

APPENDIX 5 List of Discounted Sites

HELAA Reference	id	Site Name	Neighbourhood Area Name	Site Type	Site Size (Ha.)	HELAA Discounted For Employment	HELAA Discounted For Housing	Justification for Discounting	Planning Reference	Easting	Northing
1038	76306	Land West of Cosyn Street, Battlefield	Byker	Call-for-Sites Submissions	0.63	No	Yes	This site is in use as employment units and is not currently available for redevelopment.	None	426307	564478
1038	76307	Land West of Foundry lane, Battlefield	Byker	Call-for-Sites Submissions	0.20	Yes	Yes	This site is not currently available for redevelopment.	None	426307	564478
1075	76329	Land West of St Lawrence Road	Byker	Call-for-Sites Submissions	0.16	Yes	Yes	The land is under threshold of 0.25ha. in size and would not therefore be assessed for inclusion in the HELAA as land supply. The land is in use as open space and development would likely to be contrary to Policy DM30 of the DAP local plan. Development which would result in the loss of open space not shown on the Policies Map that contributes to the character and visual amenity of an area will not be permitted unless it can be demonstrated that the benefits of development clearly outweigh the loss.	None	426491	564163
6210	76261	Land North of St Lawrence Road	Byker	Call-for-Sites Submissions	0.24	No	Yes	The prevailing wind is south westerly; there is a history of odour issues and noise at this site due to its proximity to the Byker Household Waste Recycling Centre. This site is thus considered unsuitable for residential development.	None	570788	563697
6250	76337	Land along St Lawrence Road, Quayside	Byker	Call-for-Sites Submissions	1.89	No	Yes	The premises on site are at least partly in use for industrial offices and as such residential use of the land would be in conflict with Policy DM2 of the DAP local plan(Riverside East). Policy DM2 requires evidence to demonstrate that there is no current or likely future demand for employment uses.	None	427,079	563,632
4671	76324	Land South of Newburn Road, Newburn Grange Farm	Callerton & Throckley	Call-for-Sites Submissions	43.27	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	415989	565916
4927	76091	Woolsington Hall	Callerton & Throckley	Call-for-Sites Submissions	109.27	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan. Previous enabling development scheme has now lapsed.	None	420083	570406
6285	76297	Land East of South Drive, South Lodge Plantation	Callerton & Throckley	Call-for-Sites Submissions	9.45	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	420430	569734
4954	76263	Land to the South of Callerton Parkway	Callerton & Throckley	Call-for-Sites Submissions	7.32	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	419138	570092
6055	76310	Land North of Ponteland Road	Callerton & Throckley	Call-for-Sites Submissions	15.68	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	420,430	569,734
6195	76319	Land North East of Whorlton Lane	Callerton & Throckley	Call-for-Sites Submissions	53.77	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	418,485	569,273
6196	76327	Land North East of Whorlton Lane	Callerton & Throckley	Call-for-Sites Submissions	28.68	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	419,113	569,056

6211	76264	Land to the North of Callerton Parkway	Callerton & Throckley	Call-for-Sites Submissions	11.94	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	418697	570788
6212	76265	Site South East of Callerton Parkway, Woosington	Callerton & Throckley	Call-for-Sites Submissions	9.15	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	419343	570134
6223	76289	Land South of Armstrong Street	Callerton & Throckley	Call-for-Sites Submissions	2.07	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	417786	568898
6229	76296	Land North of Walbottle Road	Callerton & Throckley	Call-for-Sites Submissions	13.87	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	417107	566776
6232	76305	Land North of A69, East of Dewley Burn	Callerton & Throckley	Call-for-Sites Submissions	8.58	Yes	Yes	The land to the west of the site forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan. However, land within the eastern part of the site is already within the allocated housing site (CSUCP NN1 Lower Callerton)	2018/0382/01/D ET Lower Callerton	416636	567364
6243	76325	Land South of Hawthorn Terrace, Walbottle Colliery Farm	Callerton & Throckley	Call-for-Sites Submissions	17.93	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	416649	566371
6244	76326	Land to South of Loughbridge, Ho, Stamfordham Road	Callerton & Throckley	Call-for-Sites Submissions	205.44	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	417228	568122
6245	76328	Land North of Hexham Road	Callerton & Throckley	Call-for-Sites Submissions	29.23	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	414755	567301
6255	76358	Land at Whorlton Hall Farm	Callerton & Throckley	Call-for-Sites Submissions	0.48	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	418833	568544
6256	76374	Land along Newburn Road	Callerton & Throckley	Call-for-Sites Submissions	10.06	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	416,645	565,944
6280	77472	Land at Whorlton Hall Farm	Callerton & Throckley	HELAA 2024	6.38	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	418505	568541
6286	77596	Site off Stamfordham Road	Callerton & Throckley	HELAA 2024	0.8	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	416721	568829
6213	76266	Land South of Prestwick Road	Castle	Call-for-Sites Submissions	7.53	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	420,349	572,909
6220	76281	Land North of Sandy Lane, Brunswick Village	Castle	Call-for-Sites Submissions	35.18	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy 19 of the local plan.	None	423005	573035
6225	76291	Land East of Prestwick Carr Road	Castle	Call-for-Sites Submissions	11.15	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	420286	573566
6230	76300	Land East of Main Road	Castle	Call-for-Sites Submissions	7.21	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	420349	572909
6249	76336	Land North of Oakfield Lane, Dinnington	Castle	Call-for-Sites Submissions	5.38	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy 19 of the local plan.	None	420716	573599
6251	76338	Land East of Main Road, Dinnington	Castle	Call-for-Sites Submissions	18.43	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy 19 of the local plan.	None	421076	573761

6253	76350	Land at North Park Avenue	Castle	Call-for-Sites Submissions	9.67	No	Yes	The premises on site has recently been in use for offices and as such residential use of the land would be in conflict with Policy DM2 of the DAP local plan. Policy DM2 requires evidence to demonstrate that there is no current or likely future demand for employment uses.	None	422567	571245
6281	77470	Land at Brenkley	Castle	HELAA 2024	81.87	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	422257	574809
6242	76323	Land South of Benton Park Road	Dene & South Gosforth	Call-for-Sites Submissions	22.41	No	Yes	The premises on site are currently in use for as offices and as such residential use of the land would be in conflict with Policy DM2 of the DAP local plan. Policy DM2 requires evidence to demonstrate that there is no current or likely future demand for employment uses.	None	426610	567857
6222	76288	Land South of Railway Terrace	Elswick	Call-for-Sites Submissions	3.48	No	Yes	The site is not considered achievable for residential development in the next 15 years	None	423707	563062
6336	78053	Land on Jubilee Road	Fawdon & West Gosforth	HELAA 25	5.61	No	Yes	The premises on site are currently in use for offices and as such residential use of the land would be in conflict with Policy DM2 of the DAP local plan. Policy DM2 requires evidence to demonstrate that there is no current or likely future demand for employment uses.	None	423882.4745	568384.4533
6209	76259	Land North West of Rowan Drive, Fawdon	Fawdon & West Gosforth	Call-for-Sites Submissions	10.39	No	Yes	The premises on site are currently in use for industrial logistics and as such residential use of the land would be in conflict with Policy DM2 of the DAP local plan. Policy DM2 requires evidence to demonstrate that there is no current or likely future demand for employment uses.	None	422153	568695
6228	76295	Land South of John Street	Fawdon & West Gosforth	Call-for-Sites Submissions	0.05	Yes	Yes	The site does not meet the threshold size of 0.25 Ha. (1,000 sqm 5 dwellings) for assessment within the HELAA.	None	423137	568283
6231	76304	Land South of Hospital Lane	Lemington	Call-for-Sites Submissions	18.98	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	417701	566059
6240	76320	Land on Hospital Lane, Blutcher	Lemington	Call-for-Sites Submissions	40.25	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	417411	565881
5984	76286	Land East of Redhall Drive	Manor Park	Call-for-Sites Submissions	4.05	Yes	Yes	The site is currently in use for outdoor sport and is protected for open space (education)(Redhall DriveCoxlodge Wagonway) under Policy DM30 DAP local plan.	None	427746	567229
6239	76316	Land Under Glass House Bridge	Ouseburn	Call-for-Sites Submissions	0.03	Yes	Yes	The site is too small to be included in the HELAA which assesses sites for housing and employment uses over 0.25ha. in size (or can accommodate 1,000 sqm floorspace or 5 dwellings)	None	426392	564182
6241	76322	Land to the East of Great North Road	Parklands	Call-for-Sites Submissions	0.40	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	424119	570919
6252	76340	Land West of Salters Lane	Parklands	Call-for-Sites Submissions	30.61	Yes	Yes	The land is located within the Tyne and Wear Green Belt and Flood Zone 3 and its development would be contrary to policy. There are no exceptional circumstances to justify the release of the site.	None	425625	569519
6254	76355	Land North of Rotary Way, North Brunton	Parklands	Call-for-Sites Submissions	9.16	Yes	Yes	The land forms part of the Tyne and Wear Green Belt and is protected from development. Development of this site would be contrary to the the national purposes of the Green Belt, and to CSUCP Policy CS19 of the local plan.	None	424029	571569
3088	76260	Land at Portland Terrace	South Jesmond	Call-for-Sites Submissions	0.84	No	Yes	The majority of this site is occupied by a listed building (designated heritage asset). Those areas of the site that are not occupied by a built structure (listed building)(United Bus Co. Depot) are within the curtilage of a listed building (designated heritage asset) and within the South Jesmond Conservation Area (designated heritage asset). The site is considered severely constrained and unachievable.	None	425541	565437
6226	76292	Land East of Portland Terrace	South Jesmond	Call-for-Sites Submissions	0.16	Yes	Yes	The majority of the site is protected open space and development would be in conflict with Policy DM30 of the DAP local plan	None	425541	565437
6215	76274	Land West of White Street, Low Walker	Walker	Call-for-Sites Submissions	1.29	No	Yes	The land is within the Walker Riverside Employment Area and is protected for manufacturing and industrial uses Policy CS3 of the CSUCP local plan.	None	429634	564595
6218	76278	Land South of Mitchell Street	Walker	Call-for-Sites Submissions	0.34	No	Yes	The land is within the Walker Riverside Employment Area and is protected for manufacturing and industrial uses Policy CS3 of the CSUCP local plan	None	429602	564434