| Availab | le Empl | oyment Sites | | | QUANTITAT | TIVE ASSES | SSMENT | MARKE | T ASSE | SSMENT | CRITE | RIA | | | | ٤ | SUSTAI | NABILI | TY CRI | TERIA | | ADDITIONAL INFORMATION | |
|----------------|----------|-------------------------------------|-------------------------------|-------------------------|--------------|------------|------------------------|----------|------------------|---------|------------------------|---------------------|-------|--------------------|-------|-------|---------------|-------------|-----------------------------|----------------------------|------------|--|--|
| Site | | Site | Estate | Potential use | Area (Ha) | tio | | | | _ | | v | | | | ctor | | | o e | | | Comments / Notes | Conclusion |
| Refere nces | | | | | te Aı (F | et Ra | Net | ť | `- P | io m | | istic: cal | ture | ness | ent | р Бас | þ | to | mpatability joining Uses | Planning Sustainability | _ | | |
| | | | | | ss Si | ž :: | ated (ha) | abillity | nfield nfield | in 2 kr | ss to tegic way | racter Physi | struc | et ctive | ers t | ırshi | al Roa ess | mity Are | atab | ing inab | entia s | | |
| | | | | | Gro | iross | Estimated Area (ha) | vaili | Greer Brow | Vithi | cces trate lighv | ite hara nd P | nfra | Market Attracti | arrid | wne | ocal | Proxi | Comp Adjoi | lann usta | equo | | |
| GENERAL | EMPLOYMI | ENT | | | | Ŭ | шч | 4 | 0 8 | > vi | A O T | a C S | I | 2 4 | | | 74 | - J | O 4 | E 0 | o o | | |
| NT009 | E006 | E of Locomotion Way | Camperdown Ind Est | Employment - | 0.20 | 100% | 0.20 | IA | BF | Y | 5 | 3 | 4 | 3 | 5 | 3 | 3 | 2 | 5 | 4 | 2 | Backland access past terraced units. | Below size threshold for identifying as available site |
| NT055 | E008 | NW of Gosforth Park Way | Gosforth Bus Pk | Employment - | 2.36 | 75% | 1.77 | IA | GF | N | 3 | 4 | 5 | 3 | 4 | 4 | 5 | 5 | 3 | 3 | 1 | | Readily available for employment |
| | E008 | W of Gosforth Park Way | Gosforth Bus Pk | Employment - | 3.65 | 75% | 2.74 | IA | GF | N | 3 | 4 | 5 | 3 | 4 | 4 | 5 | 5 | 3 | 3 | 1 | | Readily available for employment |
| | E008 | E of Gosforth Park Way | Gosforth Bus Pk | Employment - | 2.93 | 85% | 2.49 | IA | GF | N | 3 | 4 | 5 | 3 | 4 | 4 | 5 | 5 | 3 | 3 | 1 | | Readily available for employment |
| | E008 | S of Bus Link | Gosforth Bus Pk | Employment - | 1.00 | 85% | 0.85 | IA | GF | N | 3 | 4 | 5 | 3 | 4 | 4 | 5 | 5 | 3 | 3 | 1 | | Readily available for employment |
| NT031 | E010 | S of The Letch | Quorum | Employment - | 0.94 | 95% | 0.89 | RP | GF | N | 3 | 4 | 2 | 3 | 2 | 3 | 5 | 4 | 3 | 3 | 1 | Within allocated site but no easy access | Unlikely to support delivery of employment premises |
| | E010 | E of cyclepath | Balliol BP East | Employment - general | 8.94 | 75% | 6.71 | RP | GF | Y | 4 | 5 | 1 | 2 | 2 | 3 | 3 | 4 | 4 | 3 | 1 | Agricultural land owned by Newcastle City Council. Site excludes SSSI (ancient grassland) to north. | Available for employment with investment |
| | E010 | W of cyclepath | Balliol BP East | Employment - general | 1.92 | 75% | 1.44 | RP | GF | Y | 4 | 5 | 1 | 2 | 2 | 3 | 3 | 4 | 4 | 3 | 1 | Agricultural land owned by Newcastle City Council | Available for employment with investment |
| | E010 | Firtree Farm | Balliol BP East | Employment - general | 12.62 | 75% | 9.47 | RP | GF | N | 3 | 5 | 1 | 2 | 2 | 3 | 3 | 4 | 4 | 3 | 2 | Landowner unwilling to sell for development. | Unlikely to support delivery of employment premises |
| NT011 | E016a | Bellingham Drive | North Tyne Ind Est | Employment - general | 0.27 | 100% | 0.27 | IA | GF | N | 1 | 4 | 4 | 3 | 4 | 4 | 3 | 2 | 5 | 3 | 1 | Development would require removal of trees. | Readily available for employment |
| | | Chollerton Drive | North Tyne Ind Est | Employment - general | 0.32 | 100% | 0.32 | IA | GF | Y | 4 | 4 | 4 | 3 | 4 | 3 | 3 | 2 | 5 | 3 | 1 | To let Frew Pain | Readily available for employment |
| NT061 | E018a | Edmund Road | Holystone | Employment - general | 0.43 | 100% | 0.43 | IA | GF | Y | 5 | 4 | 5 | 3 | 5 | 3 | 5 | 3 | 3 | 3 | 1 | Adjoins hotel and pub/restaurant | Unlikely to support delivery of employment premises |
| NT021 | E028a | Bittern Close | Silverlink Ind Est | Employment - general | 0.59 | 100% | 0.59 | IA | BF | Y | 5 | 4 | 5 | 4 | 5 | 3 | 5 | 2 | 5 | 4 | 1 | Used as compound during upgrading of A19. Adjoins car showrooms | Unlikely to support delivery of employment premises |
| NT030 | E021 | Middle Engine Lane | Cobalt South | Employment - general | 0.84 | 85% | 0.71 | IA | BF | Y | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 2 | 5 | 1 | 1 | Being marketed for car showroom / commercial development. Adjoins car showrooms | Unlikely to support delivery of employment premises |
| | | North of data centre (plot 29) | Cobalt South | Employment - office | 1.07 | 100% | 1.07 | IA | BF | Y | 5 | 4 | 5 | 2 | 5 | 5 | 5 | 2 | 5 | 1 | 1 | | Readily available for employment |
| | | W of Cobalt Park Way (plot 27) | Cobalt South | Employment - office | 1.17 | 100% | 1.17 | IA | BF | Y | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 2 | 5 | 1 | 1 | | Readily available for employment |
| | | S of Cobalt Central | Cobalt North | Employment - office | 0.64 | 100% | 0.64 | IA | GF | Y | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 2 | 5 | 1 | 1 | Adjoins retail and management suite | Unlikely to support delivery of employment premises |
| | | S of Cobalt Hospital | Cobalt North | Employment - office | 0.33 | 100% | 0.33 | IA | GF | Y | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 2 | 5 | 1 | 1 | Does not adjoin offices; between hospital and hotel | Unlikely to support delivery of employment premises |
| | E021a | E of The Silverlink North (Plot 11) | | Employment - office | 1.74 | 85% | 1.48 | IA | GF | Y | 5 | 4 | 5 | 3 | 5 | 5 | 5 | 2 | 5 | 1 | 1 | At northern tip of Cobalt Park, the site is closer to industrial units at Algernon Ind Est than to offices. | |
| | | S of Cobalt Hospital (plot 17b) | Cobalt North | Employment - general | 0.54 | 100% | 0.54 | RP | BF | Y | 5 | 2 | 2 | 3 | 2 | 5 | 5 | 2 | 5 | 1 | 1 | Wooded area to side of pond and around mine shaft | Unlikely to support delivery of employment premises |
| | S4.4 | Synergy Park | Killingworth Moor | Employment - general | 14.90 | 75% | 11.18 | RP | GF | Y | 5 | 5 | 1 | 4 | 2 | 5 | 5 | 1 | 2 | 4 | 1 | Employment component of very large mixed use site. Allocated for offices, R & D and Light industrial uses. On | Available for employment with investment |
| | E020b | SE of Pavilion PH | Shiremoor West | Employment - | 1.16 | 90% | 1.04 | IA | GF | Y | 5 | 5 | 1 | 2 | 2 | 4 | 4 | 4 | 3 | 3 | 1 | market with HTA and NGB Land fronting A186. Housing site behind. | Available for employment with investment |
| NT004c | E024 | W of Shiremoor House Farm PH | New York Ind Est | Employment - | 0.47 | 100% | 0.47 | IA | GF | Y | 4 | 3 | 4 | 3 | 4 | 3 | 4 | 2 | 4 | 3 | 2 | Land held in same title as pub, Not expansion land for industrial estate but for pub | Unlikely to support delivery of employment premises |
| | E026 | N of Cumberland Road | North Balkwell Farm | Employment - | 0.11 | 100% | 0.11 | IA | BF | Υ | 4 | 4 | 3 | 2 | 5 | 3 | 3 | 2 | 5 | 4 | 2 | Less than 0.25 ha . Possible expansion land for premises to south. | Below size threshold for identifying as available site |
| | E029a | W of Narvik Way | Tyne Tunnel | Employment - | 5.22 | 90% | 4.70 | RP | GF | Υ | 5 | 5 | 2 | 4 | 2 | 4 | 5 | 2 | 5 | 3 | 2 | Large area of land will require infrastructure to open up | Available for employment with investment |
| | E029c | W of Jewsons, Narvik Way | Tyne Tunnel | Employment - | 0.67 | 100% | 0.67 | RP | GF | Υ | 5 | 4 | 2 | 4 | 2 | 4 | 5 | 2 | 5 | 3 | 2 | Backland requiring access | Available for employment with investment |
| | E029b | E of High Flatworth | Tyne Tunnel | Employment - | 1.57 | 100% | 1.57 | IA | GF | Y | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 4 | 2 | | Readily available for employment |
| | E029d | W of Playing Fields | Tyne Tunnel | Employment - general | 2.51 | 90% | 2.26 | RP | GF | Y | 5 | 4 | 2 | 4 | 2 | 3 | 5 | 2 | 5 | 3 | 2 | Large area of land will require infrastructure to open up | Available for employment with investment |
| | E029e | SE corner of Estate | Tyne Tunnel | Employment - general | 6.72 | 85% | 5.71 | RP | BF | Y | 5 | 5 | 2 | 4 | 1 | 3 | 5 | 2 | 5 | 4 | 2 | Large area of brownfield land will require infrastructure to open up | Available for employment with investment |
| | E003 | East | Weetslade | Employment - general | 4.84 | 90% | 4.36 | RP | GF | Υ | 5 | 5 | 1 | 4 | 2 | 2 | 4 | 2 | 4 | 2 | 1 | | Available for employment with investment |
| | E004 | | Weetslade East | Employment - general | 1.45 | 100% | 1.45 | RP | GF | Υ | 5 | 4 | 1 | 4 | 2 | 3 | 4 | 2 | 4 | 2 | 1 | | Available for employment with investment |
| | E003 | North East | Weetslade | Employment - general | 1.00 | 100% | 1.00 | RP | GF | Υ | 5 | 4 | 1 | 4 | 2 | 3 | 4 | 2 | 4 | 2 | 1 | | Available for employment with investment |
| | | Indigo Park | Weetslade | Employment - general | 32.50 | 80% | 26.00 | RP | GF | Υ | 5 | 5 | 1 | 4 | 2 | 4 | 4 | 2 | 4 | 2 | 1 | Developer's option has expired | Available for employment with investment |
| | | SW corner | Brewers Lane | Employment - general | 2.00 | 90% | 1.80 | RP | BF | Υ | 5 | 3 | 2 | 2 | 1 | 3 | 5 | 3 | | 4 | 1 | Council owned. Overgrown brownfield site with part hardstanding. Identified by Suez for expansion. | Unlikely to support delivery of employment premises |
| | | NW corner | Brewers Lane | Employment - general | 0.75 | 100% | 0.75 | RP | BF | Y | 5 | 2 | 2 | 2 | 1 | 3 | 5 | 3 | 5 | 4 | 2 | Council owned. Overgrown brownfield site with part hardstanding. Identified by Suez for expansion. | Unlikely to support delivery of employment premises |
| NT023e | | Fish Quay | Riverside Ind Est | Employment - general | 0.24 | 100% | 0.24 | IA | BF | N | 1 | 2 | 4 | 1 | 5 | 3 | 1 | 4 | 4 | 4 | 2 | Grassed and landscaped | Below size threshold for identifying as available site |
| | | Compound 1 | Dock Road Ind Est | Residential | 0.19 | 100% | 0.19 | IA | BF | N | 1 | 4 | 4 | 2 | 4 | 3 | 3 | 4 | 4 | 4 | 2 | Vacant compound that could be reoccupied. In industrial area allocated for residential . | Below size threshold for identifying as available site |
| | 70 | Compound 2 | Dock Road Ind Est | Residential | 0.16 | 100% | 0.16 | IA | BF | N | 1 | 4 | 4 | 2 | 4 | 3 | 3 | 4 | 4 | 4 | 2 | Vacant compound that could be reoccupied. In industrial area allocated for residential . | Below size threshold for identifying as available site |
| CDECT | ~ | TVNF NORTH TOTAL | | | 118.96 | | 97.76 | | | | | | | | | | | | | | | | |
| SPECIALIS | | TYNE NORTH BANK | Total Vision Total | Marina 2. 200 i | 2.25 | 1000: | 59.16 | | 55 | | _ | _ | | | | | _ | | _ | | | County by Deat of Tax | |
| | E046 | Howdon Yard (east) | Tyne View Terrace Ind Area | Marine & Offshore | 3.23 | 100% | 3.23 | IA | BF | Y | 5 | 5 | 4 | 2 | 4 | 4 | 5 | 1 | 5 | 4 | 1 | Owned by Port of Tyne | Readily available for employment |

| Availa | ble Emp | loyment Sites | | | QUANTITA | SSMENT | MARKET ASSESSMENT CRITERIA | | | | | | | | | SUSTA | INABIL | ITY CRI | TERIA | ADDITIONAL INFORMATION | | |
|------------------------|------------|----------------------------------|--------------------------------|-------------------|-------------------------|-------------------|----------------------------|--------------|--------------------------|----------------------|--------------------------------|--------------------------------------|---------------|--------------------------|--------------------------|-----------------|--------------------|-----------------------------|----------------------------------|----------------------------|--|--|
| Site Refere nces | | Site | Estate | Potential use | Gross Site Area (Ha) | iross : Net Ratio | Estimated Net Area (ha) | vailabillity | reenfield / rownfield | /ithin 2 km of HN | ccess to trategic ighway | ite haracteristics nd Physical | nfrastructure | Market Attractiveness | arriers to evelopment | wnership Factor | ocal Road ccess | Proximity to Urban Areas | ompatability of djoining Uses | Vlanning Sustainability | Comments / Notes | Conclusion |
| | E046 | Howdon Yard (north) | Tyne View Terrace Ind | Marine & Offshore | 0.83 | 100% | 0.83 | IA | BF | Y | 5 | 4 | 4 | 2 | 4 | 4 | 5 | 1 | 5 | 4 | 1 Owned by Port of Tyne | Readily available for employment |
| | E050 | Royal Quays Enterprise Park | Esso | Marine & Offshore | 21.70 | 80% | 17.36 | RP | BF | Y | 5 | 3 | 2 | 2 | 1 | 4 | 5 | 2 | 4 | 4 | Owned by Port of Tyne. Sloping and requiring significant remediation. | Available for employment with investment |
| | | Soccer Dome Coble Dene | Royal Quays | Marine & Offshore | 3.46 | 100% | 3.46 | RP | BF | N | 3 | 4 | 5 | 3 | 2 | 3 | 3 | 2 | 3 | 4 | Vacant indoor soccer centre of 150,000 sq ft. Owned by Port of Tyne but surplus to their requirements. Not allocated employment land | Unlikely to support delivery of employment premises |
| | E052 d & f | SW of Hayhole Road, | Whitehill Point | Marine & Offshore | 1.15 | 100% | 1.15 | RP | BF | N | 3 | 1 | 1 | 2 | 2 | 3 | 3 | 2 | 5 | 4 | 1 Owned by Port of Tyne | Available for employment with investment |
| | E052e | Compound adj Northumbrian | Whitehill Point | Marine & Offshore | 1.10 | 100% | 1.10 | IA | BF | N | 3 | 3 | 2 | 2 | 4 | 4 | 3 | 2 | 5 | 4 | 1 Owned by Port of Tyne | Readily available for employment |
| IT040 | E043g | Stephenson Street | Willington Quay Ind Area | Marine & Offshore | 0.30 | 100% | 0.30 | IA | BF | Y | 5 | 2 | 3 | 1 | 3 | 3 | 5 | 2 | 5 | 4 | 2 | Readily available for employment |
| NT037 | E042 | Former works | Point Pleasant Ind Est | Marine & Offshore | 0.38 | 100% | 0.38 | RP | BF | N | 2 | 3 | 3 | 1 | 1 | 3 | 5 | 2 | 5 | 4 | 2 Council owned. Vacant works in poor condition | Available for employment with investment |
| | E040 | Former Hotel | Hadrian Road South | Marine & Offshore | 0.68 | 100% | 0.68 | RP | BF | N | 1 | 3 | 3 | 1 | 3 | 2 | 5 | 4 | 4 | 4 | Cleared sites of hotel and other premises; part hardstanding. Eastern part allocated for employment bu hotel site not allocated | Available for employment with investment |
| | E040f | West of Hadrian Way | Hadrian Road South | Marine & Offshore | 0.69 | 50% | 0.35 | RP | BF | N | 1 | 3 | 3 | 1 | 2 | 3 | 5 | 4 | 5 | 4 | 2 | Available for employment with investment |
| T044 | E036 | Western end | Thermal Syndicate, Wallsend | Marine & Offshore | 2.10 | 90% | 1.89 | RP | BF | N | 1 | 2 | 2 | 1 | 2 | 3 | 5 | 5 | 4 | 4 | 4 Not marketed, but held in separate titles and thought to available | Available for employment with investment |
| T046 | E034 | South of main estate road | Swan Hunters | Marine & Offshore | 9.00 | 100% | 9.00 | IA | BF | Υ | 4 | 5 | 4 | 2 | 4 | 4 | 3 | 5 | 5 | 5 | 2 | Readily available for employment |
| IT046 | E034 | North of main estate road | Swan Hunters | Marine & Offshore | 1.82 | 100% | 1.82 | IA | BF | Υ | 4 | 3 | 4 | 2 | 4 | 4 | 3 | 5 | 5 | 5 | 2 | Readily available for employment |
| IT046 | E034c | South of Hadrian Road | Swan Hunters | Marine & Offshore | 0.85 | 100% | 0.85 | IA | BF | Υ | 4 | 2 | 2 | 2 | 4 | 4 | 3 | 5 | 5 | 5 | 2 | Readily available for employment |
| IT046 | E034b | South of cycle way | Swan Hunters | Marine & Offshore | 0.36 | 100% | 0.36 | IA | BF | Υ | 4 | 3 | 2 | 2 | 4 | 4 | 3 | 5 | 5 | 5 | 2 | Readily available for employment |
| | | | | | 47.65 | | 42.76 | | | | | | | | | | | | | | | |
| IXED (| ISE | • | | | | | | | | | | | | | | | | | | | | |
| T007 | 6 | N of Samson Close | Stephenson Ind Est | Mixed use | 0.16 | n/a | 0.12 | RP | GF | Y | 5 | 2 | 3 | 2 | 4 | 3 | 3 | 5 | 5 | 3 | 2 Backland, needs access | Below size threshold for identifying as available site |
| | 6 | Planet Place | Stephenson Ind Est | Mixed Use | 0.23 | 100% | 0.23 | RP | BF | N | 2 | 4 | 3 | 1 | 2 | 3 | 2 | 5 | 5 | 4 | Vacant warehouse of poor specification and condition. | Below size threshold for identifying as available site |
| | 5 | Harvey Combe SW | Station Road | Mixed use | 0.34 | 100% | 0.34 | IA | GF | Y | 4 | 3 | 3 | 2 | 3 | 3 | 5 | 4 | 4 | 3 | 1 Council owned | Readily available as mixed use |
| | 5 | Harvey Combe SE | Station Road | Mixed use | 0.25 | 100% | 0.25 | IA | GF | Y | 4 | 3 | 3 | 2 | 3 | 3 | 5 | 4 | 4 | 3 | 1 Council owned | Readily available as mixed use |
| | 29 | Eastern part | Backworth Business Park | Mixed use | 5.21 | 90% | 4.69 | IA | BF | Y | 5 | 4 | 3 | 1 | 5 | 2 | 4 | 3 | 2 | 2 | 1 | Readily available as mixed use |
| | 46 | Compound at east end | Foxhunters | Mixed use | 0.12 | 100% | 0.12 | IA | BF | N | 1 | 3 | 3 | 2 | 3 | 3 | 1 | 4 | 5 | 4 | 2 Less than 0.25 ha | Below size threshold for identifying as available site |
| IT026 | 78 | Lossiemouth Road | West Chirton South | Mixed use | 1.50 | 90% | 1.35 | RP | BF | Y | 4 | 4 | 2 | 1 | 1 | 4 | 4 | 2 | 5 | 4 | 2 Foundations and floor slabs require grubbing up | Retain as mixed use |
| | 78 | Lossiemouth Road beside car parl | West Chirton South | Mixed use | 0.12 | 100% | 0.12 | IA | BF | Y | 4 | 4 | 2 | 1 | 5 | 4 | 4 | 2 | 5 | 4 | 2 Less than 0.25 ha | Below size threshold for identifying as available site |
| | | | | | 7.93 | | 7.22 | | | | | | | | | | | | | | | |
| | | | | | 174.54 | | 147.73 | | | | | | | | | | | | | | | |