

Site Ref.	Ward	Site Address	Gross Site Area (ha)	Net Site Area (ha)(Housing)	Site Status	Justification for discounting	e	n	Planning Reference
1038	Byker	Ouseburn Central (Foundry Lane)	1.66	0.41	Discounted	Site is not considered to be achievable during the plan period due to viability issues.	426307	564478	None
1062	Ouseburn	7-17 Lime Street	0.16	0.12	Discounted	Site is below size threshold for HELAA	426231	564361	2006/1241/01/DET
1075	Byker	Land west of the Free Trade Inn	0.22	0.11	Discounted	Site is below size threshold for ELR.	426491	564163	None
1079	Ouseburn	184-186 New Bridge Street	0.34	0.11	Discounted	There is no evidence that the site will come forward for residential development, so it is not deliverable.	425810	564440	None
1090	Byker	Heaton Terrace, Shields Road West	0.25	0.25	Discounted	There is no evidence to suggest that the site will come forward for mixed use development within the plan period. Not deliverable or achievable.	426468	564798	None
1091	Byker	Land at rear of Heaton Terrace	0.24	0.236	Discounted	The site is not considered to be an achievable or deliverable site.	426433	564833	No planning status
2509	Callerton & Throckley	Newburn Residential Home (East), High Street	0.14	0.14	Discounted	Cost of removing restrictive covenant. The site is not considered to be an achievable, deliverable or developable site.	416692	565254	2001/0643/01/DET

1116	Ouseburn	Upper Steenburgs - Lower Plateau	0.31	0.26	Discounted	This is a small land locked site, difficult for redevelopment without land assembly. Not achievable.	426094	564556	2006/1285/01/DET
1140	Byker	Site of Byker Buildings, Byker Bank	0.28	0.21	Discounted	This site is not considered suitable for housing due to potential conflict with noise regulations.	426439	564568	None
1160	Ouseburn	Former Dallas Carpets	0.2	0.13	Discounted	The site is not considered achievable for development at this time as currently operating as A1 retailer.	426283	564300	2016/1240/01/DET
1323	Monument	Terrace Place car parks	0.34	0.2	Discounted	The site is heavily constrained and is not available as it currently operates as a car park.	424480	564699	None
1407	Monument	Blandford Squar, St James Boulevard, Newcastle	1.32	0.66	Discounted	Land assembly required for comprehensive development, not a priority for public intervention - very limited housing / employment potential.	424187	563954	no planning history
1464	Monument	Site between 118 & 128 Pilgrim Street	0.01	0.01	Discounted	Site is below size threshold for HELAA.	425071	564161	None
1479	Monument	108-110 Grainger Street	0.05	0.04	Discounted	Site is not considered to be achievable during the plan period.	424817	564259	2003/2190/01/DET

1486	Wingrove	Former Car Showroom Westgte Road NE4 9JR	0.51	0.54	Discounted	There is a current planning application for a hotel, therefore the site cannot currently be considered available for housing.	422578	564612	Application Pending Consideration for hotel
1502	Benwell & Scotswood	Scotswood Bridge Head	1.22	0.61	Discounted	Redevelopment for employment or housing is unlikely due to small irregular site shape.	419964	563890	None
1507	Elswick	Bentinck Furniture, 137 Bentinck Road, Elswick	0.39	0.39	Discounted	No evidence that site will be made available for housing.	422819	563883	None
1527	Elswick	Land to the North of Cruddas Park Shopping Centre	0.66	0.5	Discounted	Not suitable for housing due to overshadowing due to adjacent tower block.	423289	563607	No planning status
1538	Monument	Land to the north of Masonic Temple, Maple Terrace	0.17	0.17	Discounted	Not suitable for housing.	423758	563643	None
1547	Elswick	Site of Hopedene	0.27	0.27	Discounted	Site is not considered to be achievable during the plan period due to viability issues.	423453	563886	None
1550	Elswick	Land at Kirkdale Green, Rye Hill	0.28	0.28	Discounted	Site in use as children's play area so is not available or achievable.	423681	563861	None

1574	Elswick	40 W Parade, Newcastle upon Tyne NE4 7LB	0.38	0.38	Discounted	The site is not considered to be available or achievable at this time, as currently operational as a hotel.	423662	563793	2010/0724/01/DET
1675	Monument	Spire, All Saint's Business Centre, Pilgrim Street, Newcastle	0.11	0.11	Discounted	Purpose built All Saints Business Centre has been advertised as an office refurbishment.	425223	563996	No planning ref
2712	Parklands	Three Mile Inn, Gosforth	0.58	0.4	Discounted	Not available for housing.	424312	569501	2011/1462/01/DET
2790	Lemington	Land between Warkworth Street and Ingoe Street, Lemington	1.16	1	Discounted	Part allocated for housing in UDP but ground conditions preclude development.	418363	564971	None
2792	Lemington	Land south of Tyne View	1.06	0.96	Discounted	Site is not considered to be achievable during the plan period due to viability issues.	418594	564603	2009/0075/01/OUT
2830	Kingston Park South & Newbiggin Hall	Land at Trevelyan Drive and Mortimor Avenue	0.12	0.12	Discounted	Below size threshold.	420146	567394	No planning status
3031	Monument	Hanover Buildings	0.08	0.08	Discounted	The site is below the minimum threshold for the HELAA and ELR.	424933	563773	2015/1562/01/DET
3042	Ouseburn	47-49 Lime Street	0.18	0.18	Discounted	The site is below the size threshold for the HELAA	426180	564463	no planning history
3043	Callerton & Throckley	Former Council Depot, Walbottle Road	0.84	0.42	Discounted	Site is in Flood Risk 3b and in the Green Belt which are category 1 designations. Site is not achievable.	416882	565778	2006/0214/01/DET

3063	Byker	St. Lawrence Road Phase 2	0.34	0.23	Discounted	The existing ED3.1 allocation was reviewed as part of the 2014 ELR and the site will no longer be allocated from employment going forward. No evidence that site will be made available for housing	426795	563859	None
3073	Monument	149-157 Westgate Road and 35-39 St. James Boulevard	0.03	0.09	Discounted	The site is not considered achievable at this time.	424281	564062	2017/0110/01/DET
3086	Byker	Land between Raby Street & St. Peter's Road	1.93	1.93	Discounted	The site is designated for open space and due to ward based open space deficiencies , development of housing would be in conflict with policy unless exceptional circumstances can be demonstrated.	427273	563933	No planning status
3088	South Jesmond	Arriva Bus Depot, 33 Portland Terrace	0.87	0.88	Discounted	Not deliverable - listed building.	425541	565437	None
3097	South Jesmond	Council Depot, Newington Road	2.59	2.85	Discounted	Not available. Council Depot.	425971	565123	None
3103	Benwell & Scotswood	Atkinson Road	0.26	0.13	Discounted	The site is not available during the plan period as it is currently in use as a medical centre and car park.	421730	563995	None

3104	Benwell & Scotswood	Playing field, Conhope Lane	0.81	0.61	Discounted	Site is not considered to be achievable.	421629	564389	None
3111	Elswick	60-64 Bentinck Road & 300-302 Elswick Road	0.37	0.37	Discounted	Site is not considered to be achievable during the plan period due to viability issues and currently is in use as a car wash	422742	563877	None
3112	Elswick	Mill Lane South Workshops & Health Centre, Elswick	0.66	0.66	Discounted	No evidence that site will be made available for housing.	423087	563899	None
3117	Elswick	Kirkdale Green, Rye Hill, Elswick	0.57	0.57	Discounted	Designated Open Space including play space - not available or achievable.	423724	563889	None
3119	Benwell & Scotswood	Benwell Low Waterworks, Axwell Park View	1.19	1.19	Discounted	The site is not considered achievable over the plan period due to viability issues.	420926	564259	No planning history
3121	Elswick	Site of 103-127 Colby Court, Rye Hill	0.17	0.17	Discounted	Designated open space. Not available or achievable.	423690	563935	None
4227	West Fenham	Westgate Community College (South), West Road	1.7	0.5	Discounted	No evidence that the site will be made available for housing. Site still currently functions as a college with attached open space.	421795	564833	no planning history
3374	Monument	Collingwood Buildings	0.19	0.08	Discounted	The site is unlikely to come forward under current market conditions.	424833	563998	None

3389	Byker	WG1 - Land to the rear of 42-98 Kingston Avenue	0.59	0.58	Discounted	Site is not considered to be achievable at during the plan period due to viability issues.	427905	563888	None
3391	Monument	2-4 Hanover Square	0.17	0.17	Discounted	Residential development is considered unlikely to be viable in current market conditions	424897	563729	None
3392	Monument	Seen & Heard, 17 Queens Lane	0.06	0.06	Discounted	Site is unviable under current market conditions.	424988	563797	None
3393	Monument	George Street/Westmoreland Road/St. Jame's Boulevard	1.43	1	Discounted	Not available for housing or employment. Likely to come forward as education led development.	424068	563782	2013/1655/01/DET
3401	South Jesmond	Pinewood Leisure Club, 201 Jesmond Road	0.2	0.2	Discounted	Development appraisal suggests housing may be viable, but site is not available.	426003	565896	None
4014	Walkergate	Site of NEP (UK) ltd, Benfield Road	0.46	0.46	Discounted	Not available.	428289	565779	2004/2369/01/OUT
4029	Benwell & Scotswood	Condercum Road West	2.73	1.09	Discounted	No evidence that site will be made available for housing.	421789	564277	None
4087	Blakelaw	Whinmoor Place/Fouracres Rd, Cowgate	0.45	0.45	Discounted	Site is not considered to be achievable for development over the plan period.	422247	566456	None
4088	Blakelaw	Moorvale Lane/Deepdale Crescent, Cowgate	0.6	0.6	Discounted	Site is not considered to be achievable for development over the plan period.	422155	566756	None

4190	Monument	7-15 Gallowgate	0.03	0.03	Discounted	No evidence to suggest that the site will come forward for residential development.	424550	564438	2009/0194/01/DET
4547	Elswick	Newcastle Arena	3.66	1.83	Discounted	The site's existing use as an arena is the most viable, and it is not currently available for alternative uses.	424142	563268	None.
4701	Lemington	Land to south of allotment gardens, Blucher Terrace	0.39	0.39	Discounted	No evidence that the site is available for residential development. Not deliverable or developable.	417701	566059	No planning status
4249	Walker	CW4 - Bus terminus and open space at junction of Rhodes Street and Titan Road Walker	0.87	0.47	Discounted	Designated Open Space. Not available or achievable.	429414	564151	None
4250	Walker	Rhodes Street, Walker	1.15	1.15	Discounted	Likely negative impact on local and residential amenity means the site is not achievable for employment.	429452	564264	None
4252	Walker	Church Walk Centre, Berry Close, Walker	5.24	3	Discounted	Existing residential apartment blocks to be retained. Not deliverable.	429208	564421	None
4254	Walker	Wardroper House, Greenford Road (CD8)	0.55	0.45	Discounted	Site no longer available - Wardroper House to be retained. Not deliverable.	429271	563699	None

4255	Walker	West Walker Primary School, Church Street (CD4)	2.77	1.17	Discounted	Site to be retained in education use. Not deliverable.	429326	563617	No planning status
4256	Walker	Land south of Greenford Road, Walker (CD4)	1.9	0.95	Discounted	Allocated open space as well as other environmental constraints (GI, Wildlife Corridor). Not deliverable.	429293	563532	No planning status
4260	Walker	PB4 - Gaughan House, Winston House and 1-16 Gaughan Close	1.06	0.75	Discounted	Site is not considered to be achievable during the plan period due to viability issues.	428566	563116	None
4264	Castle	Moorey Spot Farm, Prestwick, Dinnington	1.06	0.95	Discounted	Justification for development in the Green Belt would need to be demonstrated. 2019/0783/01/DET application refused.	419937	573043	2019/0783/01/DET
4283	Byker	Glasshouse Street (East)	0.64	0.64	Discounted	No evidence that site will be made available for housing. Not achievable.	427181	563603	None
4284	Byker	Glasshouse Street (West)	1.65	1.65	Discounted	No evidence that site will be made available for housing. Not achievable.	427079	563632	None
4285	Byker	Spillers Mill, Quayside	1.36	1	Discounted	Alternative planning permission granted for a Ferris wheel	426915	563677	2018/1639/01/DET
4328	Monument	Former BP Petrol Filling Station, George Street	0.3	0.15	Discounted	Site not available for housing	424131	563541	None

4331	Elswick	Land south of junction of Dunn Street & Skinnerburn Road	0.22	0.22	Discounted	It is not considered to be achievable or deliverable at the present time.	423867	562949	no planning history
4402	Gosforth	157-185 High Street, Gosforth	0.19	0.19	Discounted	Site is not considered to be available or achievable during the plan period.	424389	568010	None
4405	Elswick	Angel Heights, Westgate Road	0.32	0.32	Discounted	No evidence that site will be made available for housing.	422797	564419	None
4406	Elswick	Angel Heights, Westgate Road	0.26	0.26	Discounted	No evidence that site will be made available for housing.	422781	564357	None
4421	Benwell & Scotswood	Land at Benwell Dene Nursing Home	1.2	1.1	Discounted	Site is not considered to be achievable during the plan period due to viability issues.	421202	564212	No planning status
4422	Benwell & Scotswood	Benwell Towers (aka The Mitre)	1.28	1.28	Discounted	Site is not available for housing development.	421176	564477	2012/1205/01/DET
4428	Walker	Riverside Park sites (PB8)	5.24	0.5	Discounted	Allocated open space as well as other environmental constraints (GI, Wildlife Corridor, Local Wildlife site) . Not deliverable or achievable.	428718	562983	No Planning Status
4432	Walker	Land at Scrogg Road and Walker Road	0.25	0.25	Discounted	Open space. Site not available or deliverable.	429058	563685	None

4433	Benwell & Scotswood	St. Bede's R.C Catholic School, Whickham View, Benwell	0.63	0.6	Discounted	Site is currently operating as a school and therefore is not considered available as a housing site.	420011	565000	None
4479	Benwell & Scotswood	Atkinson Road Primary School	0.69	0.69	Discounted	Site is not available or achievable as school is to be retained	421616	563867	No planning status
4543	Ouseburn	Winns Products, Shieldfield Industrial Estate	0.25	0.25	Discounted	Site developed as purpose built student accommodation.	425803	564693	2008/1275/01/DET
4546	South Jesmond	St George's Car Park & TA Centre	0.43	0.22	Discounted	Site is not available.	425402	565071	None.
4653	Monument	Land at the junction of Westmoreland Road and St. James' Boulevard	0.48	0.1	Discounted	Not considered available or achievable.	424179	563762	No planning status
4666	Callerton & Throckley	Land at Hareside, Millfield Lane, Newburn.	1.3	1.3	Discounted	The site is designated as open space. Not achievable.	416694	565644	None
4669	Callerton & Throckley	Walbottle Colliery	1.91	1.91	Discounted	Site is located in the Green Belt and so is not achievable.	417106	566482	None
4671	Callerton & Throckley	Newburn Grange Farm	41.7	44.62	Discounted	The site is located within the Green Belt and is therefore discounted on policy grounds as not achievable.	415989	565916	None
4672	Callerton & Throckley	Walbottle Colliery Farm	3.12	17.76	Discounted	The site is located within the Green Belt and is therefore discounted on policy grounds as not achievable.	416649	566371	None

4673	Lemington	Walbottle Colliery Farm 2	35.1	35.1	Discounted	Site is not suitable.	417411	565881	None
4674	Callerton & Throckley	Winning Farm, Newburn	6.32	6.32	Discounted	The site is located within the Green Belt and is therefore discounted on policy grounds as not achievable.	416645	565944	None
4675	Lemington	Land south of Scotswood Road, Lemington	1.69	1.5	Discounted	Site is not considered to be achievable at during the plan period due to viability issues.	418556	564502	No planning status
4677	Lemington	Lemington allotments	1.79	1.79	Discounted	The site is allocated open space currently functioning as allotments. Not achievable.	418485	565053	None
4699	Lemington	Land at St. Vincent's, West Denton	0.45	0.45	Discounted	Site is not suitable or achievable.	418991	565701	No planning status
4702	Callerton & Throckley	Allotment gardens to rear of 1-12 High Street, Newburn	0.25	0.25	Discounted	Site is not suitable for development. Site is heavily constrained. Not developable.	416867	565322	No planning status
4758	Callerton & Throckley	Phoenix Works, High Street, Newburn	0.7	0.7	Discounted	No evidence that the site will come forward for housing. Not developable.	416988	565153	None
4954	Callerton & Throckley	Land to the south of Callerton Parkway	8.11	6.1	Discounted	Site is in the Green Belt. Not achievable.	419138	570092	None
5005	Byker	Heaton Road Delivery Office	0.1	0.1	Discounted	The scheme is not considered viable.	427057	564885	No planning status

5007	Manor Park	Land at Manor Park Sports Ground, High Heaton	3.01	2.6	Discounted	Designated as open space for outdoor sport (private). Not achievable.	427405	567471	No planning status
5098	Arthur's Hill	Westgate Hill Primary School	0.44	0.436	Discounted	Education use - not achievable.	423206	564410	2013/0341/01/DET
5117	Gosforth	Gosforth Industrial Estate	4.27	2	Discounted	This site has significant constraints for development, including the existence of metro track on all sides, and existing employment uses	425226	568394	2016/1396/01/DET
5535	Denton & Westerhope	Land at junction of Stamfordham Road/ Hillhead Road	0.23	0.22	Discounted	Designated Open Space and includes a number of trees. Not achievable or deliverable.	419126	567587	None.
5222	Dene & South Gosforth	Land at Newlands Road	0.44	0.43	Discounted	Designated Open Space. Not achievable.	424917	567499	No planning status
5240	Lemington	Depot, Bells Close, Lemington	0.79	0.79	Discounted	Site is a part of an existing employment site. Not achievable.	419208	564384	No planning status
5241	Manor Park	Land north of Greenlee Drive, Little Benton	5.23	2	Discounted	Designated Open space. Not achievable.	427716	567646	No planning status
5303	Ouseburn	Land at Shieldfield Green, Falconer Street	0.21	0.2	Discounted	The site is designated open space and includes a number of trees. Not available.	425511	564677	No planning status
5395	Kingston Park South & Newbiggin Hall	Land North of Cheviot Primary School	2.22	1.65	Discounted	Designated Open Space - playing field. Not achievable.	420218	567873	None
5463	Fawdon & West Gosforth	Land at Fawdon Park Road, Fawdon	0.36	0.35	Discounted	This site is not available for housing.	422355	569229	None.

5465	Fawdon & West Gosforth	Former playground, Mapledene Road, Fawdon	0.44	0.43	Discounted	This site is not available for housing.	422768	568973	None.
5494	Parklands	Land at Gilwell Way, Brunton Park	0.23	0.22	Discounted	The site is protected open space. The site is not considered achievable.	423945	570191	None
5500	Kingston Park South & Newbiggin Hall	Land rear of Simonside Primary School	5.04	3.77	Discounted	Designated Open Space. Not achievable.	419415	568237	None
5505	Denton & Westerhope	Land between 11 and 13 Roachburn Road	0.98	0.42	Discounted	Designated Open Space. Not achievable or deliverable.	419414	566787	None
5825	Lemington	Site at Tyne View, Lemington	8.83	8.83	Discounted	This site is not considered achievable.	418486	564482	None
5984	Manor Park	Land to the East of Red Hall Drive Manor Park	3.97	2.97	Discounted	It is understood that the proposed changes to sports pitches that this scheme would inevitably involve is not currently supported by Sport England	427727	567243	No planning ref
6053	Castle	Land South of March Terrace Dinnington	5.71	4.28	Discounted	There are no exceptional circumstances to justify the deletion of this site from the Green Belt.	420186	573211	no planning history
6054	Callerton & Throckley	Land South West of Bracken Close, Dinnington	9.01	6.76	Discounted	There are no exceptional circumstances to justify the deletion of this site from the Green Belt.	420325	572907	no planning history

6055	Callerton & Throckley	Harey Dene, North of Ponteland Road, Kenton Bankfoot	15.25	11.44	Discounted	There are no exceptional circumstances to justify the deletion of this site from the Green Belt.	420401	569734	no planning history
6056	Callerton & Throckley	Land at Harvey Dene, Green Lane Bullocksteads	8.32	6.24	Discounted	There are no exceptional circumstances to justify the deletion of this site from the Green Belt.	419954	569147	no planning history
6057	Callerton & Throckley	Land at Bullocksteads Ponteland Road	12.28	9.21	Discounted	There are no exceptional circumstances to justify the deletion of this site from the Green Belt.	420425	569323	no planning history
6111	South Jesmond	Land south of Jesmond Road, Jesmond Three Sixty, Shieldfield, Newcastle	0.17	0.17	Discounted	This site is not considered suitable for residential use due to site constraints, such as impact upon historic buildings and noise from traffic.	425346	565345	No planning ref.
6116	Ouseburn	Former Stereo Public House City Road Newcastle upon Tyne NE1 2AG	0.23	0	Discounted	The site is located in an area which hosts several office developments. Its location makes housing development unlikely.	425574	564110	
6185	Walkergate	St Oswald's Green	0.13	0.13	Discounted	Site availability unknown.	428274	565163	