

Sunniside

Helping create much needed family homes in Gateshead



We want to share with you our initial plans for a development of up to 210 new family homes, as well as give you the opportunity to provide feedback and ask any questions that you may have. Our proposals hope to bring forward a development that supports the recognised need for new family homes in the area. It also offers the opportunity to deliver new benefits for your local community, local economy and local environment. Some of the benefits include; new affordable housing, upgraded footpaths, improved connectivity from our development and electric vehicle charging points at every home.

Getting you involved

We would like to invite you to one of our consultation events to find out more about our proposals at Sunniside. This will be an opportunity for you to meet and speak with the project team directly, share your views and suggest ideas that could be delivered as part of the project. If you are unable to attend our consultation events, please contact us using the details on the back of this newsletter, so that we can make arrangements to speak with you at a mutually convenient time and place.

Project information will also be available on our website:

www.banksgroup.co.uk/sunniside

Contact email address: **sunniside@banksgroup.co.uk**

Consultation Events

You are invited to attend one of our two consultation events. To book a place, please email us or call on the number provided.

The face-to-face events will be held on the following dates:

Monday 13th July 2026, 2:30pm - 6:00pm

MARLEY HILL COMMUNITY CENTRE

Church Street, Marley Hill, Gateshead, NE16 5DW

Tuesday 21st July 2026, 12:00pm - 3:30pm

MARLEY HILL COMMUNITY CENTRE

Church Street, Marley Hill, Gateshead, NE16 5DW

WHO WE ARE:

In case we haven't met

Banks Property is part of the Banks Group. As a family-owned business celebrating 50 years in business, we are proud of our track record of building trusted community relationships and creating positive, lasting benefits for the communities in which we work.

Development with care is the principle that guides everything we do. We believe successful development should leave a positive legacy, creating opportunities and delivering lasting value for people, places and the environment. Through open engagement and collaboration, we work with local stakeholders to ensure our developments bring meaningful social, environmental and economic benefits to the areas they serve.

Your personal contact

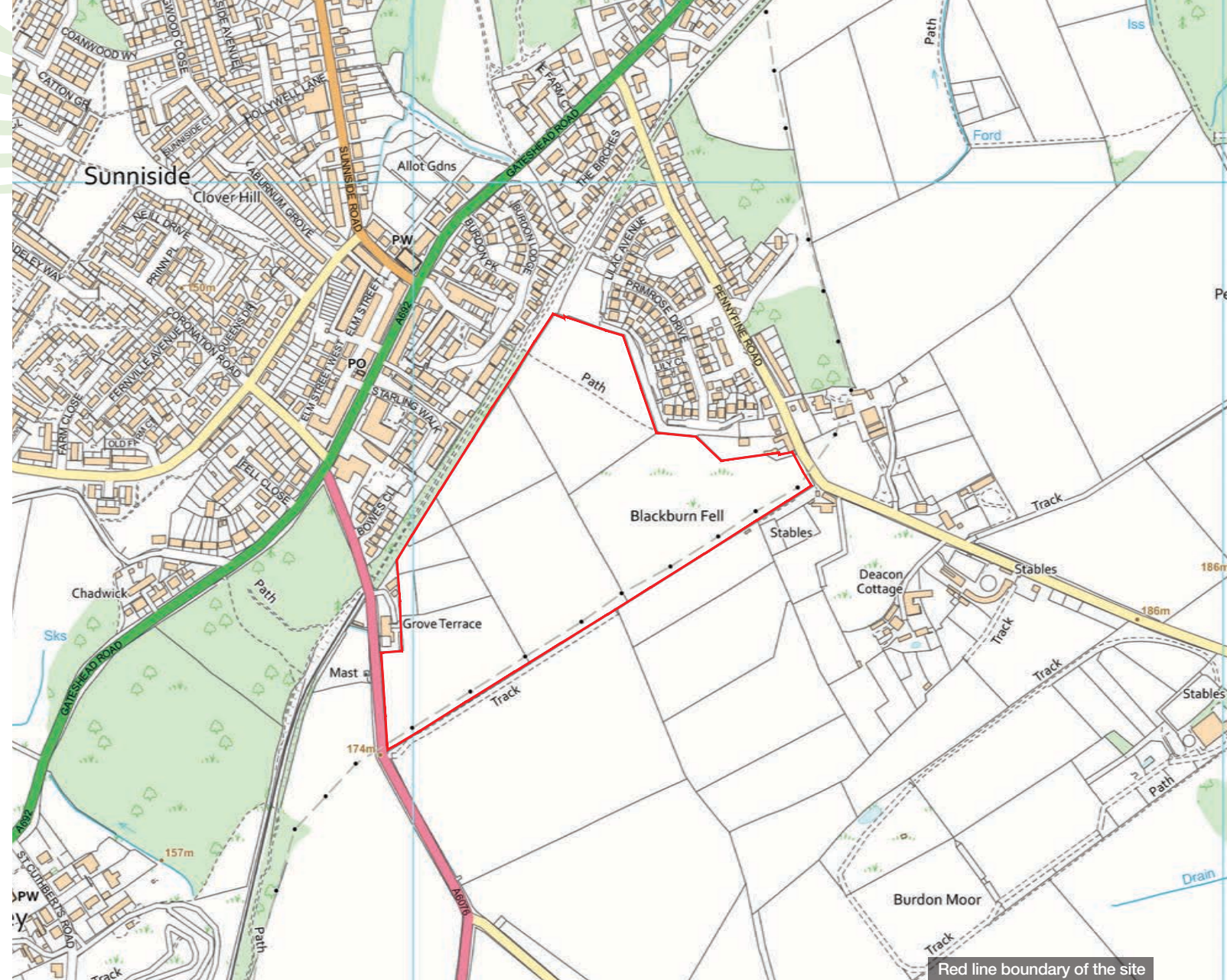


Jamilah Hassan

COMMUNITY
RELATIONS
MANAGER

Jamilah is your community relations manager for the Sunnyside proposal and is keen to know your community better and find out how you think it could benefit from our proposals. If you can't make it to one of our consultation events, but would like to ask any questions and share your views, you can write to or email Jamilah using the details on the back of this newsletter.

We'd love to hear from you.



Our values:



Caring for
people and the
environment



Listening to
understand



Finding
solutions
together



Supporting
each other



Developing
best practice



Honouring
commitments

Why Sunnyside?

- There is a national and local shortage of housing. New housing sites are needed to meet local needs.
- Nearby public transport links to Newcastle and key employment areas.
- New residents will help support local shops and amenities.
- Allows local people opportunities to stay in the village through provision of affordable homes.

Let us know your views

We are interested to hear your thoughts and ideas on our Sunnyside proposals. Please share these with us by filling out the feedback form on our website (see below) or by emailing the project team.



Online
banksgroup.co.uk/sunnyside



Phone
0191 378 6100



Email
sunnyside@banksgroup.co.uk



Our proposal

Progress so far

Although the project is at an early stage, work has started to allow us to understand what we need to do to prepare our planning application. Looking at ecology, archaeology, landscape and design has enabled us to get to this point.

Potential timeline

- **July 2026**
Community consultation
- **Summer 2026**
Outline Planning application submission
- **Summer 2027**
Planning decision
- **Winter 2027/2028**
Reserved Matters submission
- **Winter 2028/2029**
Construction works to commence

Key project facts

- Delivery of up to 210 energy efficient new homes.
- Provision of 30% affordable housing on site.
- Potential for creation of new footpaths, landscaping and ecological habitats.
- New open spaces and green corridors within the site.



Technical information

- Access from Pennyfine Road will serve 25 homes. The rest of the development will be accessed from A6076. Only pedestrians and cyclists will be able to go between A6076 and Pennyfine Road.
- New controlled crossing over A6076 improving the Tanfield Railway.
- Sunnyside is well served by public transport. We are exploring improvements to bus stop infrastructure and improved traffic signal technology through Sunnyside.
- All homes are close to shops and services in Sunnyside – Convenience store, doctors, dentists, pharmacy, pub, hairdressers, barbers etc.
- Network of Public Rights of Way will be expanded and existing routes improved.

Drainage & Earthworks

- Sustainable Urban Drainage (SuDS) principles will be included throughout the development in the form of road side swales, filter strips and permeable paving.
- Foul drainage will discharge to the existing foul water drainage systems within Sunnyside.
- The majority of the large hill in the centre of the site is to be retained, and opened up as a public view point providing views over Sunnyside and the wider area.

Key project benefits

ENVIRONMENTAL



Houses to be built to Future Homes Standard and will use air source heat pumps



Electric vehicle chargers provided to all plots, selected plots will feature solar panels



Provision of green infrastructure and on-site open space



10% Minimum Biodiversity Net Gain

SOCIAL



Provision of a mix of house types, including 30% affordable housing



Improved footpath links



Contributions to improve local healthcare and educational facilities via Section 106



Improved public transport links

ECONOMIC



Employment opportunities to the local construction sector and local supply chains



Increased Council tax revenue for Gateshead Council



Increase in local spending



New households supporting local services

Benefiting your community



Case Study: Gosforth RFC Scores With Player Safety Equipment Grant

We believe that the communities that host our projects should share in the benefits. The Sunnside development would bring a wide range of social, economic and environmental benefits.

We have a grassroots community fund currently available for local community groups and organisations within the Sunnside area, with priority given to those closest to our development.

Grants of up to £2,000 can be applied for and we would welcome your applications or recommendations for worthy projects that could benefit from this funding.

Our consultation events are an ideal opportunity for you to tell us what kind of projects you'd like to see supported and what benefits you'd like to see delivered as part of the Sunnside development. We look forward to hearing your views on what these could be.

If you are unable to attend either of the consultation events and have a project in mind, or know of a group we could help, please contact Jamilah directly on the details provided to discuss in more detail.



New green spaces everyone can enjoy

Shaping places,
creating legacies.

Banks Group celebrating
50 years of development
with care.

Banks Property is proud to be part of the Banks Group, a family-owned North East business celebrating 50 years in 2026. For more than 35 years, Banks Property has been helping to unlock the potential of land, creating opportunities for new homes, employment and investment across the North of England and Scotland. More recently, Banks Homes has built on that expertise, creating high-quality homes and sustainable communities designed for modern living.

Supporting local communities has always been at the heart of the business. Over the past five decades, Banks Group has invested more than £7.5 million into over 1,300 community groups including grassroots organisations, charities, education, sport and culture.

Still family-owned and values-led today, Banks Group remains committed to creating positive, lasting legacies — supporting communities, caring for the environment and shaping places that will benefit future generations for years to come.

Listening to understand

We would love to hear your ideas on how the Sunnyside development could benefit your community and we look forward to meeting you at one of our consultation events very soon.

If you are unable to attend one of our events, contact us using the details below, so we can make arrangements to speak with you at a mutually convenient time. You can also scan the QR code below to find out more about the project. PLEASE NOTE: Comments made are not representations to the planning authority and if an application is submitted there will be an opportunity to make representations on that application to the planning authority

☎ 0191 378 6100

🌐 banksgroup.co.uk/sunnyside

📘 The Banks Group

✉ @The_Banks_Group

@ sunnyside@banksgroup.co.uk

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