary. Mitigation may be required.	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered available in the light of this and in the absence, for the time being, of evidence to the contrary.	The site has viability issues which can be addressed by the Council as landowner. Development cannot proceed until MetroGreen AAP has addressed flood protection/ resilience, infrastructure and other requirements	Suitable and developable	182	182
HLB6	Fountain Lane / Cochran St	Blaydon		0.05	0.05	Too small and awkwardly-shaped. Expected yield 2 dwellings. Planning application DC/13/00055/FUL required the giving up of this site to facilitate access to adjacent site (HLB12) so there would be great uncertainty as to whether both sites could be developed.	Unsuitable	n/a	n/a	Unsuitable	0	
HLB7	Shibdon House	Blaydon	DC/15/00998/COU DC/16/01346/FUL	0.03	0.03	Permissioned site.	Suitable	Complete or remaining capacity less than 3. Not available	Under construction or complete. Remaining capacity too small for inclusion in the SHLAA	Suitable but not deliverable/developable	0	

HLB8	Salt Store	Blaydon				Contamination, flood risk and major utilities issues. Reclamation costs of over £500,000. Site in flood zone 2 so is unlikely to make residential development acceptable unless sequential test is passed. Would anticipate poorer air quality there due to proximity to the carriageway. Site is located within a Wildlife Corridor and within v. close proximity (c. 30m) of Tidal River Derwent LWS. Development of the site for housing is likely to have an adverse impact on the value and integrity of the Wildlife Corridor and adjacent LWS.	Unsuitable	n/a	n/a	Unsuitable	0	
HLB9	Garden St	Blaydon		0.7	0.63	Listed building, Critical Drainage Area constraints, but mitigable.	Suitable subject to mitigation	Site being assembled	Subject to successful site assembly, no identified constraints on achievability	Suitable and deliverable/developable	32	32

HLB10	Land E of Derwenthaugh Marina	Blaydon				<p>Access using existing private road would be a bizarre and undesirable arrangement with a significant detour required to travel to and from the east.</p> <p>Pedestrian access only via level crossing or underpass over the railway or along the access road where no footway is present. Site is located entirely within a designated Wildlife Corridor and immediately adjacent the River Tyne and Tidal River Derwent LWSs. Housing in this location would have a significant adverse impact on the value, quality and function of the Wildlife Corridor and both LWSs. Historic flooding. Flood zone 3a and 2. at risk of river flooding. Current SFRA recommends that residential development should be avoided.</p>	Unsuitable	n/a	n/a	Unsuitable	0	
HLB11	East Quarry Allotments etc	Blaydon				<p>Constraints which may not be able to be mitigated: Allotments which are fairly intensively-used, public open space and school field which would need to be reprovided. Consideration of future of site also needs to take into account aspirations for the relocation of Blaydon West School.</p>	Unsuitable	Much of the site is privately-owned. A longer-term plan for this area would need resolution of several issues and is not practical to achieve within the timescale for producing the SHLAA.	n/a	Unsuitable	0	

HLB12	Horse Crofts	Blaydon	DC/13/00055/FUL (expired)	0.2	0.20	Previously permitted site. Ecological constraints, but mitigable. Developable area would need to accommodate buffer along western boundary for culvert.	Suitable subject to mitigation	Available	No identified constraints on achievability.	Suitable and deliverable	10	10
HLB13	Hallgarth Rd	Blaydon	DC/07/01610/FUL (not expired as partially implemented)	0.4	0.36	Permitted site	Suitable	8 of 11 permitted dwellings developed	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	3	3
HLB14	Axwell Hall	Blaydon	DC/05/00301/COU DC/17/00666/FUL	0.63	0.57	Under construction	Suitable	Available	Under construction	Suitable and deliverable	21	21
HLB15	Scout hut and attached land	Blaydon		0.29	0.29	Ecological and flood risk constraints which can be mitigated. Developable area needs to accommodate buffer along western boundary for watercourse.	Suitable	Scout hut would need to be relocated. Not available.	n/a	Suitable but not deliverable/developable	0	
HLB16	Shibdon Dene field	Blaydon				Site comprises open space, a locally listed park/garden and is within the conservation area. Its development would have an adverse impact on the biodiversity value of the adjacent Shibdon Dene.	Unsuitable	n/a	n/a	Unsuitable	0	
HLB17	Churchill's	Blaydon		3.25	2.44	Potential ecological and flood risk constraints considered to be mitigable; potential air quality constraint not investigated. No longer required to contribute to stock of employment land.	Suitable subject to mitigation and investigation of air quality issue.	Site granted permission for commercial development. Not available.	n/a	Suitable but not deliverable/developable	0	

HLB18	Adj Churchill's	Blaydon				Inaccessible without development of Churchill's site to the NW (site HLB17). Located within/immediately adjacent LNR, LWS and Wildlife Corridor.	Unsuitable	n/a	n/a	Unsuitable	0	
HLC1	Boulevard SW	Bridges		1.22	1.1	Allocated in Urban Core Plan	Suitable	Site cleared and considered available.	No identified constraints on achievability.	Suitable and deliverable	55	55
HLC2	Hawks Rd - Gateshead Quays Key Site (part of)	Bridges		3.78	2.65	Allocated in Urban Core Plan	Suitable	Site announced for arena, conference and exhibition facilities. Not available.	n/a	Suitable but not deliverable/developable	0	
HLC3	Pipewellgate	Bridges		0.56	0.5	Allocated in Urban Core Plan	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	250	250
HLC4	Hudson St car park	Bridges		0.39	0.39	Allocated in Urban Core Plan	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	150	150
HLC5	Freight Depot	Bridges		8.49	5.94	Allocated in Urban Core Plan	Suitable	Available	Council-owned site to be developed via the regeneration partnership.	Suitable and deliverable	300	300
HLC6	Gateshead Green	Bridges		1.15	1.04	Allocated in Urban Core Plan	Suitable	Existing uses and structures continue to occupy part of the site, but the site is expected to become available within the Plan period.	No identified constraints on achievability.	Suitable and developable	52	52

HLC7	Tennyson and Newbolt Towers	Bridges		1	0.90	Previously assessed as suitable and included in Brownfield Register. Proposal is to redevelop the area around the base of the towers. Developable area may need to be reduced for surface water flood risk. Surface water flow route (1 in 30, 1 in 100 year) dissects northern part of site and SuDS. Site close to emergency pinch point, historic flooding incident area and Northumbrian Water Ltd SuDS flood alleviation scheme on Shelley Drive. Local Lead Flood Authority to review developable area and mitigation.	Suitable subject to flood constraints being mitigated.	Expected to become available later in the Plan period pending investigation of details of suitable flood risk mitigation and consideration of suitable development scheme.	The site is Council-owned and there are no further identified constraints on achievability.	Suitable and developable	45	45
HLC8	Baltic Business Quarter	Bridges		4.33	3.03	Previously assessed as suitable and included in Pilot Brownfield Register. Flood risk and ecological constraints, requiring further consideration. Site likely to be less suitable than other locations within Baltic Business Quarter.	Unsuitable	Location for housing development within Baltic Business Quarter not yet identified. Calculation of housing trajectory will include assumption of 200 dwellings to be provided within the Baltic Business Quarter on a site not yet determined. Not available.	n/a	Unsuitable	0	

HLC9	King James Hospital	Bridges		0.38	0.38	Previously assessed as suitable and included in Pilot Brownfield Register. Developable area already reduced for surface water flooding.	Suitable	Available in the event of relocation of the residential institution on the site, potentially to site HLC10	Relocation of existing use depending on ability of charity to assemble a financially viable package allowing for re/development of the two sites. This does not appear to be achievable.	Suitable but not deliverable/developable	0	
HLC10	Sunderland Road playground	Bridges		0.69	0.62	Previously assessed as suitable and included in Pilot Brownfield Register. Ward is deficient in public recreational open space according to emerging policy. However site is a large area of semi-derelict hardstanding which should not be classed as open space.	Suitable	Available subject to termination of existing lease by the Council. Landowner in support of development of the site though potentially in whole or in part for residential institution relocated from site HLC9.	The site has marginal viability but there is evidence of recent interest in developing the site and/or the site could come forward subject to viability. However, any development appears to depend on the ability of charity to assemble a financially viable package allowing for re/development of the two sites. This does not appear to be achievable.	Suitable but not deliverable/developable	0	
HLC11	Windmill Hills School	Bridges		1.51	1.36	Previously assessed as suitable and included in Brownfield Register. Part playing field of former school. Ward is deficient in public recreational open space according to emerging policy. Current and emerging policy is also to protect such sites for future open space use. Capacity has been reduced to the equivalent of the previously-developed part of the site.	Suitable	Council resolution to dispose of for housing expected imminently therefore considered available.	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	23	23

HLC12	Old Town Hall area	Bridges		1.82	1.64	Allocated in Urban Core Plan	Suitable	Expected to become available subject to the relocation of existing uses and the preparation of a suitable scheme.	No identified constraints on achievability.	Suitable and developable	82	
HLC13	High Street area (NW)	Bridges		0.44	0.4	Allocated in Urban Core Plan	Suitable	Expected to become available subject to the relocation of existing uses and the preparation of a suitable scheme.	No identified constraints on achievability.	Suitable and developable	20	
HLC14	Jackson Street	Bridges		0.85	0.765	Allocated in Urban Core Plan	Suitable	Expected to become available subject to the relocation of existing uses and the preparation of a suitable scheme.	No identified constraints on achievability.	Suitable and developable	38	
HLC15	New Chandless	Bridges		7.34	5.138	Allocated in Urban Core Plan	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	257	257
HLC16	Heaton Paper Co	Bridges	DC/13/01547/OUT DC/16/00295/OUT	0.41	0.369	Allocated in Urban Core Plan	Suitable	Available	Gateshead Regeneration Partnership. Development of site needs to be in context of adjoining site to maximise efficient use of land.	Suitable and deliverable	16	16
HLC17	Go-Ahead depot	Bridges	DC/14/00346/FUL (pt of site)	1.56	1.404	Allocated in Urban Core Plan	Suitable	Available	Gateshead Regeneration Partnership. No identified constraints on achievability.	Suitable and deliverable	61	61

HLC18	Tynegate blocks	Bridges	DC/17/00345/RGD P (conversion of one block, Chad House, to flats); DC/17/00627/FUL (additional flats)	0.92	0.828	Allocated in Urban Core Plan.	Suitable	One of the three blocks has temporary permission for a school, until 2019. Another block subject to permitted development for conversion of block to 89 flats and under construction. Site as a whole, however, not available until later in the Plan period.	No identified constraints on achievability.	Suitable and developable / deliverable; one block under construction	257	89
HLC19	Tynegate green	Bridges		1.32	1.188	Allocated in Urban Core Plan	Suitable	Available	Gateshead Regeneration Partnership. No identified constraints on achievability.	Suitable and deliverable	52	52
HLC20	Askew Road (east)	Bridges		0.59	0.531	Allocated in Urban Core Plan	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	148	148
HLC21	Hillgate - Gateshead Quays Key Site (part of)	Bridges		1.98	1.782	Allocated in Urban Core Plan	Suitable	Available later in the Plan period subject to relocation of existing uses	No identified constraints on achievability.	Suitable and developable	89	
HLC22	The Point	Bridges		1.05	0.945	Allocated in Urban Core Plan	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	47	47
HLC23	Site of Northwood APH	Bridges		0.2	0.2	Included in Brownfield Register. May be requirement to reduce developable area slightly for surface water flood risk.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	10	10
HLC24	Ochre Yards	Bridges	DC/13/01096/FUL; DC/16/00136/FUL	5.01		Allocated in Urban Core Plan	Suitable	Large development most of which is complete except for two remaining blocks of flats.	Remaining blocks permissioned. No identified constraints on achievability. Under construction	Suitable and deliverable	76	76
HLC26	92 Coatsworth Rd	Bridges	DC/14/00372/FUL (expired; new permission 2018)	0.04	0.04	Previously permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	4	4

HLC27	Shipcote Furniture, 282-284 High St, Gateshead	Bridges	DC/14/00883/FUL			Permissioned site	Suitable	Site complete. Not available	Site complete	Suitable but not developable / deliverable	0	
HLC28	Sanderson Villas	Bridges	DC/13/00390/FUL	0.27	0.27	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	10	10
HLC30	Howe Street	Bridges		0.7	0.63	Existing housing	Suitable	Previous significant level of vacancy, which has greatly reduced. Private ownerships. Redevelopment not necessary or cost-effective. Not available	n/a	Suitable but not deliverable/ developable	0	
HLC31	Swallow Hotel	Bridges		0.6	0.54		Suitable	No expectation of any of the uses on the site moving. Not available	n/a	Suitable but not deliverable/ developable	0	
HLC32	Gateshead Quays Key Site (part of)	Bridges		2.32		Allocated in Urban Core Plan	Suitable	Available subject to relocation of existing uses.	Comparable size and location to HLC2. Higher density as nearer town centre, bridges and Sage, but higher mix of other uses assumed. Site would become available later in the Plan period.	Suitable and deliverable	120	120
HLC33	Former Windmill Hills Nursing Home	Bridges		0.29	0.29	Grade II Listed Building so would need to be retained meaning that conversion would be the only option subject to sensitive design.	Suitable	Vacant but no evidence of availability.	n/a	Suitable but not deliverable/ developable	0	
HLC34	"Hawks Mill"	Bridges	DC/17/00634/FUL	0.2	0.2	Included in Brownfield Register	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	154	154
HLC35	Hopper St	Bridges	DC/17/00536/FUL	0.05	0.05	Included in Brownfield Register	Suitable	Available	Site has viability issues but there is evidence of recent market interest in developing it	Suitable and deliverable	82	82

HLD1	Highfield Primary School	Chopwell and Rowlands Gill		1.06	0.95	Previously permissioned site. Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	The site has viability issues and despite two previous permissions, development has not come forward	Suitable but not deliverable / developable	0	
HLD2	Rowlands Gill Infants' School	Chopwell and Rowlands Gill	DC/17/00946/FUL	0.66	0.59	Permissioned site	Suitable	Available	Gateshead Regeneration Partnership site. The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership.	Suitable and deliverable	23	23
HLD3	Former Victoria Institute	Chopwell and Rowlands Gill		0.2	0.2	Previously assessed as suitable and included in Brownfield Register. Housing acceptable in principle but outstanding issue of noise impact assessment. Owner advised to commission one. Close proximity to Thomas Armstrong Blocks, likely dust issues from ash stockpiles etc.	Suitable subject to mitigation of required (noise and dust)	Available - occupied building but not long-term use	No identified constraints on achievability.	Suitable and deliverable	6	6
HLD4	Middle Chopwell	Chopwell and Rowlands Gill		3.8	2.85	Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	89	89
HLD5	South Chopwell	Chopwell and Rowlands Gill		7.75	5.81	Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	216	216
HLD6	Highfield	Chopwell and Rowlands Gill		3.19	2.39	Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	70	70

HLD7	Windsor Court, Rowlands Gill	Chopwell and Rowlands Gill		0.27	0.27	Site is located adjacent to Local Wildlife Site and is entirely within Wildlife Corridor. Presence of mature trees/woodland and need for ecological buffer will reduce developable area. Access issue to be resolved. Site is part of much larger area of attractive parkland with mature trees, in a visually prominent location. Open space is of high quality but the site is a very small proportion of the open space site and the impact is capable of mitigation as demonstrated by the draft Development Framework. Parts of site in Flood Zones 3 and 2 and developable area needs to reflect flood risk.	Draft Development Framework indicates that outstanding issues can be mitigated. Suitable	Available	No identified constraints on achievability	Suitable and deliverable	7	7
HLD8	Whinfield Ind Est W	Chopwell and Rowlands Gill		1.4	1.26	Contamination, Scheduled Ancient Monument (Whinfield Coke Ovens) . Archaeological survey required. Ecological impact on adjoining sites requiring to be mitigated. Possible noise and dust issues from other users on industrial estate, though these are likely to be mitigable.	Suitable subject to mitigation	Not available at present. Multiple ownerships.	Deliverability doubtful. Multiple landownerships.	Suitable but not deliverable/developable	0	

HLD9	William Morris Ave garages	Chopwell and Rowlands Gill				In Green Belt but previously-developed site - development would be limited to that which would have no greater impact on openness. Access issue requiring to be resolved. Immediately adjacent LWS/Ancient Woodland and within Wildlife Corridor. Likely presence of protected and priority species both within and immediately adjacent the site. Mitigation measures (e.g. provision of ecological buffer) unlikely to render the site/development ecologically acceptable. Recommend site be rejected. Unsuited due to ecological constraints/impact.	Unsuited	n/a	n/a	Unsuited	0	
HLD10	Barkwood Rd garages	Chopwell and Rowlands Gill		0.16	0.16	Constraints: (i) Large proportion of the site undevelopable due to flood risk. The surface water flow route dissects site and there is a spring. (ii) Further portions undevelopable due to mature trees and amenity of neighbouring houses. (iii) Site cannot be developed without unacceptable ecological impact.	Unsuited	n/a	n/a	Unsuited	0	
HLD11	Tay Street garages, Chopwell	Chopwell and Rowlands Gill				Unacceptable level of surface water flood risk	Unsuited	n/a	n/a	Unsuited	0	

HLD13	West Thornley Farm	Chopwell and Rowlands Gill	DC/09/00833/COU ; DC/08/01442/COU	0.6	0.54	Site in Green Belt, likely to restrict development to either conversion of what is there or replacement with no greater impact on the Green Belt. Extremely narrow access will also restrict development. Likely need for ecological mitigation. Likely to be suitable for fewer than 3 dwellings.	Unsuitable (capacity below SHLAA threshold)	n/a	n/a	Unsuitable	0	
HLD14	Chopwell Heartlands	Chopwell and Rowlands Gill		9.18	6.89	Ecological and flood risk constraints, but can be mitigated. Developable area may need to be reduced for surface water management. Site boundary redrawn to include section of Chopwell Park, but this part of the park is little used and of poor quality.	Suitable	Available	Gateshead Regeneration Partnership site (but boundary subsequently amended). The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership	Suitable and deliverable	220	220
HLD15	Treetops	Chopwell and Rowlands Gill				Sub-division of gardens/grounds in a conservation area protected under saved policy ENV10.	Unsuitable	n/a	n/a	Unsuitable	0	
HLD16	Former garage site, South Rd, Chopwell	Chopwell and Rowlands Gill		0.1	0.10	None identified	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	3	3

HLD17	Allotments S of Forth Street	Chopwell and Rowlands Gill		1.84	1.66	Ecological mitigation required and feasible. Access improvement required - at present via back lanes - probably by a new road immediately to the W of Mersey Street. Allotments severely under-used and can be consolidated into remaining site.	Suitable subject to resolution of access issue.	Could be made available within the Plan period	The site has viability issues which can be addressed by the Council as landowner. However abnormal cost, access issue and relative unattractiveness compared to other sites in Chopwell, which has a large supply of sites, mean that it is unlikely this site could be successfully developed in the foreseeable future.	Suitable but not deliverable/developable	0	
HLD18	19-21 Derwent Street, Chopwell	Chopwell and Rowlands Gill	DC/17/01296/FUL			Permissioned site	Suitable	Available	No identified constraints on achievability	Suitable and deliverable	3	3
HLE1	Site of Children's Home, Harlow Green	Chowdene	DC/14/01263/FUL (part of site; partially implemented))	0.5	0.45	Previously assessed as suitable and included in Brownfield Register. Ward is deficient in public recreational open space according to emerging policy, but site is predominantly brownfield and small loss of open space assists feasibility	Suitable	Part of site permissioned, and site as a whole would be available within a short period following demolition of existing building.	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	13	13
HLE3	Former Harlow Green Infants' School	Chowdene				Chowdene Children's Centre. Needed as a community facility on a permanent basis.	Unsuitable	Not available	n/a	Unsuitable	0	
HLE4	Petrol filling station, Durham Rd	Chowdene		0.26	0.26	Relevant issues will be access into the site, noise from the A167 and potential ground contamination. All potentially capable of being resolved.	Suitable subject to successful mitigation	No evidence at present that existing use is likely to cease. Not available.	n/a	Suitable but not deliverable/developable	0	

HLE5	Former Three Feathers pub	Chowdene		0.08	0.08		Capacity estimated to be too small for inclusion in SHLAA. Unsuitable	Not certain whether existing office/retail uses would continue. Not available.	n/a	Unsuitable	0	
HLE6	Rear Barford Court	Chowdene		0.13	0.13	Impact of noise from A167 likely to be capable of mitigation. Partial incursion into adjacent open space, but open space is not required to meet standards. Loss of garages, which however are under-used, and potential dispersal of parking into other areas.	Suitable subject to successful mitigation	Available	The site has viability issues which can be addressed by the Council as landowner. However, unattractive site next to main road and adjoining base of tower blocks - unlikely to be developed successfully within the foreseeable future in view of supply of better sites.	Suitable but not deliverable/developable	0	
HLE7	Clinic, Beacon Lough Rd	Chowdene				In Coal Authority High Risk Area but likely capable of remediation. Part of site is public open space though little used. Unnecessary to retain as open space according to emerging standards. Much of the site is existing doctors' surgery and car parking - likely to greatly reduce developable area. Site could be much more efficiently developed if doctors' surgery was relocated. Mature trees on site.	Suitable.	No current plan to relocate doctors' surgery. Site only partly available.	n/a	Suitable but not deliverable/developable	0	

HLE8	Millbeck Gdns garages	Chowdene		0.09	0.09	Open space does not contribute much value – little recreational or visual amenity value and not well overlooked. Open space not required to contribute to emerging standards. Unlikely to have adverse impact on Wildlife Corridor given that site is within a housing estate. Need to consider impact of loss of garages.	Suitable subject to successful mitigation	Available subject to relocation of garage users or mitigation of impact of on-street parking.	The site has viability issues which can be addressed by the Council as landowner. However, in view of small size thought unlikely to be supported by the Council within the foreseeable future given the large supply of preferable sites.	Suitable but not deliverable/developable	0	
HLF1	Former Co-op, Clara Vale	Crawcrook and Greenside	DC/12/00712/FUL			Previously assessed as suitable and included in Pilot Brownfield Register. Development complete.	Suitable	Development complete. Not available	n/a	Suitable but not deliverable/developable	0	
HLF2	Garden House Park depot	Crawcrook and Greenside		0.16	0.16	Previously assessed as suitable and included in Pilot Brownfield Register. However, site is not depot but part of park, potentially in lieu of depot. Part of high-quality open space, unsuitable on basis of emerging open space standards. Ward also deficient in larger open space.	Unsuitable	n/a	n/a	Unsuitable	0	
HLF3	Crawcrook N	Crawcrook and Greenside	DC/15/01098/FUL			Allocated Core Strategy site	Suitable	Available	No identified constraints on achievability. Under construction	Suitable and deliverable	187	187
HLF4	Crawcrook S	Crawcrook and Greenside	DC/15/01004/FUL			Allocated Core Strategy site	Suitable	Available	No identified constraints on achievability. Under construction	Suitable and deliverable	160	160

HLF5	Charlie Street	Crawcrook and Greenside	DC/17/00519/FUL	0.13	0.13	Green Belt, but previously-developed site. Development would need to not reduce openness unless site taken out of Green Belt, which is proposed. Capacity is greater than the one dwelling for which there is permission.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	3	3
HLF6	Sealburn Farm	Crawcrook and Greenside		0.4	0.36	Included in Brownfield Register. Green Belt, but previously-developed site. Development would need to not reduce openness unless site taken out of Green Belt, which is proposed. Planning permission has already been granted in 2011 for conversion of two former agricultural cottages on the site into single dwelling house (DC/11/01064/FUL). There are also likely to be ecological issues given the rural buildings. Access to site is very narrow so will need to be demonstrated that any development does not have greater vehicular movements than existing.	Suitable subject to successful mitigation	Assumed to be available pending the receipt of more up-to-date information.	No identified constraints on achievability.	Suitable and deliverable	10	10
HLF7	Bradley Hall Farm	Crawcrook and Greenside	DC/17/00326/DPA			Permissioned site	Suitable	Site complete – not available	Site complete	Suitable but not deliverable/developable	0	
HLF8	Ellison Tce, Greenside	Crawcrook and Greenside	DC/17/00563/FUL			Permissioned site	Suitable	Available	No identified constraints on achievability	Suitable and deliverable	3	3

HLG1	E of Broadway Centre	Deckham		1.49	1.34	Previously assessed as suitable and included in Brownfield Register. Ecological mitigation required	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership	Suitable and deliverable	56	56
HLG3	33-37 Deckham Tce	Deckham	DC/13/01132/FUL	0.02	0.02	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	7	7
HLG4	High Fell WMC	Deckham	DC/15/01211/FUL	0.16	0.16	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	4	4
HLG5	Swanway	Deckham	DC/17/00471/FUL	0.22	0.22	Permissioned site	Suitable	Available	Council scheme for supported bungalows. No identified constraints on achievability.	Suitable and deliverable	12	12
HLG6	Chandos St	Deckham				Site is existing housing.	Suitable	No need or opportunity for demolition. Houses are occupied and in repair. Not available.	n/a	Suitable but not deliverable/developable	0	
HLG7	Carr Hill Reservoir	Deckham		0.4	0.36	Suitable subject to developable area taking account of flood risk constraints. Previously protected as urban greenspace but will not be protected under emerging standards	Suitable	Available	Site is unviable	Suitable but not deliverable/developable	0	
HLG8	NE of Elgin Centre	Deckham		1	0.90	Included in Brownfield Register	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	27	27
HLG10	Medway Crescent	Deckham		0.4	0.36	Site of cleared housing	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner. There is evidence of recent interest by a Registered Provider.	Suitable and deliverable	16	16

HLG11	Site of Deckham Hotel	Deckham		0.2	0.20	Included in Brownfield Register. Access and parking issues, requiring, based on previous successful application for housing in 2004, access from Split Crow Road involving cutting into the hillside. These constraints can be overcome.	Suitable	Available	Site is assessed as unviable; however there is active private interest in developing it.	Suitable and deliverable	6	6
HLG12	Bayswater Rd W side, Deckham	Deckham		0.17	0.17		Site formerly housing. Suitable.	Available	Site is unviable	Suitable but not deliverable/developable	0	
HLG13	Chelsea Gdns W end	Deckham		0.1	0.10		Site formerly housing. Suitable.	Available	Site has viability issues but is part of a package of small sites for which a scheme is being worked up by a Registered Provider	Suitable and deliverable / developable	4	4
HLG14	Kingston Rd N side	Deckham		0.1	0.10		Site within housing area. Suitable.	Available	Site has viability issues but is part of a package of small sites for which a scheme is being worked up by a Registered Provider	Suitable and deliverable / developable	4	4

HLG15	SE of Deckham Community Centre	Deckham		1.28	1.15	Site boundary has been amended to exclude large area of public open space to NE of site given that ward is deficient in public open space according to emerging standards. Site is a fenced-in pitch which appears unused and is not in Playing Pitch Strategy.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner. However the site is thought unlikely to be developed successfully within the Plan period given the somewhat inaccessible location, likely limited market interest, and proximity of two substantial preferable sites, HLG1 and HLG8.	Suitable but not deliverable/developable	0	
HLG16	Humber Gdns	Deckham				Site is within area of open space in ward deficient according to the emerging standards.	Unsuitable	n/a	n/a	Unsuitable.	0	
HLG17	Chiswick Gdns	Deckham		0.15	0.15	Public artworks on the N part of the site would require consideration as to possible replacement siting	Site within housing area. Suitable subject to successful mitigation	Available	Site has viability issues but is part of a package of small sites for which a scheme is being worked up by a Registered Provider	Suitable and deliverable / developable	4	4
HLH1	Dixon Street	Dunston and Teams	DC/08/01853/DPA	2.78	2.09	Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	Gateshead Regeneration Partnership site. The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership.	Suitable and deliverable	106	106

HLH2	Clasper Village	Dunston and Teams		6.8		Previously assessed as suitable and included in Brownfield Register.	Site resulting mainly from clearance of housing area. Suitable	Available subject to completion of demolition, well within first five years of Plan period and SHLAA.	Site depends on final configuration of Clasper Village Masterplan. As drawn, also includes retail and open space provision to be made. The site has viability issues which can be addressed by the Council as landowner.	Suitable and deliverable	181	181
HLH3	Foresters Arms	Dunston and Teams		0.1	0.1	Previously assessed as suitable and included in Brownfield Register.	Principle of housing accepted in previous (expired) application. Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	9	9
HLH4	West Park APU (West Park View)	Dunston and Teams	DC/14/00906/FUL DC/16/00608/FUL	0.19	0.19	Permissioned site; completed	Suitable	Completed; not available	Site complete	Suitable but not developable / deliverable	0	

HLH5	Jennings Ford	Dunston and Teams		1.8	1.62	Previously assessed as suitable and included in Pilot Brownfield Register. However, fails sequential test for flood risk. Part of site Flood zone 2 and 3. Within 20m of River Team. Historic flooding along river front recorded by EA. Team Valley model identifies the site is at high risk 1 in 100-year climate change along northern and eastern boundary. Wider area at risk for 1 in 1000 year. Access and egress during flooding event problematic - impact on existing emergency planning pinch point. Also potential issues of contamination, ecological mitigation, and perhaps severance from residential areas.	Unsuitable	n/a	n/a	Unsuitable	0	
HLH7	Bridon site	Dunston and Teams	DC/13/01324/FUL			Permissioned site.	Suitable	Available	Under construction	Suitable and deliverable	7	7

HLH8	Derwentwater Road	Dunston and Teams		1.09	0.98	Public open space, but of poor quality and not in a deficient ward.	Suitable	Available	Council-owned. The site has viability issues which can be addressed by the Council as landowner. However this is an unattractively-located site which is thought unlikely to be attractive to the market or supported financially by the Council in the foreseeable future given the supply of other sites.	Suitable but not deliverable/developable	0	
HLH9	Meadow Lane, Dunston	Dunston and Teams		0.1	0.1	Highly-attractive copse. Wholesale loss of mature trees would be unacceptable ecologically and in terms of townscape.	Unsuitable.	n/a	n/a	Unsuitable	0	
HLH10	Meadow Lane garages (Park Close)	Dunston and Teams		0.1	0.1	Site completed	Suitable	Site complete. Not available	Completed	Suitable but not deliverable / developable	0	

HLH11	Railway St, Dunston	Dunston and Teams				Site is not suitable for housing given flood risk constraints and should not be developed. Subject to substantial historic flooding and area is to accommodate an EA temporary flood defence. It is located within area at high and medium risk of tidal flooding flood zone 3a (21%) and flood zone 2. It is in an emergency planning pinch point, is at risk of surface water flooding, is located within a flood warning area, and is within 20m of the river Team. Sequential Test would not be passed.	Unsuitable	n/a	n/a	Unsuitable	0	
HLH12	Seymour Street	Dunston and Teams	DC/17/01351/FUL	0.13	0.13	Permissioned site	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	7	7
HLH13	Play area, Wolseley Close	Dunston and Teams		0.9	0.81	Included in Brownfield Register. Public open space but not of high quality or value and does not need to be retained to conform to emerging standards. Reprovision of play facilities will be necessary on this or the adjoining site HLH24.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner.	Suitable and deliverable	41	41
HLH14	Ravensworth Rd, Dunston	Dunston and Teams	DC/15/00817/FUL; DC/15/00817/REM	2.67	2.00	Permissioned site.	Suitable	Available subject to completion of demolition, well within first five years of Plan period and SHLAA.	Under construction	Suitable and deliverable	45	45
HLH15	Staiths South Bank	Dunston and Teams					Suitable	Site complete.	Site complete.	Suitable but not deliverable/developable	0	

HLH16	MetroGreen - Riverside West	Dunston and Teams					Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Not available. Site fully developed for ongoing employment uses.	n/a	Suitable but not deliverable/developable	0	
HLH17	MetroGreen - Dunston W	Dunston and Teams		19.8	14.85	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	The Council will address viability issues, flood protection/resilience, infrastructure and other requirements through the preparation of an AAP. The Council will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has been adopted.	Suitable and developable	480	

HLH18	MetroGreen - Dunston SW	Dunston and Teams		10.76	8.07	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	The Council will address viability issues, flood protection/ resilience, infrastructure and other requirements through the preparation of an AAP. The Council will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has been adopted.	Suitable and developable	242	
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HLH19	MetroGreen - South	Dunston and Teams / Whickham North		19.19	14.39	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	Whilst these sites have viability issues, this is an area which the Council will be progressing as a corporate priority through the preparation of an AAP. The Council has a track record of facilitating development where needed, and will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has addressed flood protection/resilience, infrastructure and other requirements.	Suitable and developable	289	
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HLH20	MetroGreen - Riverside West Central	Dunston and Teams		13.91	10.43	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	The Council will address viability issues, flood protection/ resilience, infrastructure and other requirements through the preparation of an AAP. The Council will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has been adopted.	Suitable and developable	157	
HLH21	MetroGreen - Riverside East Central	Dunston and Teams		2.92	2.19	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	The site is assessed as viable, but development cannot proceed until MetroGreen AAP has addressed flood protection/resilience, infrastructure and other requirements.	Suitable and developable	110	

HLH22	MetroGreen - East	Dunston and Teams		5.64	4.23	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	The Council will address viability issues, flood protection/ resilience, infrastructure and other requirements through the preparation of an AAP. The Council will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has been adopted.	Suitable and developable	138	
HLH23	MetroGreen - Riverside South West	Dunston and Teams		5.04	3.78	Included in Brownfield Register	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Understood to be available subject to mitigation of constraints, but to be further investigated in MetroGreen AAP	The Council will address viability issues, flood protection/ resilience, infrastructure and other requirements through the preparation of an AAP. The Council will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has been adopted.	Suitable and developable	64	

HLH25	Karting North East Indoor Ltd	Dunston and Teams		1	0.90	Ecology, noise mitigation and access issues all mitigable	Suitable	Newly leased to trampoline centre. Not available.	n/a	Suitable but not deliverable/developable	0	
HLH26	Johnson St / Abbeyfield Close	Dunston and Teams		0.017	0.017	Within residential area	Suitable	Included in Council's Development and Disposal Plan.	No identified constraints on achievability.	Suitable and deliverable	3	3
HLH27	Dun Cow, Dunston	Dunston and Teams					Suitable	No evidence of availability	n/a	Suitable but not deliverable/developable	0	

HLH28	Waterside	Dunston and Teams		0.84	0.76	Flood zone 2. Fails Sequential Test. Flooding issues: - mitigation required in accordance with emerging MetroGreen AAP evidence base: Flood Zone 2 (tidal flood risk - medium risk) and increased to high risk with climate change by 2100. Surface water flood risk to the south of site. Existing surface water sewers may restrict developable area. Adjacent to Acer Pond therefore it is important to ensure adequate water treatment from development. Mitigation measures may include land raising, SuDS and emergency planning which will need to be considered in line with the emerging MetroGreen AAP. Immediately adjoins Dunston Pond Local Wildlife Site and Local Nature Reserve. Identified as greenspace in CSUCP policy AOC2.	Unsuitable	Site is in ongoing commercial use. Not available at present.	n/a	Unsuitable.	0	
HLH29	1-6a Ravensworth View, Dunston	Dunston and Teams	DC/17/00837/FUL			Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	3	3

HLH30	Powerleague, Derwentwater Rd, Teams	Dunston and Teams				Likely ground conditions / contamination issues, as the site was a quarry which was filled with unknown material in the 1930s. Thorough ground conditions investigations would be needed to clarify this. Significant risk of abnormal costs affecting viability. Noise issue due to proximity to Spartan UK steel works to the N – likely to be mitigable. Possible flood risk issue on SW of site requires assessment. Existing sports facility which may be protected from development unless alternative provision can be made or this site is surplus.	Suitability not yet established	n/a	The site has viability issues but there is evidence of recent market interest in developing the site	Suitability not yet established	0	
HLI1	Central Nursery	Dunston Hill and Whickham East				Allocated housing site - Neighbourhood Growth Area in CSUCP.	Suitable	Available later in Plan and SHLAA periods subject to end of existing lease and Council decision on when to make it available.	No identified constraints on achievability.	Suitable and developable	223	
HLI2	Dunston Hill School	Dunston Hill and Whickham East	Previous application 14/00981/FUL. Not determined and disposed of Nov 2017.	0.7	0.63	Previously assessed as suitable and included in Brownfield Register. Locally listed building.	Suitable	Available.	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	18	18

HLI3	Chase Park depot	Dunston Hill and Whickham East		0.39	0.39	Previously assessed as suitable and included in Brownfield Register. Site partially located within locally listed park/garden and in conservation area. Given that site is already developed as a depot this should not preclude any housing development provided that it is well designed. Vehicular and pedestrian access likely to be the main issue. Given how narrow the access is and its position onto Rectory Lane this is likely to severely constrain the number of units that can be accommodated and it is likely that a comparison will need to be made between existing traffic movements with the depot and that proposed. There will also be likely to be ecological considerations but likely to be capable of resolution. Constraints likely to significantly reduce capacity compared to what would be expected from the site area.	Suitable	Council has not determined the future of the site, but judgment that housing most likely outcome. Considered likely to be available.	The site has viability issues which can be addressed by the Council as landowner.	Suitable and deliverable	5	5
HLI4	Dunston Hill Persimmon	Dunston Hill and Whickham East				Allocated housing site - Neighbourhood Growth Area in CSUCP.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	317	317

HLI5	Washingwell Cottage	Dunston Hill and Whickham East		0.4	0.36	Greenfield Green Belt site, with mature trees but some scope through conversion or replacement of previously-developed part of site. Included in Brownfield Register	Suitable subject to no greater impact on the openness of the Green Belt or the purposes of including land in Green Belts than the current development on the site.	Available	The site has marginal viability issues but there is evidence of recent interest in developing it.	Suitable and deliverable	5	5
HLI6	LG Coffee Bar / The Gallery, Church Chare, Whickham	Dunston Hill and Whickham East	DC/16/01137/FUL	0.06	0.06	Permissioned site.	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site.	Suitable and deliverable	4	4
HLI7	Part of Dunston Hill Hosp	Dunston Hill and Whickham East	DC/13/00195/OUT DC/17/00009/OHL	1.39	1.25	Included in Brownfield Register. Site was granted outline permission in 2016 for demolition of buildings on the site and erection of 35 dwellings. Main issues on the site are preserving the openness of the Green Belt (i.e. no greater impact than the existing buildings) and ecology. One constraint was power lines over site. These are now proposed to be diverted underground – application DC/17/00009/OHL.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	38	38

HLJ1	Brandling Village	Felling		6.3	2.91	Previously assessed as suitable and included in Brownfield Register. Includes Flower Show Field (public open space) which will need to be re-provided within the site and is excluded from net site area, to which 75% developable area calculation is then applied. Site boundary changed as a result of further investigation since 2017 SHLAA. Local Lead Flood Authority is bringing forward a flood alleviation scheme in area. Potential to reduce developable area for surface water management. Layout and design should consider opportunities for betterment in Flood Risk Assessment. Suitable subject to developable area taking account of flood risk constraints.	Suitable	Available	Gateshead Regeneration Partnership site.	Suitable and deliverable	146	146
HLJ2	Rear of Pensher St East	Felling	DC/07/01712/FUL expired	0.79	0.71	Previously assessed as suitable and included in Brownfield Register. Ecological mitigation, which will probably need to be off-site, required.	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	22	22
HLJ3	Acacia Rd	Felling	DC/17/01168/FUL		1.14	Permissioned site	Suitable	Available	Under construction. Site area and capacity reduced for flood alleviation works and in accordance with the recent permission.	Suitable and deliverable.	41	41

HLJ5	16-18 Crowhall Lane	Felling	DC/13/00125/COU	0.04	0.04	Permissioned site under construction.	Suitable	Site complete or remaining capacity less than 3. Not available	No identified constraints on achievability. Under construction	Suitable but not developable / deliverable	0	
HLJ6	Former Salvation Army premises (St Peter's Close)	Felling	DC/15/01026/FUL	0.11	0.11	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	5	5
HLJ7	Croudace Row	Felling				Previously assessed as suitable and included in Pilot Brownfield Register. Within Felling Town Centre Masterplan area.	Suitability of sites within Felling Town Centre will be established by the forthcoming Masterplan. In the meantime an allowance for the likely net increase in dwellings has been calculated separately as part of the housing supply.	Not available pending Masterplan.	n/a	Suitability not yet established	0	

HLJ8	Kwik Save Felling High Street	Felling				Previously assessed as suitable and included in Pilot Brownfield Register. Within Felling Town Centre Masterplan area.	Suitability of sites within Felling Town Centre will be established by the forthcoming Masterplan. In the meantime an allowance for the likely net increase in dwellings has been calculated separately as part of the housing supply.	Not available pending Masterplan.	n/a	Suitability not yet established	0	
HLJ9	Coldwell Lane car park	Felling				Previously assessed as suitable and included in Pilot Brownfield Register. Within Felling Town Centre Masterplan area.	Suitability of sites within Felling Town Centre will be established by the forthcoming Masterplan. In the meantime an allowance for the likely net increase in dwellings has been calculated separately as part of the housing supply.	Not available pending Masterplan.	n/a	Suitability not yet established	0	

HJ10	Felling Park Depot	Felling		0.24	0.24	Previously assessed as suitable and included in Brownfield Register. Achievable mitigation will include impact on park and surrounding properties.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	12	12
HJ11	Land at Brewery Lane, Felling	Felling		3.5	2.63	Site is allocated for employment and it is proposed to maintain this allocation. Potentially costly and unattractive. Noise and living conditions issues from adjoining industrial uses.	Unsuitable	n/a	n/a	Unsuitable	0	
HJ12	Rear of Ridley Tce, Heworth	Felling				Unsuitable surroundings and amenity issues which could not be mitigated.	Unsuitable	n/a	n/a	Unsuitable	0	
HJ13	Oban Tce, Sunderland Rd	Felling	DC/08/01262/OU T (expired)	0.16	0.16	Main constraints would be the close proximity of adjacent houses and potential ground contamination. Both capable of being overcome.	Suitable	Available	Site is owned by the Council which is actively pursuing development. The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable.	12	12
HJ14	E of Coldwell Lane	Felling				Site well-used and popular open space. Likely significant public opposition. Majority of site already lost to Willow Grove development.	Unsuitable	n/a	n/a	Unsuitable	0	
HJ15	The Hall, Sunderland Rd	Felling	DC/16/00113/FUL	0.11	0.11	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	16	16

HLK1	Whitley Court	High Fell		1.06	0.95	Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership	Suitable and deliverable	30	30
HLK2	Beacon Lough East	High Fell	DC/04/00503/GB C (expired)	4.13	3.10	Previously assessed as suitable and included in Brownfield Register. Mostly a cleared housing site. Site in wildlife corridor and need for substantial mitigation could affect developable area. Local Lead Flood Authority is bringing forward a flood alleviation scheme in area. Suitable subject to developable area taking account of surface water management. Layout and design should consider opportunities for betterment in Flood Risk Assessment.	Suitable	Available	Gateshead Regeneration Partnership site.	Suitable and deliverable	174	174
HLK3	Ravenswood care home site	High Fell	DC/08/00071/CO N (expired)	0.4	0.36	Previously assessed as suitable and included in Brownfield Register.	Suitable	Available	The site has viability issues but there is evidence of active private interest in developing it.	Suitable and deliverable	11	11
HLK4	Lyndhurst Centre	High Fell	DC/17/01010/FUL	1.21	1.09	Permissioned site	Suitable	Available	Council-owned. The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	36	36
HLK5	Wrekenton Multi-Purpose Centre	High Fell		0.22	0.22	Previously assessed as suitable and included in Brownfield Register.	Suitable	Council-owned site being marketed / offered to Registered Providers	No identified constraints on achievability.	Suitable and deliverable	45	45

HLK6	Aycliffe Avenue shops etc	High Fell		0.15	0.15	Included in Brownfield Register	Suitable	Council-owned site being marketed / offered to Registered Providers	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	5	5
HLK7	Former Pavilion and Youth Club, Whitehouse Lane	High Fell		0.3	0.3	Access and traffic issues given school entrance and parking; multiple historic ownerships/leases	Unsuitable	n/a	n/a	Unsuitable	0	

HLK8	St Edmund Campion school site	High Fell		3	2.25	Pinch point in wildlife corridor. Mitigation expected to be possible off site given that other open land adjoins. Whilst it is the site of a former school, the former playing fields are allocated as open space on the proposals map. Possibility of Sport England concern re non-provision of pitches but current Playing Pitch Strategy does not show any need for it/them. Nor do the emerging standards require the retention of open space. Site accessible from Rugby Gardens with play equipment on, which may need to be relocated within the site or, failing that, elsewhere. Local Lead Flood Authority is bringing forward a flood alleviation scheme in area. Suitable subject to developable area taking account of surface water management. Layout and design should consider opportunities for betterment in Flood Risk Assessment.	Suitable subject to mitigation and resolution of outstanding issues.	Available	Site is unviable	Suitable but not deliverable/developable	0	
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HLK9	cnr Sheriff's Highway / Church Rd	High Fell		0.19	0.19	Site contained buildings in the past. Currently an area of open space with some attractive trees along the rear boundary of the site and within a conservation area. Trees should be retained, but frontage development along Old Durham Road acceptable. No requirement to retain open space under emerging standards. Access would probably need to be from the rear off Church Road though there is a precedent for driveways opening onto Old Durham Road. A terrace of 5 houses along the road with access at the rear and preservation of the trees would be acceptable.	Suitable subject to limiting the developable area	Available	Site is unviable.	Suitable but not deliverable/developable	0	
HLL1	Elisabethville	Lamesley		2.83	2.12	Previously assessed as suitable and included in Brownfield Register. Suitable subject to developable area taking account of surface water management.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership	Suitable and deliverable	109	109
HLL2	4-10 Springwell Ave	Lamesley	-			Previously assessed as suitable and included in Pilot Brownfield Register. However, site has been absorbed into adjoining uses. No effective developable land remaining.	Unsuitable	n/a	n/a	Unsuitable	0	

HLL4	Kibblesworth East Farm	Lamesley	DC/16/00028/FUL	0.6	0.54	Ecological mitigation necessary. Permissioned site.	Suitable	Available	The site has viability issues and despite renewal of planning permission as necessary over many years, development has not come forward	Suitable but not deliverable / developable	0	
HLL5	Seaham Gdns	Lamesley		0.16	0.16	Previously assessed as suitable and included in Brownfield Register. Within housing area. However, current use of the garages would require relocation of tenants or termination/expiry of tenancies without unduly increasing parking on nearby streets. It is anticipated that this is achievable by later in the SHLAA period.	Suitable	Available later in the SHLAA period when garages have been vacated.	The site has viability issues which can be addressed by the Council as landowner	Suitable and developable	5	
HLL6	Kibblesworth NW	Lamesley		7.2	5.40	Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	162	162
HLL7	Kibblesworth SW	Lamesley		2.8	2.10	Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	63	63

HLL9	High Eighton Farm	Lamesley		0.37	0.37	Included in Brownfield Register. Some evidence of non-agricultural use. Site is in Green Belt, and although it adjoins the built-up area at one end it would not be appropriate to propose deleting it from the Green Belt as the resulting boundary would be significantly less clear and defensible than the present boundary. Therefore suitable for conversion or brownfield redevelopment which does not adversely affect the openness of the Green Belt or the purposes of including land in Green Belts. Site is located entirely within a designated Wildlife Corridor. An appropriate level of ecological survey, reporting and mitigation (particularly in regard to the agricultural buildings) will be required.	Suitable subject to mitigation	Assumed to be available pending the receipt of more up-to-date information.	No identified constraints on achievability.	Suitable and deliverable	11	11
HLL10	Rockwood Pigments / Albion Chemicals	Lamesley		13	9.75	Potential need for remediation. Existing HSE Hazardous Substance Consent. Noise and ecological mitigation likely to be required. Suitable subject to developable area taking account of surface water management.	Suitable subject to mitigation.	Ongoing industrial use. Not available.	n/a	Suitable but not deliverable/developable	0	

HLL11	Northside (part of) - Cell C	Lamesley	Planning permission expired.	5.32	3.99	Site previously permitted and within housing allocation.	Suitable.	Available	Most of the remainder of the allocation of which it forms a part has been successfully developed in the last few years.	Suitable and deliverable	132	132
HLL12	Northside (part of) - Phase II Birtley Gateshead Regeneration Partnership	Lamesley	DC/16/00658/FUL	7.53		Permissioned site	Suitable.	Available	Gateshead Regeneration Partnership site, under construction.	Suitable and deliverable	112	112
HLL13	Northside (part of) - N end of site	Lamesley	Various permissions	5.12		Permissioned site	Suitable.	Site complete or remaining capacity less than 3 – not available	Site complete or remaining capacity too small for inclusion in the SHLAA	Suitable but not developable / deliverable	0	

HLL14	Site NW of former Elementis Pigments	Lamesley			Formerly vacant, maybe some industrial re-use. Only suitable if industrial uses have ceased on HLL10 and could then be developed in conjunction, because of amenity, hazardous substances and isolation. HLL10 currently not available. SFRA recommends withdrawal of the site based on surface water risk. Adjoining sewage works requiring odour assessment. Site adjacent to Wildlife Corridor and Birtley Union Brickworks LWS, and within close proximity to several known great crested newt breeding ponds. Likely to have implications for developable area/need for appropriate mitigation /compensation.	Unsuitable	n/a	n/a	Unsuitable	0	
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HLL15	Hambleton Green	Lamesley / Chowden e		0.39	0.39	Public open space, but not of high quality or value and emerging standards do not require its retention. Wards are not deficient in open space and equivalent areas nearby. Within proposed Area of Special Character but does not contribute significantly to that character.	Suitable	Available	Capacity reduced because of effect of slope on appropriate form of development. The site has viability issues which can be addressed by the Council as landowner. However slope, size and location indicate that site is unlikely to be successfully developed within the Plan period, given the supply of more attractive sites.	Suitable but not deliverable/developable	0	
HLL16	Hedley Hall Cotts	Lamesley	DC/15/01052/CPL. Certificate of Lawfulness therefore no issue of expiry	0.13	0.13	Permissioned site.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	4	4
HLL17	Rear of Walmer Tce, Eighton Banks	Lamesley				Site in Green Belt adjoining settlement envelope. Development conforming to Green Belt policy could not be achieved unless site was added to settlement envelope. However accesses unsuitable and partly in private ownership. No information that the latter can be resolved.	Unsuitable	Submitted by landowner after call-out.	n/a	Unsuitable	0	
HLM1	Liddell Tce	Lobley Hill and Bensham		0.25	0.25	Previously assessed as suitable and included in Pilot Brownfield Register. Sloping site. Possible requirement for a health or other community use.	Suitable subject to decision on future use.	Not available.	Council-owned. Slope potentially reduces viability and introduces abnormal costs.	Suitable but not deliverable/developable	0	

HLM2	Askew Road (West)	Lobley Hill and Bensham				Requirement for ecological mitigation likely to reduce the developable area / need for off-site compensatory measures. Allocated in the Urban Core Plan for mixed use development.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	189	189
HLM4	Sports pitch, Fountain View	Lobley Hill and Bensham		0.87	0.78	Mature trees along SW boundary. Not in Playing Pitch Strategy therefore not requiring to be retained as a pitch.	Suitable	Available	Council-owned. The site has viability issues which can be addressed by the Council as landowner. However the location is likely to be relatively unattractive for development and it is thought unlikely that the site could be successfully developed in the foreseeable future.	Suitable but not deliverable/developable	0	
HLM5	Laurelwood Gdns	Lobley Hill and Bensham				Public open space. Ward is deficient in public recreational open space according to emerging policy.	Unsuitable	n/a	n/a	Unsuitable	0	
HLM6	Oakwood Gdns	Lobley Hill and Bensham		0.39	0.39	Public open space. Ward is deficient in public recreational open space according to emerging policy.	Unsuitable	n/a	n/a	Unsuitable	0	

HLM7	Former Library site, Cuthbert St	Lobley Hill and Bensham	DC/05/01945/OUT	0.3	0.30	Site likely to be suitable subject to mitigation of noise and vibration from railway line and A184 and adjacent car wash and garage, and perhaps air quality. Site is heavily vegetated. Likely requirement for ecological mitigation/compensation. Possibly air quality concerns arising from proximity of major roads, not yet investigated.	Suitable subject to mitigation.	Available	The site has viability issues which can be addressed by the Council as landowner. However isolated site between roads and railways which would be unattractive for development therefore thought unlikely to be capable of being successfully developed within the foreseeable future.	Suitable but not deliverable/developable	0	
HLM8	Low Fell Sidings	Lobley Hill and Bensham				Unacceptable road and pedestrian access, either narrow roadway-only route under railway bridge, or through grounds and car park of hospital.	Unsuitable	n/a	n/a	Unsuitable	0	
HLM9	King St	Lobley Hill and Bensham		0.1	0.10	Part developed. Former Fentiman's factory adjacent King St and perhaps the building behind may be derelict. Main issue will be impact of noise from adjacent industrial units. Likely to be capable of mitigation but will need technical work carried out. HLM9 is likely to be reliant on HLM10 to get access from Lobley Hill Road as the access from Victoria Road is unlikely to be suitable.	Suitable subject to mitigation.	Availability not confirmed but site in a marginal level of use if at all.	Site is unviable	Suitable but not deliverable/developable	0	

HLM10	Saltwell House	Lobley Hill and Bensham	DC/05/02044/OUT	0.4	0.36	Car wash and industrial premises, at least partly derelict. Likely to be suitable subject to mitigation of noise and vibration from adjacent industrial uses and railway line. Site would provide access to adjoining site HLM9.	Suitable subject to mitigation.	Availability not confirmed but site in a low level of use and partly derelict.	Site is unviable	Suitable but not deliverable/developable	0	
HLM11	Cuthbert St	Lobley Hill and Bensham	139/00 – permission granted in 2000 for residential development (bungalows) on the site (and wider area). Not expired as development has taken place on rest of site.	0.11	0.11	Public open space, but not of high quality or value and emerging standards do not require its retention. Ward is not deficient in open space and there are equivalent areas nearby. Site located in a coal authority high risk area, likely to be capable of being overcome. Potential townscape issues with curved block to rear. A lower form of development, such as bungalows may be better. Access would need to be from School Street. Permissioned site.	Suitable subject to mitigation.	Available	Site is unviable and there is no market interest	Suitable but not deliverable/developable	0	
HLN1	Belle Vue Motors	Low Fell	DC/06/01779/FUL (expired)	0.44	0.40	Previously assessed as suitable and included in Brownfield Register. Ecological mitigation required	Suitable subject to mitigation.	Site is cleared and vacant.	The site has viability issues and there is no evidence of recent interest in developing it.	Suitable but not deliverable / developable	0	

HLN2	Eslington Villa	Low Fell		0.81	0.73	Previously assessed as suitable and included in Brownfield Register. Site in Conservation Area where policy indicates that subdivision or development of gardens and grounds will not be permitted. Building is a hotel at present. Conversion acceptable.	Suitable	Available	Development of this site in a Conservation Area would be through conversion and not new build with lower build costs. The site is in an area where there is market interest in this type of conversion.	Suitable and deliverable.	10	10
HLN3	Dryden Centre	Low Fell		1.59	1.43	Within residential area. Suitable subject to developable area taking account of surface water management.	Suitable	Decision has not been taken by Council (as owners) on future use of site. Not available.	n/a	Suitable but not deliverable/developable	0	
HLN4	Saltwell Road S	Low Fell				Site is steeply sloping open space, accessible green space, located in a wildlife corridor and adjacent to Chowdene Conservation Area. Ward is deficient in public open space according to emerging standards.	Unsuitable.	n/a	n/a	Unsuitable	0	
HLN5	Albert Place	Low Fell		0.08	0.08	Design would need to be sensitive to location within Conservation Area.	Suitable.	Decision has not been taken to replace existing dwellings on the site. Not available.	n/a	Suitable but not deliverable/developable	0	
HLN6	Gateshead Outdoor Activity Centre	Low Fell		0.17	0.17	Included in Brownfield Register. Built-up site within Conservation Area and listed buildings forming part of the former curtilage of Whinney House. Suitable for conversion. Suitable subject to developable area taking account of surface water management.	Suitable.	Available	No identified constraints on achievability.	Suitable and deliverable.	7	7

HLN7	Queen's Head, Sheriff's Highway	Low Fell	DC/17/00053/FUL	0.03	0.03	Permissioned site.	Suitable.	Available	Under construction	Suitable and deliverable.	5	5
HLN8	Whinney Park	Low Fell	DC/10/00886/FUL	0.43	0.39	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	12	12
HLO1	Jordan Engineering	Pelaw and Heworth		0.8	0.72	Previously assessed as suitable and included in Brownfield Register. Various issues which would need to be mitigated - contamination, tree, noise, amenity/surroundings, requirement for ecological mitigation. Developable area should take account of need for easement for culvert running down western edge and accommodate SuDS.	Suitable subject to mitigation.	Although the site is occupied by a functioning business it is understood that this will not prevent its becoming available well within the Plan/SHLAA period.	The site has marginal viability but could come forward later in plan period subject to viability.	Suitable and developable .	36	
HLO2	Queen Victoria Street, Pelaw	Pelaw and Heworth		0.69	0.62	Previously assessed as suitable and included in Pilot Brownfield Register. Existing uses on site will not require to be re-provided.	Suitable.	Termination of existing uses could be achieved quickly.	The site has viability issues which can be addressed by the Council as landowner.	Suitable and deliverable.	19	19
HLO3	Lanchester Wines Depot Central	Pelaw and Heworth		5.5	4.13	Part of a larger site, previously assessed as suitable and included in Pilot Brownfield Register and identified as suitable subject to mitigation – accessibility, surrounding uses and developable area taking account of surface water management. However need to investigate transport issues and proposed pumping station and drainage.	Suitability not yet established	n/a	No identified constraints on achievability	Suitability not yet established	0	

HLO4	Lanchester Wines Depot South	Pelaw and Heworth		1.2	1.08	Part of a larger site, previously assessed as suitable and included in Pilot Brownfield Register and identified as suitable subject to mitigation – accessibility, surrounding uses and developable area taking account of surface water management. Requirement to maintain value of wildlife corridor. However need to investigate transport issues and proposed pumping station and drainage.	Suitability not yet established	n/a	No identified constraints on achievability	Suitability not yet established	0	
HLO5	Stonehills	Pelaw and Heworth		2.55	1.91	Previously assessed as suitable and included in Pilot Brownfield Register. Front part is locally listed building. Suitable for conversion? No member approval. Main issue will be potential noise from industrial uses to the south and whether there is an opportunity for a co-ordinated approach (perhaps a masterplan) with site HLO1 to prevent noise from that site.	Suitable subject to mitigation.	Building is in use by existing businesses. No Council decision to dispose or on the future use of the building/site. Not considered available.	The site has viability issues which could be addressed by the Council as landowner. However combined with the unresolved issues this indicates that the site is unlikely to be successfully developed for housing within the foreseeable future.	Suitable but not deliverable/developable	0	

HLO6	S of Pelaw Way	Pelaw and Heworth		0.38	0.38	Site is now allocated for residential after business use in saved mixed use policy found no longer appropriate. Possible access constraints. Loss of open space contrary to emerging policy, owing to distance to other sites given that HLO7 may be required for transport-related development. Developable area reduced by 50% because of flood risk. Site within industrial estate and unlikely to be realistically attractive to or suitable for development.	Unsuitable	n/a	n/a	Unsuitable	0	
HLO7	S of Pelaw Metro station	Pelaw and Heworth			0.9	Allocated by saved UDP policy for mixed use: housing and car parking. Not now required for car parking. Site boundary has been changed to exclude pt developed as pt of adjoining industrial estate. Possible utilities constraints. Need to maintain functioning of adjoining waggonway route for ecological and recreational connectivity, and access routes to Metro station. Site is public open space but emerging standards do not require its retention.	Suitable subject to mitigation.	Available	The site has viability issues which however are relatively marginal and could be mitigated depending on the mix and yield of any proposed scheme. Site is in a highly accessible and sustainable location adjoining the Metro station and believed to be likely to be attractive to developers.	Suitable and deliverable	45	45

HLO8	Bill Quay Riverside	Pelaw and Heworth		2.53	1.9	Site located immediately adjacent River Tyne LWS and entirely within a designated Wildlife Corridor. Development of the site for residential would result in significant direct habitat loss, a loss in ecological connectivity, a reduction in the value and integrity of the adjacent River Tyne LWS, and the disturbance/displacement of various protected and priority species. Fails flood risk sequential test.	Unsuitable	n/a	n/a	Unsuitable	0	
HLO9	Colegate W	Pelaw and Heworth		0.43	0.39	Public open space not requiring retention according to emerging standards.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner. However, unlikely to be successfully developed in the foreseeable future because of supply of preferable sites.	Suitable but not deliverable/developable	0	

HLO10	N end of Lanchester Wines site	Pelaw and Heworth		0.5	0.45	Noise from adjacent industrial units and whether there is an opportunity for a co-ordinated approach (perhaps a masterplan) with site HLO3. Other issue is connectivity. There is a footpath and cycle path along Low Heworth Lane to Heworth Interchange. Whilst not well overlooked, new housing could promote informal overlooking. Co-ordinated approach with HLO3 would have the potential to also improve this route. Development would need to maintain the function of the wildlife corridor. However need to investigate transport issues and proposed pumping station and drainage.	Suitability not yet established	n/a	No identified constraints on achievability	Suitability not yet established	0	
HLO11	Wynn Gdns garages, Pelaw	Pelaw and Heworth		0.14	0.14	Included in Brownfield Register	Suitable	Available	Council-owned and offered to Registered Providers, but no interest.	Suitable but not deliverable / developable	0	

HLO12	Fairfield Industrial estate (W)	Pelaw and Heworth				Deleted as Secondary Employment Area based on Employment Land Review. Site located immediately adjacent River Tyne LWS and entirely within a designated Wildlife Corridor. Development of the site for residential would result in significant direct habitat loss, a loss in ecological connectivity, a reduction in the value and integrity of the adjacent River Tyne LWS, and the disturbance/displacement of various protected and priority species. Impact on traffic and transport issues of large-scale development would need to be further assessed.	Unsuitable	Not put forward by owners and includes many occupied industrial premises. Not available.	Risk of contamination matters and required remediation measures affecting the viability of the site for residential development are considered to be Very High risk.	Unsuitable	0	
HLO13	N of Bill Quay	Pelaw and Heworth				No acceptable road access. Ecological constraints (wildlife corridor),	Unsuitable.	n/a	n/a	Unsuitable	0	
HLO14	Former Albion Inn, Reay Street, Bill Quay	Pelaw and Heworth	DC/16/01157/FUL	0.03	0.03	Permissioned site	Suitable	Available	No identified constraints on achievability; under construction.	Suitable and deliverable	5	5
HLO15	N of Gullane Close, Bill Quay	Pelaw and Heworth	DC/17/01267/FUL			Permissioned site	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	30	30
HLP3	Ryton	Ryton Crookhill and Stella				Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	550	550

HLP6	Stella South	Ryton Crookhill and Stella					Suitable	Site complete.	Site complete.	Suitable but not deliverable/developable	0	
HLP7	Jolly Fellows, Ryton	Ryton Crookhill and Stella		0.13	0.13	Previously-permitted site	Suitable	Development other than that which was permitted (conversion of the pub to 1 dwelling instead of 3) has taken place. Wholly or partly unavailable	No evidence of continuing interest in developing the part of the previous permission which was for 4 new build dwellings	Suitable but not deliverable / developable	0	
HLP8	Fairmead, Holburn Lane	Ryton Crookhill and Stella		0.18	0.18	Previously-permitted site but new application received for 2 dwellings. Site therefore too small for inclusion in SHLAA	Unsuitable	n/a	n/a	Unsuitable	0	
HLP9	The White House, Stella Rd	Ryton Crookhill and Stella	DC/15/00245/FUL (expires 28/8/2018)	0.31	0.31	Permissioned site	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	4	4

HLP10	Tipping Gears Engineering	Ryton Crookhill and Stella		0.61	0.55	Site is in Wildlife Corridor, located close to Hedgefield Quarry Site of Nature Conservation Importance (SNCI) and Stella North Pasture SNCI and adjacent to Path Head Conservation Area. In addition there are potential features of archaeological importance in the area. Surface water flood risk and culvert. Potential noise sources from adjacent road, railway line and industrial units. These issues considered capable of mitigation. Mature tree cover likely to significantly reduce the developable area of the site. Topography, access from Haugh Lane adjoining railway, proximity of motor premises, not considered capable of mitigation.	Unsuitable	n/a	Abnormal costs of development likely to render unviable	Unsuitable	0	
HLP11	Land at Stella Rd	Ryton Crookhill and Stella				Site is allocated in UDP but has not come forward for completion of development. Access and topography, not considered capable of mitigation.	Unsuitable	n/a	Constraints likely to give rise to abnormal costs	Unsuitable	0	

HLP12	East Grange	Ryton Crookhill and Stella		0.3	0.30	Included in Brownfield Register. In Conservation Area. Several C19 or earlier buildings, some derelict. But appears to be in use in connexion with farmstead. Mature trees along E boundary.	Suitable	Up-to-date evidence of availability needs to be confirmed.	No identified constraints on achievability.	Suitable and deliverable	15	15
HLP13	Old Co-op, Crookhill	Ryton Crookhill and Stella	DC/17/00944/FUL	0.13	0.13	Permissioned site	Suitable	Available	Available	Suitable and deliverable	11	11
HLP14	Ryton Park Hotel	Ryton, Crookhill and Stella	DC/17/01086/FUL	0.2	0.20	Permissioned site	Suitable	Available	No identified constraints on achievability	Suitable and deliverable	6	6
HLP15	Alexandra Gardens, Crookhill	Ryton, Crookhill and Stella	DC/17/00924/OUT	0.09	0.09	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	5	5
HLQ1	Kelvin Grove	Saltwell	DC/13/00424/OUT DC/14/00906/FUL DC/17/00172/REM	1.3	1.17	Permissioned site.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership	Suitable and deliverable	52	52
HLQ2	Springs Health Club	Saltwell	DC/17/00963/FUL	0.37	0.37	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	22	22
HLQ3	Hyde Park	Saltwell	DC/13/00424/OUT; DC/14/00906/FUL	1.5	1.35	Permissioned site.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner and through its regeneration partnership	Suitable and deliverable	40	40
HLQ5	Former Gateshead College site	Saltwell				Permissioned site.	Suitable	Site completed. Not available	Site complete	Suitable but not developable / deliverable	0	
HLQ6	W of Saltwell Rd Gateshead Regeneration Partnership site	Saltwell	DC/14/00906/FUL	1.89	1.70	Permissioned site.	Suitable	Available	Gateshead Regeneration Partnership site, under construction.	Suitable and deliverable	21	21

HLQ7	Edendale Tce	Saltwell		0.64	0.58	Site is protected under saved policy CFR18 of the UDP for outdoor sports pitches and open space pending possible future extension of Shipley Art Gallery or any other educational or cultural or leisure facilities of Borough-wide importance. Policy proposed to be amended for inclusion in MSGP.	Suitable	Site is required for inclusion in the site of a proposed new school. Not available.	n/a	Suitable but not deliverable/developable	0	
HLQ8	65-69 Bewick Road, Bensham	Saltwell	DC/17/00315/FUL	0.05	0.05	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	3	3
HLR1	Thorne Ave garage block	Wardley and Leam Lane		0.14	0.14	Previously assessed as suitable and included in Pilot Brownfield Register. Loss of garages leading to potential impact on on-street parking. Considered mitigable. Relatively narrow access may reduce capacity of site.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner	Suitable and deliverable	4	4

HLR2	Wardley Colliery	Wardley and Leam Lane	Application submitted but not yet determined.	5.66	4.25	Development would have a significant adverse impact on adjacent LWS, Wildlife Corridor, protected and priority habitats, and implementation of Wardley Manor Country Park policy. Access, boundary treatment, and other constraints. Site is in Green Belt and although previously-developed land, currently no scheme has been proposed which would be consistent with Green Belt policy.	Unsuitable.	n/a	n/a	Unsuitable	0	
HLR3	cnr Kirkwood Gdns / Sunderland Rd	Wardley and Leam Lane				Grassed area which probably qualifies as open space. Even if the loss of this was acceptable it will be difficult to develop the site given its narrow width with adjacent MOT centre hard up against the boundary and building line on Kirkwood Gardens.	Unsuitable	n/a	n/a	Unsuitable	0	

HLR4	Alderwyk garages	Wardley and Leam Lane		0.05	0.05	Garages now demolished on site and in a residential area although 58 Evanlade appears to have gates opening out onto the site. Careful design will mitigate impact on neighbours. Site adjacent to former Bowes Railway line (Scheduled Ancient Monument). Therefore setting issues will need to be considered although capable of being resolved. Former Bowes Railway line is also a PROW and development would need to deal with any current access to the PROW that exists across the site – capable of resolution.	Suitable	Available	Major sewer pipe running beneath site would result in prohibitively disproportionate abnormal costs	Suitable but not deliverable / developable	0	
HLS1	Clavering Rd, Swalwell	Whickham North	DC/17/00774/FUL	0.11	0.11	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	8	8
HLS2	Swalwell Depot ex LES	Whickham North		0.73	0.66	Previously assessed as suitable and included in Pilot Brownfield Register. Would require ecological and flood mitigation.	Suitable	Recently sold by the Council for business use. Not available.	n/a	Suitable but not deliverable/ developable	0	
HLS3	Brewery Bank	Whickham North	DC/15/00645/FUL	0.04	0.04	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	9	9

HLS4	Whickham Front St Sch old buildings	Whickham North		0.32	0.32	Previously assessed as suitable and included in Brownfield Register. Conservation Area. Retention and conversion of the buildings likely to be appropriate.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	16	16
HLS5	Whickham Front St Sch new bldgs	Whickham North		0.41	0.37	Previously assessed as suitable and included in Brownfield Register. Conservation Area. No requirement to retain the buildings.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	19	19
HLS6	South West Farm (a) (Farm House)	Whickham North		0.4	0.36	Previously assessed as suitable and included in Pilot Brownfield Register. Suitable as part of a larger site with adjoining sites, separately identified, to resolve potential amenity problems.	Suitable subject to resolution of amenity issues arising from adjoining sites, which have also been put forward.	Available	Site is unviable	Suitable but not deliverable/developable	0	
HLS7	Derwentside Nursing Home	Whickham North	DC/17/00095/FUL	0.4	0.36	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	22	22

HLS9	Fife Engineering front part	Whickham North	Current pre-bid interest in this	1.59	1.43	Contamination. Ecological mitigation relating to wildlife corridor. Historic mine water flooding which has not been fully investigated. Environment Agency / Coal Authority / Local Lead Flood Authority concerns. Fails sequential approach for plan making - plan should avoid flood risk from all sources where there are alternative sites available, Also Local Planning Authority would require a lot of evidence work to prove that the site is deliverable and viable working with the Coal Authority. Also water quality issues would need to be investigated. Constraints not likely to be mitigable without prohibitive cost.	Unsuitable.	n/a	n/a	Unsuitable.	0	
HLS10	Holme Rise garages	Whickham North		0.1	0.1	Loss of 9 garages – impact on parking on adjoining streets may require mitigation. Relatively narrow access and size of site may reduce capacity to 2-3 dwellings. Will need careful design to avoid impact on neighbours.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	3	3

HLS11	South West Farm Cottage	Whickham North		0.1	0.1	Suitable as part of a larger site with adjoining sites, separately identified, to resolve potential amenity problems. Large high-quality tree within northern corner of the site likely to reduce developable area.	Suitable subject to resolution of amenity issues arising from adjoining sites, which have also been put forward.	Available	Site is unviable	Suitable but not deliverable/developable	0	
HLS12	Land W of Whickham Bank, Swalwell	Whickham North		2.31	1.73	Site located adjacent LWS and constitutes a large area of habitat which has never been developed. Appropriate level of ecological survey and mitigation likely to be required. Site is steeply sloping and awkwardly-crossed by power lines.	Unsuitable.	n/a	n/a	Unsuitable.	0	
HLS13	South West Farm Yard non-Green Belt	Whickham North		0.14	0.14	Previously assessed as suitable and included in Pilot Brownfield Register. Suitable as part of a larger site with adjoining sites, separately identified, to resolve potential amenity problems.	Suitable subject to resolution of amenity issues arising from adjoining sites, which have also been put forward.	Available	Site is unviable	Suitable but not deliverable/developable	0	

HLS14	South West Farm Yard Green Belt	Whickham North		0.11	0.11	Previously assessed as suitable and included in Pilot Brownfield Register. Would otherwise be suitable as part of a larger site with adjoining sites, separately identified, to resolve potential amenity problems. However, site is in Green Belt and not predominantly built on.	Unsuitable	n/a	n/a	Unsuitable.	0	
HLS15	Ex Fred Kain builder's yard, Swalwell (Park View)	Whickham North	DC/13/01313/FUL; DC/16/00423/FUL.	0.08	0.08	Permissioned site	Suitable	Complete. Not available	Site complete	Suitable but not developable / deliverable	0	
HLS17	Thirwell's Coaches site, Woodhouses Lane	Whickham North		0.31	0.31	Suitable as part of a larger site with adjoining sites, separately identified, to resolve potential amenity problems.	Suitable subject to resolution of amenity issues arising from adjoining sites, which have also been put forward.	Available	Site is unviable	Suitable but not deliverable/ developable	0	
HLS18	Pringle site, Woodhouses Lane	Whickham North		0.25	0.25	Suitable as part of a larger site with adjoining sites, separately identified, to resolve potential amenity problems.	Suitable subject to resolution of amenity issues arising from adjoining sites, which have also been put forward.	Available	Site is unviable	Suitable but not deliverable/ developable	0	

HLS19	MetroGreen - Derwent East Bank	Whickham North		7.21	5.41	Included on Brownfield Register. Site is within designated Wildlife Corridor and adjoins the Tidal River Derwent Local Wildlife Site. Ecological mitigation required.	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered suitable in the light of this and in the absence, for the time being, of evidence to the contrary.	Identified in Core Strategy pending detailed investigation for the MetroGreen AAP. Considered available in the light of this and in the absence, for the time being, of evidence to the contrary.	The Council will address viability issues, flood protection/ resilience, infrastructure and other requirements through the preparation of an AAP. The Council will utilise CIL, other development contributions and publicly owned land to enable high quality development to come forward. Development cannot proceed until MetroGreen AAP has been adopted.	Suitable and developable	197	
HLS20	Acres Allotments	Whickham North				Allotment site. High level of use.	Unsuitable.	n/a	n/a	Unsuitable.	0	
HLS21	Rear of fire station	Whickham North				Site within a Wildlife Corridor. Development would effectively sever the Wildlife Corridor and restrict ecological connectivity between Team Valley, and Lower Derwent Valley and River Tyne Wildlife Corridors. Impact cannot be effectively mitigated. Site would require air quality assessment given proximity of A1.	Unsuitable.	n/a	n/a	Unsuitable.	0	

HLS22	Regent Garage	Whickham North	DC/05/00261/OUT; DC/08/01510/OUT (both expired)	0.3	0.30	Fails Sequential Test. Flood zone 2 (68%) at medium risk of fluvial flooding. Located within flood warning area. Culverted watercourse will require easement. Also affected by surface water flooding.	Unsuitable	n/a	n/a	Unsuitable.	0	
HLS23	Knox-Wilkin Grain Merchants etc	Whickham North		0.2	0.20		Suitable	Available	Site is unviable	Suitable but not deliverable/developable	0	
HLS24	Fife Engineering back part	Whickham North		2.19	1.64	Appropriate mitigation will be required to maintain/enhance value/integrity of Wildlife Corridor. Historic mine water flooding which has not been fully investigated. Environment Agency / CA / Local Lead Flood Authority concerns. Fails sequential approach for plan making - plan should avoid flood risk from all sources where there are alternative sites available, Also Local Planning Authority would require a lot of evidence work to prove that the site is deliverable and viable working with the CA. Also water quality issues would need to be investigated. Constraints not likely to be mitigable without prohibitive cost.	Unsuitable	n/a	n/a	Unsuitable.	0	

HLS25	B & Q / Wynsor Shoes	Whickham North				Part of site located in Wildlife Corridor and adjoining Tidal River Derwent Local Wildlife Site – impact mitigable. However, site is in flood zone 2 and housing development would fail the sequential test.	Unsuitable	n/a	n/a	Unsuitable	0	
HLS26	Kipling Avenue garages	Whickham North		0.28	0.28	Included in Brownfield Register. Loss of 53 garages – could lead to parking spilling onto streets. Eastern part of site will need particularly careful design given building line. Constraints mitigable.	Suitable	Available subject to relocation/termination of garage uses, potentially later in the Plan/SHLAA period.	No identified constraints on achievability.	Suitable and developable	13	
HLS27	Crowley Rd / Richmond Ave	Whickham North	DC/16/00945/OUT	0.14	0.14	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	9	9
HLS28	Bar 3T, Swalwell	Whickham North	DC/16/01169/FUL	0.04	0.04	Permissioned site	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	6	6
HLT1	Sunniside NE	Whickham South and Sunniside				Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	48	48
HLT2	Sunniside SE	Whickham South and Sunniside				Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	90	90
HLT3	Marley Hill School	Whickham South and Sunniside	16/01079/FUL	0.78	0.70	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	22	22

HLT4	High Park Farm	Whickham South and Sunnyside	DC/13/00525/FUL – application for additional house approved under very special circumstances due to agricultural need.			Previously assessed as suitable and included in Pilot Brownfield Register. However, site is in Green Belt and unsuitable due to visual encroachment and access issues; and if in agricultural use, not brownfield.	Unsuitable	n/a	n/a	Unsuitable	0	
HLT5	Starling Walk	Whickham South and Sunnyside		0.21	0.21	Previously assessed as suitable and included in Pilot Brownfield Register.	Suitable	Available	Council-owned site. Ongoing discussion with potential developer(s).	Suitable and deliverable	10	10
HLT6	Garages, Gladeley Way, Sunnyside	Whickham South and Sunnyside		0.15	0.15	Included in Brownfield Register. Risk of increase in on-street parking. Loss of amenity open space which is not required to be retained according to the emerging standards.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	5	5
HLT7	Garages, Blackthorn Close, Sunnyside	Whickham South and Sunnyside		0.11	0.11	Risk of increase in on-street parking. Loss of amenity open space which is not required to be retained according to the emerging standards.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner. However the small size of the site and supply of other sites indicates that it is unlikely to be successfully developed within the foreseeable future.	Suitable but not deliverable/developable	0	
HLT8	Gladeley Way / Blackthorn Close, Sunnyside	Whickham South and Sunnyside				Given configuration of adjoining houses and building lines, site could not accommodate the minimum number of dwellings for inclusion in the SHLAA.	Unsuitable	n/a	n/a	Unsuitable	0	

HLT9	Farm buildings, Burnthouse Lane	Whickham South and Sunnyside		0.08	0.08	Site not calculated as able to accommodate the minimum number of dwellings for inclusion in the SHLAA.	Unsuitable	n/a	n/a	Unsuitable	0	
HLT10	Bowes Close, Sunnyside	Whickham South and Sunnyside		0.19	0.19	Site currently used as parking/vehicle storage for adjacent garage (though not clear if whole site required). There would be a question of where these vehicles would go if the site was used for housing. Some mature trees along the south-western boundary of the site which could be easily retained. Access via Bowes Close. Likely mining and ground contamination issues but mitigable. Suitable subject to developable area taking account of surface water management.	Suitable	Up-to-date information on availability has not been confirmed.	Site is unviable	Suitable but not deliverable/developable	0	
HLT11	The Grange, Marley Hill	Whickham South and Sunnyside	DC/16/00274/OUT	0.43	0.39	Permissioned site	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	3	3
HLU1	Sea View, Windy Nook	Windy Nook and Whitehills				Site now included in designated Local Nature Reserve	Unsuitable	n/a	n/a	Unsuitable	0	

HLU2	Whittleburn	Windy Nook and Whitehills		0.28	0.28	Site is public open space retention of which is not required according to emerging standards. Sloping to SE, forms part of frontage/outlook from bungalows and flats. Line of pylons would limit development along SE boundary. All considered mitigable.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner. However the physical limitations on development, location and supply of preferable sites indicate that the site is unlikely to be successfully developed on this basis within the foreseeable future.	Suitable but not deliverable/developable	0	
HLU3	Woodwynd allotments/stables	Windy Nook and Whitehills		2.1	1.58	Power lines crossing site diagonally would sterilise the site unless diverted or undergrounded. A large proportion of site not in use, unless for grazing. The few allotments in use within the site as drawn could probably be relocated into the adjoining area over time.	Suitable subject to mitigation.	Available subject to relocation of existing uses which is viewed as achievable.	Council-owned site. Assume overhead lines would be undergrounded or diverted, but this would add abnormal cost. A relatively unattractive, expensive and poorly-located site which is particularly unlikely to be successfully developed within the foreseeable future given the supply of preferable sites.	Suitable but not deliverable/developable	0	
HLU4	Materials Lab	Windy Nook and Whitehills				Established as suitable in previous SHLAA suitable	Suitable	Asset transferred by the Council to a community group. Not available.	n/a	Suitable but not deliverable/developable	0	

HLU5	White Oaks	Windy Nook and Whitehills		5.55	4.16	Accessible Natural Greenspace and protected open space. No requirement for retention according to emerging open space standards. Ground conditions in this area likely to involve heavy contamination. Entirely within proposed Wildlife Corridor and immediately adjacent Local Wildlife Site. Site known to support protected and priority species. Considered not possible to adequately mitigate likely impacts.	Unsuitable	n/a	n/a	Unsuitable	0	
HLU6	Opposite Coltsfoot Gdns	Windy Nook and Whitehills	DC/17/00167/FUL	1.5	1.35	Permissioned site	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner.	Suitable and deliverable	39	39
HLU7	Hopper Road	Windy Nook and Whitehills		0.3	0.30	Part of a larger area of attractive public open space within housing development - the majority of the open space and the most attractive parts have been excluded from the proposed housing site. No requirement to retain the site under emerging open space policies.	Suitable	Available	The site has viability issues which can be addressed by the Council as landowner. However the relatively small yield in a low-value area and intrusion into what is otherwise an attractive open space indicate that it is unlikely to be supported in the foreseeable future given the supply of other sites.	Suitable but not deliverable/developable	0	

HLU8	Heworth Colliery	Windy Nook and Whitehills		8.96	6.72	Accessible Natural Greenspace and protected open space. Accessible Natural Greenspace standard is met by amendment which has been made to boundary to exclude part of the site in the SE corner. Open space needs to be retained according to emerging open space standards as there is no equivalent space within the distance set by policy. Ground conditions in this area likely to involve heavy contamination - this may require the excavation of colliery ash and its mounding within the site or adjoining.	Unsuitable	n/a	Ground contamination may involve the need to incur abnormal costs. Site is unviable	Unsuitable.	0	
HLU9	Crossfield Skate Park	Windy Nook and Whitehills		1.11	1.00	Skate park would need to be re-located - this could be achieved on any one of a number of nearby open space sites. However no suitable road access can be obtained without the demolition of one or more houses.	Unsuitable	n/a	n/a	Unsuitable.	0	

HLU10	W of Heworth Colliery	Windy Nook and Whitehills		1.54	1.39	Site known to support considerable ecological interest the loss of which will require appropriate mitigation/compensation. Previously allocated.	Suitable	Available, but despite being Council-owned and allocated for housing since 2007, has not been developed.	The site has viability issues which can be addressed by the Council as landowner. However the relative remoteness and unattractiveness of the location indicate that it is unlikely to be supported in the foreseeable future given the supply of other sites.	Suitable but not deliverable/developable	0	
HLU11	Albion Street, Windy Nook	Windy Nook and Whitehills				Site has not been developed since allocation in 1990s and now forms attractive open space effectively a continuation of the Windy Nook Nature Park behind.	Unsuitable	n/a	n/a	Unsuitable	0	
HLU12	29-35 Kellsway, Leam Lane	Windy Nook and Whitehills	DC/17/00582/FUL			Permissioned site	Suitable	Available	No identified constraints on achievability; permission is for reconfiguration of shop and flat to provide shop and 4 dwellings	Suitable and deliverable	3	3
HLV1	Derwent View Garages	Winlaton and High Spen	DC/17/01084/FUL	0.08	0.08	Permissioned site for assisted living units	Suitable	Available	Site has viability issues but is being brought forward by the Council	Suitable and deliverable	4	4
HLV2	Former Winlaton Care Village (Thornley Woods)	Winlaton and High Spen	DC/13/01333/OUT DC/15/01134/REM	3.94	2.96	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	25	25
HLV3	57-59 Front St Winlaton	Winlaton and High Spen	DC/14/00534/FUL	0.02	0.02	Permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	6	6

HLV4	Hookergate School	Winlton and High Spen		2.3	1.73	Previously assessed as suitable and included in Brownfield Register. Ecological mitigation required. Suitable subject to developable area taking account of surface water management.	Suitable	Available	Council-owned site being marketed.	Suitable and deliverable	63	63
HLV5	Barlow Rd	Winlton and High Spen		0.18	0.18	Previously assessed as suitable and included in Brownfield Register. Estimated capacity reduced to take account of presence of pylon.	Suitable	Available	Council-owned site. Scheme for development being worked up with neighbouring landowner.	Suitable and deliverable	5	5
HLV6	Winlton Clinic	Winlton and High Spen		0.06	0.06	Previously assessed as suitable and included in Pilot Brownfield Register. However, capacity of site is too small for inclusion in the SHLAA	Unsuitable	n/a	n/a	Unsuitable	0	

HLV7	High Spen Industrial Estate	Winlaton and High Spen		0.82	0.74	<p>Previously assessed as suitable and included in Pilot Brownfield Register. Rough unused land previously employment allocation but no longer needed and unable to protect. Previously put forward by the landowner. Access to be resolved - through industrial estate but also used by the dwellings permissioned on site HLV15. If requiring further improvement, appears resolvable dependent on reconfiguration of parking for adjoining industrial premises or in conjunction with development of HLV14 which however is already permissioned without taking account of this issue. Within Wildlife Corridor and supports considerable ecological interest including statutorily protected and priority species. Ecological mitigation required. Suitable subject to developable area taking account of surface water management and watercourse along W boundary. Should be considered if possible in conjunction with sites HLV14 and HLV15.</p>	Suitable subject to resolution of access issue.	Information on availability would need to be confirmed.	Site is unviable	Suitable but not deliverable/developable	0	
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HLV8	Hallgarth (Former Go-Ahead depot, Garth Farm Road, Winlaton)	Winlaton and High Spen	14/01082/FUL (part of site)	0.7	0.63	Previously assessed as suitable and included in Brownfield Register. Partly permissioned site.	Suitable	Available	Under construction.	Suitable and deliverable.	15	15
HLV9	High Spen East	Winlaton and High Spen	DC/15/01041/OUT	6.3	4.73	Core Strategy allocated and permissioned site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	132	132
HLV10	High Spen West	Winlaton and High Spen		1.65	1.49	Core Strategy allocated site	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	42	42
HLV11	Bute Rd doctor's surgery	Winlaton and High Spen		0.1	0.1	Small number of low value trees within site. Amenity grassland and hedgerow along southwest boundary. Appropriate survey, assessment and mitigation required.	Suitable subject to mitigation.	Doctors' surgery on site. Insufficient confirmation of availability.	The site has viability issues which can be addressed by the Council as landowner. Likely capacity 2 dwellings which would be too few for inclusion in the SHLAA.	Suitable but not deliverable/developable	0	
HLV12	Ethel Tce garages	Winlaton and High Spen		0.14	0.14	Access restricts capacity	Suitable	Available	The site has viability issues but there is evidence of recent market interest in developing the site	Suitable and deliverable	3	3
HLV13	W of Beda Hill	Winlaton and High Spen	DC/15/00799/FUL	0.46	0.41	Permissioned site	Suitable	Available	Under construction	Suitable and deliverable	13	13
HLV14	Strothers Rd	Winlaton and High Spen	DC/14/01348/COU	0.07	0.07	Permissioned site.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	3	3
HLV15	High Spen Industrial Estate	Winlaton and High Spen	DC/14/01344/FUL	0.41	0.37	Permissioned site.	Suitable	Available	The site has viability issues and development has not come forward	Suitable but not deliverable / developable	0	

HLV16	May Avenue garages, Winlaton Mill	Winlaton and High Spen				Site in the Green Belt currently with garages. Development could not take place without reducing the openness of the Green Belt.	Unsuitable	n/a	n/a	Unsuitable	0	
HLV17	Colliery waste heap	Winlaton and High Spen				<p>Previous ground conditions/ contamination issue/ issues. Site of pit, railways, spoil heap etc. The site has significant Contamination and mining related issues. Costly remediation and mining issue mitigation measures (grouting and location of / possible capping of shafts) highly likely to be required. The risk of both contamination and mining issues affecting the viability of residential development of the site is considered to be very high. Although not within a designated Wildlife Corridor development of site would reduce/severe ecological connectivity between Spen Banks, Millers Wood, Coal Burn Plantation and Chopwell Wood LWSs which in combination with the development of HLV9 and HLV10 could potentially be significant for certain species (e.g. badger). Ecological mitigation required.</p>	Suitable	Available	The risk of both contamination and mining issues severely affecting the viability of residential development of the site is considered to be very high.	Suitable but not deliverable/ developable	0	

HLV18	Car park off Garth Farm Road, Winlaton	Winlaton and High Spen				Site functions as main public car park serving Winlaton centre. Therefore loss of this car parking potentially likely to have adverse impact on viability and vitality of centre and lead to indiscriminate parking.	Unsuitable	n/a	n/a	Unsuitable	0	
HLV19	Winlaton Social Club	Winlaton and High Spen	DC/16/00771/FUL	0.26	0.26	Permissioned site	Suitable	Available	No identified constraints on achievability. Under construction	Suitable and deliverable	11	11
HLV20	Spen Excelsior Club, High Spen	Winlaton and High Spen	DC/17/00479/FUL (not yet determined)	0.05	0.05	Redevelopment of existing social club site. Road junction and visual prominence at entrance to village limit capacity.	Suitable	Available	No identified constraints on achievability.	Suitable and deliverable	3	3

APPENDIX 2: TRAJECTORY

KEY to categories of sites
Allocated by MSGP
In Urban Core
Allocated by CSUCP
In MetroGreen AAP area

Site number revised	Site name revised <i>(sites in blue are found developable but not deliverable within 5 years) by this SHLAA Update)</i>	Ward revised	Yield revised	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	after 2032	Total delivery	Category of site regarding allocation	MSGP numbers	Urban Core numbers	CSUCP allocations numbers	MetroGreen AAP area numbers	Deliverable sites (5-year supply)
HLA1	Site of The Vigo public house	Birtley	10	5	5														10		10			10	
HLA2	Adj Armdale Ho	Birtley	5	5															5		5			5	
HLA9	Land at Portobello	Birtley	60	35	25														60		60			60	
HLB1	Bleach Green	Blaydon	184	30	30	30	30	30	30	4									184		184			184	
HLB2	Blaydon Bank / Litchfield Lane	Blaydon	6	6															6		6			6	
HLB3	Ramsay Street, Winlaton	Blaydon	13	13															13		13			13	
HLB5	Metrogreen - Derwent West Bank	Blaydon	182						30	30	30	30	30	30	2				182				182		
HLB9	Garden St	Blaydon	32			30	2												32		32			32	
HLB12	Horse Crofts	Blaydon	10	10															10		10			10	
HLB13	Hallgarth Rd	Blaydon	3	3															3		3			3	
HLB14	Axwell Hall	Blaydon	21	21															21		21			21	
HLC1	Boulevard SW	Bridges	55													25	30		55			55		55	
HLC3	Pipewellgate	Bridges	250			40	40	40	40	40	40	10							250			250		250	
HLC4	Hudson St car park	Bridges	150										30	30	30	30	30		150			150		150	
HLC5	Freight Depot	Bridges	300			35	35	35	35	35	35	35	35	20					300			300		300	
HLC6	Gateshead Green	Bridges	52													22	30		52			52			
HLC7	Tennyson and Newbolt Towers	Bridges	45													15	30		45		45				
HLC11	Windmill Hills School	Bridges	23						23										23		23			23	
HLC12	Old Town Hall area	Bridges	82										22	30	30				82			82			
HLC13	High Street area (NW)	Bridges	20							20									20			20			
HLC14	Jackson Street	Bridges	38													8	30		38			38			
HLC15	New Chandless	Bridges	257				35	35	35	35	35	35	35	12					257			257		257	

HLC16	Heaton Paper Co	Bridges	16			16											16			16			16	
HLC17	Go-Ahead depot	Bridges	61			1	35	25									61			61			61	
HLC18	Tynegate blocks	Bridges	257	40	40	40	40	17						23	40	17		257			257			257
HLC19	Tynegate green	Bridges	52				10	35	7								52			52			52	
HLC20	Askew Road (east)	Bridges	148			30	30	30	30	28							148			148			148	
HLC21	Hillgate - Gateshead Quays Key Site (part of)	Bridges	89											29	30	30		89			89			
HLC22	The Point	Bridges	47					17	30								47			47			47	
HLC23	Site of Northwood APH	Bridges	10							10							10		10				10	
HLC24	Ochre Yards	Bridges	76	30	30	16											76			76			76	
HLC26	92 Coatsworth Rd	Bridges	4	4													4		4				4	
HLC28	Sanderson Villas	Bridges	10	10													10		10				10	
HLC32	Gateshead Quays Key Site (part of)	Bridges	120											30	30	30	30		120			120		120
HLC34	"Hawks Mill"	Bridges	154	30	30	30	30	30	4								154			154			154	
HLC35	Hopper St	Bridges	82		22	30	30										82		82				82	
HLD2	Rowlands Gill Infants' School	Chopwell and Rowlands Gill	23		3	20											23		23				23	
HLD3	Former Victoria Institute	Chopwell and Rowlands Gill	6	6													6		6				6	
HLD4	Middle Chopwell	Chopwell and Rowlands Gill	89						30	30	29						89			89			89	
HLD5	South Chopwell	Chopwell and Rowlands Gill	216		30	30	30	30	30	30	30	6					216			216			216	
HLD6	Highfield	Chopwell and Rowlands Gill	70						30	30	10						70			70			70	
HLD7	Windsor Court, Rowlands Gill	Chopwell and Rowlands Gill	7	7													7		7				7	
HLD14	Chopwell Heartlands	Chopwell and Rowlands Gill	220					35	35	35	27	35	35	18			220		220				220	
HLD16	Former garage site, South Rd	Chopwell and Rowlands Gill	3		3												3		3				3	
HLD18	19-21 Derwent St, Chopwell	Chopwell and Rowlands Gill	3	3													3		3				3	

HLE1	Site of Children's Home, Harlow Green	Chowdene	13		13												13		13				13
HLF3	Crawcrook N	Crawcrook and Greenside	187	30	35	35	35	35	17								187				187		187
HLF4	Crawcrook S	Crawcrook and Greenside	160	40	40	31	30	19									160				160		160
HLF5	Charlie Street	Crawcrook and Greenside	3	3													3		3				3
HLF6	Sealburns Farm	Crawcrook and Greenside	10						10								10		10				10
HLF8	Ellison Tce, Greenside	Crawcrook and Greenside	3	3													3		3				3
HLG1	E of Broadway Centre	Deckham	56				21	35									56		56				56
HLG3	33-37 Deckham Tce	Deckham	7	7													7		7				7
HLG4	High Fell WMC	Deckham	4	4													4		4				4
HLG5	Swanway	Deckham	12	12													12		12				12
HLG8	NE of Elgin Centre	Deckham	27						27								27		27				27
HLG10	Medway Crescent	Deckham	16		16												16		16				16
HLG11	Site of Deckham Hotel	Deckham	6			6											6		6				6
HLG13	Chelsea Gdns W end	Deckham	4			4											4		4				4
HLG14	Kingston Rd N side	Deckham	4				4										4		4				4
HLG17	Chiswick Gdns	Deckham	4					4									4		4				4
HLH1	Dixon Street	Dunston and Teams	106			17	35	35	19								106		106				106
HLH2	Clasper Village	Dunston and Teams	181			40	40	40	40	21							181		181				181
HLH3	Foresters Arms	Dunston and Teams	9							9							9		9				9
HLH7	Bridon site	Dunston and Teams	7	7													7		7				7
HLH12	Seymour Street	Dunston and Teams	8	3	5												8		8				8
HLH13	Play area, Wolseley Close	Dunston and Teams	41					11	30								41		41				41
HLH14	Ravensworth Rd, Dunston	Dunston and Teams	45	30	15												45		45				45
HLH17	Metrogreen - Dunston W	Dunston and Teams	480						38	40	40	40	40	40	40	40	122	480					480
HLH18	Metrogreen - Dunston SW	Dunston and Teams	242													40	40	162	242				242
HLH19	Metrogreen - South	Dunston and Teams / Whickham North	289												40	40	209	289					289

HLH20	Metrogreen - Riverside West Central	Dunston and Teams	157												30	30	97	157				157
HLH21	Metrogreen - Riverside East Central	Dunston and Teams	110							30	30	30	20					110				110
HLH22	Metrogreen - East	Dunston and Teams	138										19	30	30	59		138				138
HLH23	Metrogreen - Riverside South West	Dunston and Teams	64								4	30	30					64				64
HLH26	Johnson St / Abbeyfield Close	Dunston and Teams	3		3													3		3		3
HLH29	1-6a Ravensworth View, Dunston	Dunston and Teams	3		3													3		3		3
HLI1	Central Nursery	Dunston Hill and Whickham East	230					30	50	50	50	50						230			230	
HLI2	Dunston Hill School	Dunston Hill and Whickham East	18			6	12											18		18		18
HLI3	Chase Park depot	Dunston Hill and Whickham East	5		5													5		5		5
HLI4	Dunston Hill Persimmon	Dunston Hill and Whickham East	352		15	35	50	50	50	50	50	50	2					352			352	352
HLI5	Washingwell Cottage	Dunston Hill and Whickham East	5	5														5		5		5
HLI6	The Hall, Church Chare, Whickham	Dunston Hill and Whickham East	4	4														4		4		4
HLI7	Part of Dunston Hill Hosp	Dunston Hill and Whickham East	38		10	28												38		38		38
HLJ1	Brandling Village	Felling	146			6	35	35	35	35								146		146		146
HLJ2	Rear of Pensher St East	Felling	22		15	7												22		22		22
HLJ3	Acacia Rd	Felling	41	5	30	6												41		41		41
HLJ6	Former Salvation Army premises	Felling	5	5														5		5		5
HLJ10	Felling Park Depot	Felling	12	12														12		12		12
HLJ13	Oban Tce, Sunderland Rd	Felling	12			12												12		12		12
HLJ15	The Hall, Sunderland Rd	Felling	16			16												16		16		16
HCLK1	Whitley Court	High Fell	30		13	17												30		30		30

HLK2	Beacon Lough East	High Fell	174									12	35	35	35	35	22		174		174				174
HLK3	Ravenswood care home site	High Fell	11		11														11		11				11
HLK4	Lyndhurst Centre	High Fell	36	5	12	19													36		36				36
HLK5	Wrekenton Multi-Purpose Centre	High Fell	45				20	25											45		45				45
HLK6	Aycliffe Avenue shops etc	High Fell	5	5															5		5				5
HLL1	Elisabethville	Lamesley	109			35	35	35	4										109		109				109
HLL5	Seaham Gdns	Lamesley	5						5										5		5				
HLL6	Kibblesworth NW	Lamesley	162		23	30	30	30	30	19									162				162		162
HLL7	Kibblesworth SW	Lamesley	63							11	30	22							63				63		63
HLL9	High Eighton Farm	Lamesley	11							11									11		11				11
HLL11	Northside (part of) - Cell C	Lamesley	132			30	30	30	30	12									132		132				132
HLL12	Northside (part of) - Phase II Birtley JV	Lamesley	112	35	35	35	7												112		112				112
HLL16	Hedley Hall Cottis	Lamesley	4	4															4		4				4
HLM2	Askew Road (West)	Lobley Hill and Bensham	189			9	30	30	30	30	30								189			189			189
HLN2	Eslington Villa	Low Fell	10				10												10		10				10
HLN6	Gateshead Outdoor Activity Centre	Low Fell	7		7														7		7				7
HLN7	Queen's Head, Sheriff's Highway	Low Fell	5	5															5		5				5
HLN8	Whinney Park	Low Fell	12	12															12		12				12
HLO1	Jordan Engineering	Pelaw and Heworth	36											6	30				36		36				
HLO2	Queen Victoria Street, Pelaw	Pelaw and Heworth	19		19														19		19				19
HLO7	S of Pelaw Metro station	Pelaw and Heworth	45				30	15											45		45				45
HLO14	Former Albion Inn, Reay St, Bill Quay	Pelaw and Heworth	5	5															5		5				5
HLP3	Ryton	Ryton Crookhill and Stella	550			50	50	50	50	50	50	50	50	50	50	50			550				550		550
HLP9	The White House, Stella Rd	Ryton Crookhill and Stella	4	4															4		4				4
HLP12	East Grange	Ryton Crookhill and Stella	15							15									15		15				15

HLP13	Old Co-op, Crookhill	Ryton Crookhill and Stella	11	11													11		11				11
HLP14	Ryton Park Hotel	Ryton, Crookhill and Stella	6		6												6		6				6
HLP15	Alexandra Gardens, Crookhill	Ryton, Crookhill and Stella	5		5												5		5				5
HLQ1	Kelvin Grove	Saltwell	52		20	32											52		52				52
HLQ2	Springs Health Club	Saltwell	22	22													22		22				22
HLQ3	Hyde Park	Saltwell	40					17	23								40		40				40
HLQ6	W of Saltwell Rd JV site	Saltwell	21	21													21		21				21
HLQ8	65-69 Bewick Road, Bensham	Saltwell	3	3													3		3				3
HLR1	Thorne Ave garage block	Wardley and Leam Lane	4					4									4		4				4
HLS1	Clavering Rd, Swalwell	Whickham North	8	8													8		8				8
HLS3	Brewery Bank	Whickham North	9	9													9		9				9
HLS4	Whickham Front St Sch old buildings	Whickham North	16			16											16		16				16
HLS5	Whickham Front St Sch new bldgs	Whickham North	8				8										8		8				8
HLS7	Derwentside Nursing Home	Whickham North	22	11	11												22		22				22
HLS10	Holme Rise garages	Whickham North	3				3										3		3				3
HLS19	Metrogreen - Derwent East Bank	Whickham North	197					40	40	40	40	37					197					197	
HLS26	Kipling Avenue garages	Whickham North	13						13								13		13				
HLS27	Crowley Rd / Richmond Ave	Whickham North	9	9													9		9				9
HLS28	Bar 3T, Swalwell	Whickham North	6	6													6		6				6
HLT1	Sunnside NE	Whickham South and Sunnside	48					1	30	17							48				48		48
HLT2	Sunnside SE	Whickham South and Sunnside	90			30	30	30									90				90		90
HLT3	Marley Hill School	Whickham South and Sunnside	22	22													22		22				22

	Difference			201	148	177	183	132	66	41	210	159	119	45	52
	CSUCP target re-allocated over the whole period to take account of under-delivery			523	523	843	843	843	843	843	355	355	355	355	351
	Difference between trajectory and revised CSUCP target			162	109	138	144	93	27	2	171	120	80	6	17
	CSUCP target re-allocated to the first 5 years to take account of under-delivery			577	577	936	936	935	804	804	316	316	316	316	316
	Difference between trajectory and revised CSUCP target			108	55	45	51	1	66	41	210	159	119	45	52

APPENDIX 3

COUNCIL-OWNED SITES, SMALL SITES, AND SITES ON PREVIOUSLY-DEVELOPED LAND

1	2	3	4	5	6	7	8	9	10	11	12	
Site number	Site name	Ward	Yield	Greenfield	Previously-developed land	Council-owned	Other-owned (including some sites which are partly Council-owned)	Small sites within the meaning of the NPPF (1 hectare or smaller)	Category of site regarding allocation	Council-owned previously developed and unviable	5 yr land supply (coloured = yes)	KEY to categories of sites (column 10)
HLA1	Site of The Vigo public house	Birtley	10		10		10	10				Allocated by MSGP
HLA2	Adj Armdale Ho	Birtley	5	5			5	5				In Urban Core
HLA9	Land at Portobello	Birtley	60	60			60					Allocated by CSUCP
HLB1	Bleach Green	Blaydon	184		184	184						Within Metrogreen AAP area
HLB2	Blaydon Bank / Litchfield Lane	Blaydon	6		6		6	6				
HLB3	Ramsay Street, Winlaton	Blaydon	13		13	13		13				
HLB9	Garden St	Blaydon	32		32		32	32				
HLB12	Horse Crofts	Blaydon	10	10			10	10				
HLB13	Hallgarth Rd	Blaydon	3		3	3		3		3		
HLB14	Axwell Hall	Blaydon	21		21		21	21				
HLC7	Tennyson and Newbolt Towers	Bridges	45		45	45		45				
HLC11	Windmill Hills School	Bridges	23		23	23				23		
HLC23	Site of Northwood APH	Bridges	10		10	10		10				
HLC26	92 Coatsworth Rd	Bridges	4		4		4	4				
HLC28	Sanderson Villas	Bridges	10		10		10	10				
HLD2	Rowlands Gill Infants' School	Chopwell and Rowlands Gill	23		23	23		23				
HLD3	Former Victoria Institute	Chopwell and Rowlands Gill	6		6		6	6				

HLD7	Windsor Court, Rowlands Gill	Chopwell and Rowlands Gill	7	7		7		7			
HLD14	Chopwell Heartlands	Chopwell and Rowlands Gill	220	220		220					
HLD16	Former garage site, South Rd	Chopwell and Rowlands Gill	3		3	3		3		3	
HLD18	19-21 Derwent St, Chopwell	Chopwell and Rowlands Gill	3		3		3	3			
HLE1	Site of Children's Home, Harlow Green	Chowdene	13		13	13		13		13	
HLF5	Charlie Street	Crawcrook and Greenside	3		3		3	3			
HLF6	Sealburn Farm	Crawcrook and Greenside	10		10		10	10			
HLF8	Ellison Tce, Greenside	Crawcrook and Greenside	3		3		3	3			
HLG1	E of Broadway Centre	Deckham	56		56	56					
HLG3	33-37 Deckham Tce	Deckham	7		7		7	7			
HLG4	High Fell WMC	Deckham	4		4		4	4			
HLG5	Swanway	Deckham	12		12	12		12			
HLG8	NE of Elgin Centre	Deckham	27		27	27		27		27	
HLG10	Medway Crescent	Deckham	16		16	16		16		16	
HLG11	Site of Deckham Hotel	Deckham	6		6		6	6		6	
HLG13	Chelsea Gdns W end	Deckham	4		4	4		4			
HLG14	Kingston Rd N side	Deckham	4		4	4		4			
HLG17	Chiswick Gdns	Deckham	4		4	4		4		4	
HLH1	Dixon Street	Dunston and Teams	106		106	106				106	
HLH2	Clasper Village	Dunston and Teams	181		181	181					
HLH3	Foresters Arms	Dunston and Teams	9		9		9	9			
HLH7	Bridon site	Dunston and Teams	7		7		7				
HLH12	Seymour Street	Dunston and Teams	8	8		8		8		8	

HLH13	Play area, Wolseley Close	Dunston and Teams	41		41	41		41		41	
HLH14	Ravensworth Rd, Dunston	Dunston and Teams	45		45	45				45	
HLH26	Johnson St / Abbeyfield Close	Dunston and Teams	3		3	3		3			
HLH29	1-6a Ravensworth View, Dunston	Dunston and Teams	3		3		3	3			
HLI2	Dunston Hill School	Dunston Hill and Whickham East	18		18	18		18		18	
HLI3	Chase Park depot	Dunston Hill and Whickham East	5		5	5		5		5	
HLI5	Washingwell Cottage	Dunston Hill and Whickham East	5		5		5	5			
HLI6	LG Coffee Bar, Church Chare, Whickham	Dunston Hill and Whickham East	4		4		4	4			
HLI7	Part of Dunston Hill Hosp	Dunston Hill and Whickham East	38		38		38				
HLJ1	Brandling Village	Felling	146		146	146					
HLJ2	Rear of Pensher St East	Felling	22		22		22	22			
HLJ3	Acacia Rd	Felling	41		41		41				
HLJ6	Former Salvation Army premises (St Peter's Close)	Felling	5		5		5	5			
HLJ10	Felling Park Depot	Felling	12		12	12		12		12	
HLJ13	Oban Tce, Sunderland Rd	Felling	12		12	12		12			
HLJ15	The Hall, Sunderland Rd	Felling	16		16		16	16			
HLK1	Whitley Court	High Fell	30		30	30				30	
HLK2	Beacon Lough East	High Fell	174		174	174					
HLK3	Ravenswood care home site	High Fell	11		11	11		11		11	
HLK4	Lyndhurst Centre	High Fell	36		36	36				36	

HLK5	Wrekenton Multi-Purpose Centre	High Fell	45		45	45		45		
HLK6	Aycliffe Avenue shops etc	High Fell	5		5	5		5	5	
HLL1	Elisabethville	Lamesley	109		109	109			109	
HLL5	Seaham Gdns	Lamesley	5		5	5		5	5	
HLL9	High Eighton Farm	Lamesley	11		11		11	11		
HLL11	Northside (part of) - Cell C	Lamesley	132	132		132				
HLL12	Northside (part of) - Phase II Birtley JV	Lamesley	112	112		112				
HLL16	Hedley Hall Cottis	Lamesley	4		4		4	4		
HLN2	Eslington Villa	Low Fell	10		10		10	10		
HLN6	Gateshead Outdoor Activity Centre	Low Fell	7		7	7		7		
HLN7	Queen's Head, Sheriff's Highway	Low Fell	5		5		5	5		
HLN8	Whinney Park	Low Fell	12	12			12	12		
HLO1	Jordan Engineering	Pelaw and Heworth	36		36		36	36		
HLO2	Queen Victoria Street, Pelaw	Pelaw and Heworth	19	19		19		19	19	
HLO7	S of Pelaw Metro station	Pelaw and Heworth	45	45			45			
HLO14	Former Albion Inn, Reay St, Bill Quay	Pelaw and Heworth	5		5		5	5		
HLP9	The White House, Stella Rd	Ryton Crookhill and Stella	4		4		4	4		
HLP12	East Grange	Ryton Crookhill and Stella	15		15		15	15		
HLP13	Old Co-op, Crookhill	Ryton Crookhill and Stella	11		11		11	11		
HLP14	Ryton Park Hotel	Ryton, Crookhill and Stella	6		6		6	6		
HLP15	Alexandra Gardens, Crookhill	Ryton, Crookhill and Stella	5	5			5	5		
HLQ1	Kelvin Grove	Saltwell	52		52	52			52	
HLQ2	Springs Health Club	Saltwell	22		22	22		22		
HLQ3	Hyde Park	Saltwell	40		40	40			40	

HlQ6	W of Saltwell Rd JV site	Saltwell	21		21	21				21	
HlQ8	65-69 Bewick Road, Bensham	Saltwell	3		3		3	3			
HlR1	Thorne Ave garage block	Wardley and Leam Lane	4		4	4		4		4	
HlS1	Clavering Rd, Swalwell	Whickham North	8		8		8	8			
HlS3	Brewery Bank	Whickham North	9		9		9	9			
HlS4	Whickham Front St Sch old buildings	Whickham North	16		16	16		16			
HlS5	Whickham Front St Sch new bldgs	Whickham North	8		8	8		8			
HlS7	Derwentside Nursing Home	Whickham North	22		22	22		22			
HlS10	Holme Rise garages	Whickham North	3		3	3		3			
HlS26	Kipling Avenue garages	Whickham North	13		13	13		13			
HlS27	Crowley Rd / Richmond Ave	Whickham North	9		9		9	9			
HlS28	Bar 3T, Swalwell	Whickham North	6		6		6	6			
HlT3	Marley Hill School	Whickham South and Sunnyside	22		22	22		22			
HlT5	Starling Walk	Whickham South and Sunnyside	10	10		10		10			
HlT6	Garages, Gladeley Way, Sunnyside	Whickham South and Sunnyside	5		5	5		5			
HlT11	The Grange, Marley Hill	Whickham South and Sunnyside	3		3			3			
HlU6	Opposite Coltsfoot Gdns	Windy Nook and Whitehills	39	39		39				39	
HlU12	29-35 Kellsway, Leam Lane	Windy Nook and Whitehills	3		3		3	3			
HlV1	Derwent View Garages	Winlaton and High Spen	4		4	4		4			
HlV2	Winlaton Care Village	Winlaton and High Spen	25		25		25				

HLV3	57-59 Front St Winlaton	Winlaton and High Spen	6		6		6	6			
HLV4	Hookergate School	Winlaton and High Spen	45		45	45					
HLV5	Barlow Rd	Winlaton and High Spen	5		5	5		5			
HLV8	Hallgarth	Winlaton and High Spen	15		15		15	15			
HLV12	Ethel Tce garages	Winlaton and High Spen	3		3	3		3		3	
HLV13	W of Beda Hill	Winlaton and High Spen	13	13			13	13			
HLV14	Strothers Rd	Winlaton and High Spen	3		3		3	3			
HLV19	Winlaton Social Club	Winlaton and High Spen	11		11		11	11			
HLV20	Spen Excelsior Club, High Spen	Winlaton and High Spen	3		3		3	3			
			2899	697	2284	2263	633	932		704	
HLB5	Metrogreen -Derwent West Bank	Blaydon	182		182	182				182	
HLH17	Metrogreen - Dunston W	Dunston and Teams	480		480		480				
HLH18	Metrogreen - Dunston SW	Dunston and Teams	242		242		242				
HLH19	Metrogreen - South	Dunston and Teams / Whickham North	289		289		289				
HLH20	Metrogreen - Riverside West Central	Dunston and Teams	157		157		157				
HLH21	Metrogreen - Riverside East Central	Dunston and Teams	110		110		110				
HLH22	Metrogreen - East	Dunston and Teams	138		138		138				
HLH23	Metrogreen - Riverside South West	Dunston and Teams	64		64		64				
HLS19	Metrogreen - Derwent East Bank	Whickham North	197		197		197				
			1859		1859	182	1677			182	
HLC1	Boulevard SW	Bridges	55		55	55					
HLC3	Pipewellgate	Bridges	250		250		250	250			

HLC4	Hudson St car park	Bridges	150		150		150	150			
HLC5	Freight Depot	Bridges	300		300	300					
HLC6	Gateshead Green	Bridges	52		52	52					
HLC12	Old Town Hall area	Bridges	82		82	82					
HLC13	High Street area (NW)	Bridges	20		20	20		20			
HLC14	Jackson Street	Bridges	38		38	38		38			
HLC15	New Chandless	Bridges	257		257	257					
HLC16	Heaton Paper Co	Bridges	16		16		16	16			
HLC17	Go-Ahead depot	Bridges	61		61		61				
HLC18	Tynegate blocks	Bridges	257		257	257		257			
HLC19	Tynegate green	Bridges	52	52		52		52			
HLC20	Askew Road (east)	Bridges	148		148		148	148			
HLC21	Hillgate - Gateshead Quays Key Site (part of)	Bridges	89		89	89					
HLC22	The Point	Bridges	47		47		47				
HLC24	Ochre Yards	Bridges	76		76		76				
HLC32	Gateshead Quays Key Site (part of)	Bridges	120		120	120					
HLC34	"Hawks Mill"	Bridges	154		154		154	154			
HLC35	Hopper St	Bridges	82		82		82	82			
HLM2	Askew Road (West)	Lobley Hill and Bensham	189		189	189					
			2495	52	2361	1511	984	1167			
HLD4	Middle Chopwell	Chopwell and Rowlands Gill	89	89		89					
HLD5	South Chopwell	Chopwell and Rowlands Gill	216	216			216				
HLD6	Highfield	Chopwell and Rowlands Gill	70	70			70				
HLF3	Crawcrook N	Crawcrook and Greenside	187	187			187				
HLF4	Crawcrook S	Crawcrook and Greenside	160	160			160				
HLI1	Central Nursery	Dunston Hill and Whickham East	230		230	230					
HLI4	Dunston Hill Persimmon	Dunston Hill and Whickham East	352	352			352				
HLL6	Kibblesworth NW	Lamesley	162	162			162				

HLL7	Kibblesworth SW	Lamesley	63	63			63				
HLP3	Ryton	Ryton Crookhill and Stella	550	550			550				
HLT1	Sunniside NE	Whickham South and Sunniside	48		48		48				
HLT2	Sunniside SE	Whickham South and Sunniside	90		90		90				
HLV9	High Spen East	Winlaton and High Spen	132	132			132				
HLV10	High Spen West	Winlaton and High Spen	42	42		42					
			2391	2023	368	361	2030				
	Total		9644	2772	6872	4317	5324	2099		886	