

Available Employment Sites			QUANTITATIVE ASSESSMENT					MARKET ASSESSMENT CRITERIA							SUSTAINABILITY CRITERIA					ADDITIONAL INFORMATION			
Site Refere nces	Site	Estate	Potential use	Gross Site Area (Ha)	Gross : Net Ratio	Estimated Net Area (ha)	Availability	Greenfield / Brownfield	Within 2 km of SHN	Access to Strategic Highway	Site Characteristics and Physical	Infrastructure	Market Attractiveness	Barriers to Development	Ownership Factor	Local Road Access	Proximity to Urban Areas	Compatibility of Adjoining Uses	Planning Sustainability	Sequential Status	Comments / Notes	Conclusion	
GENERAL EMPLOYMENT																							
NT009	E006	E of Locomotion Way	Camperdown Ind Est	Employment - general	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 - office	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 - office	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 - office	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 - office	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 - office	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
	E016d	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
	E021v	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
	E021w	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
	E021b	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
	E021	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)	Cobalt North	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.	Readily available for employment
	E021	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 market with HTA and NGB	Available for employment with investment
	E020b	SE of Pavilion PH	Shiremoor West	Employment - general	1.16	90%	1.04	IA	GF	Y	5	5	1	2	2	4	4	4	3	3	1	Land fronting A186. Housing site behind.	Available for employment with investment
NT004c	E024	W of Shiremoor House Farm PH	New York Ind Est	Employment - general	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 - general	0.11	100%	0.11	IA	BF	Y	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 - general	5.22	90%	4.70	RP	GF	Y	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 - general	0.67	100%	0.67	RP	GF	Y	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 - general	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	Y	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	Y	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	Y	5	4	1	4	2	3	4	2	4	2	1		Available for employment with investment
	E003	Indigo Park	Weetslade	Employment - general	32.50	80%	26.00	RP	GF	Y	5	5	1	4	2	4	4	2	4	2	1	Developer's option has expired	Available for employment with investment
	E030	SW corner	Brewers Lane	Employment - general	2.00	90%	1.80	RP	BF	Y	5	3	2	2	1	3	5	3	5	4	1	Council owned. Overgrown brownfield site with part hardstanding. Identified by Suez for expansion.	Unlikely to support delivery of employment premises
	E030	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
	70	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
					118.96		97.76																
SPECIALIST - RIVER TYNE NORTH BANK																							
	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

