



Northumberland  
County Council

Northumberland Local Plan  
Publication Draft Plan (Regulation 19)

Employment Land: Strategy  
Considerations and Assessment  
of Sites  
Technical Paper

Updated for the Publication Draft Local Plan (Regulation 19)

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# 1. INTRODUCTION

## 1.1 Background

- 1.1.1 This Technical Paper describes and explains the process by which employment sites have come forward and been assessed, so arriving at a set of employment land allocations. Much of what is set out in this report draws from two assessment studies carried out for the Council by independent consultants - an Employment Land Review first produced in 2011 and a Land and Premises Demand Study from 2015. As well as these, the Council's own monitoring work on employment land was used.<sup>1</sup>

## 1.2 The Local Plan strategy - ambitious jobs growth

- 1.2.1 Based on work carried out for the Council looking at housing and economic growth options, the Local Plan strategy is jobs-led and aims towards an ambitious jobs growth target which would see the creation of an average of around 750 new jobs a year.<sup>2</sup>
- 1.2.2 This optimistic approach is underpinned by positive regional policies, plans and programmes- notably the NE Local Enterprise Partnership's Strategic Economic Plan (or "SEP"), but also reflecting the aims and ambitions of newly emerging sub-regional bodies and partnerships.
- 1.2.3 The emerging 'North of Tyne' area, to be overseen by an elected Mayor, envisions a dynamic and more inclusive economy. The 'Vision' for the area sub-divides the new Combined Authority area as follows:
- The Industry Innovation Zone (IIZ) consists of Newcastle, North Tyneside, and SE Northumberland plus the Morpeth area. Within this zone are, within the conurbation area, the Stellium Data Centre, the National Innovation Centre for Ageing (NICA) and the National Innovation Centre for Data (NICD); and, within SE Northumberland, the Offshore Renewable Energy Catapult (ORE). The innovation, up-skilling, enterprising approach to economic development within this zone will be supported by investment in key sectors and complementary infrastructure.
  - The remaining part of Northumberland is badged 'Rural Scale Up' with the approach here involving the support of rural enterprise, applying new

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<sup>1</sup> The documents concerned are 'Northumberland 'Employment Land and Premises Demand Study' 2015 (carried out for the Council by the ES Group); the Northumberland 'Employment Land Review' 2011 (carried out for the Council by Nathaniel Lichfield and Partners) and its update (2013). Also used in order to inform this paper are the Northumberland 'Employment Land Schedule' (carried out each year by the Council); and the Northumberland 'Employment Land Take-up Study' (also carried out by the Council annually).

<sup>2</sup> This figure is derived from work carried out for the Council by Peter Brett Associates, the results of which are published in a report entitled 'Housing and Economic Growth Options Findings' June 2018, (the 'PBA report').

technology to foster better communications and increased opportunities for rural industry to grow and flourish.

- 1.2.4 In addition, the emerging Borderlands Initiative seeking an Inclusive Growth Deal will bring together Councils straddling the Scottish border to provide a degree of joined-up thinking to promote linkages between towns, rural business growth and tourism within this wide area alongside digital infrastructure, the energy sector, quality of place, knowledge exchange and business premises.
- 1.2.5 With these initiatives in mind, the ambitious jobs growth target is derived by projecting forward sectors that are successful in Northumberland (and which are predicted to grow further). These sectors are largely (but not exclusively) those where new jobs are created away from dedicated employment areas - e.g. in town centres, in the countryside, at tourist attractions and in home-based businesses. As a result, it is predicted that only about thirty percent of all new jobs (perhaps around 200+ per annum) will rely on the availability of sites allocated specifically for employment generating development like offices, factories or warehouses.

### 1.3 Deriving employment land requirements

- 1.3.1 The translation of future jobs growth into purely quantitative, county-wide employment land needs therefore suggests that just 40.3 hectares of land will be required.<sup>3</sup>
- 1.3.2 However this figure assumes that all land allocations made would be able to meet all possible employment land needs across the County - i.e. not taking account of different jobs markets, locations, sizes of site and quality of provision.
- 1.3.3 The fine grained evidence studies considered how the employment market and hence the demand for employment land would be likely to function in Northumberland with its dispersed and varied geography. The 2015 Demand Study stated that *“there is no one view of what constitutes a market area as the views of individual occupiers will differ, some having specific locational requirements, others being more flexible. The market area will vary significantly depending on the size of the business, its customer base, the type of activity it is, and the economic sector in which they operate.”*<sup>4</sup>
- 1.3.4 It concluded that, based on a review of the location of the County’s office and industrial stock, towns should be treated as individual market areas, as a starting point, with service centres and smaller settlements grouped in some cases. Postcode areas used broadly corresponded with the market’s perception of the different market areas:
- **North Delivery Area:** Alnwick; Berwick; Belford; Rothbury; Seahouses / North Sunderland; Wooler;
  - **South East Delivery Area:** Amble with Hadston, Acklington and Felton; Ashington; Bedlington / Bedlington Station; Blyth; Cramlington / East

<sup>3</sup> See 'Housing and Economic Growth Options Findings' June 2018, (the 'PBA report').

<sup>4</sup> See pp 5-6 of the 'Northumberland 'Employment Land and Premises Demand Study' 2015 (carried out for the Council by the ES Group).

Cramlington; Cambois / Sleekburn / Guide Post / Stakeford; Ellington / Linton / Lynemouth / Widdrington; Newbiggin by the Sea; Seaton Delaval / Seghill;

- **Central Delivery Area** Hexham / Acomb; Morpeth / Pegswood / Stannington; Prudhoe / Stocksfield / Mickley; Corbridge / Slaley / Blanchland; Ponteland / Prestwick / Horsley / Heddon / Wylam; Rural West;
- **West Delivery Area** Haltwhistle; Allendale / Catton; Bellingham / Kielder / Wark; Haydon Bridge.

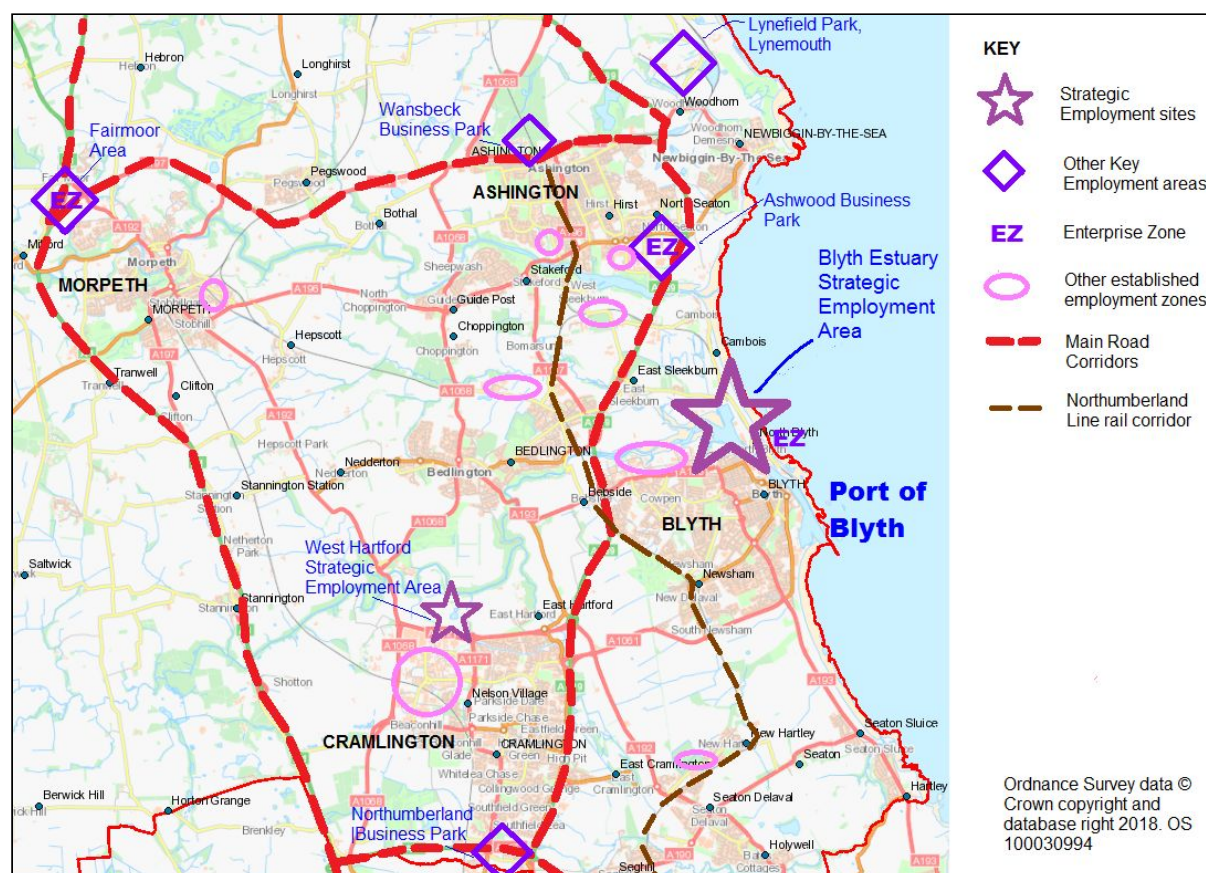
- 1.3.5 Overall, therefore, it can be taken that there is a need to consider employment land supply in relation to towns and the hinterlands that they serve. Clearly employment markets can and will stretch across wider areas; but it is important to ensure an adequate supply of employment land in each of the rural market towns. South-East Northumberland, with its tight-knit pattern of settlements allows greater scope for land in one town to serve another and the main factor that takes over and dictates supply here is a more strategic one of providing for the needs of a large working age population and a dynamic employment base.

## **1.4 Strategic Sites and the Economic Strategy**

- 1.4.1 The above town by town approach is also overlain, especially in south-east Northumberland and the Morpeth area, by the need to take account of the importance to the overall supply of employment land, of sites which are strategic in nature - sites which can fulfil regional and sub regional business needs.
- 1.4.2 Firstly, there are two strategic sites which are deliberately limited to specific types or forms of development:
- Blyth Estuary Strategic Site has a key role in providing for a range of low carbon, renewable energy, offshore and port-related industries, comprising some 200 hectares of undeveloped land, although only about 4 percent of this is not under option; and
  - West Hartford, Cramlington, is a 32 hectare site, available for large single users and smaller, 'prestige' developments needing a high quality setting.
- 1.4.3 These sites are limited to the ranges or types of uses specified but, bearing in mind that the SE Northumberland / Morpeth area is part of the Industry Innovation Zone, within the North of Tyne area, other sites should also be regarded as strategic.
- 1.4.4 These comprise the EZ sites at Ashwood Business Park, Ashington (16.1 hectares), Fairmoor, Morpeth (8.7 hectares) and the Ramparts area in the northern part of Berwick-upon-Tweed (6.2 hectares). Other sites on the A189 corridor will also contribute to strategic needs - notably Northumberland Business Park, (a successful office location with 14.6 hectares still available) and Wansbeck Business Park, in the northern part of Ashington, (a successful regeneration project attracting new industry to this part of the County, with 10 hectares still available).

1.4.5 Finally, Lynefield Park at Lynemouth will see approaching 50 hectares of new employment land regenerated from the former aluminium smelter site, which has already been the subject of much interest.<sup>5</sup>

1.4.6 The above sites, account for 60 percent of all the available employment land on sites that are proposed for allocation in the Local Plan. The map below, shows how strategic areas and sites relate to each other in South-East Northumberland.



## 1.5 Evidence base documents informing this paper

1.5.1 As stated earlier, two evidence base documents are of particular relevance to deciding which sites to allocate: (they sit alongside the Councils data on employment land):

- The Northumberland Employment Land Review, January 2011, prepared for the County Council by Nathaniel Lichfield and Partners and BNP Paribas Real Estate and partially updated in 2013.
- The Northumberland Employment Land and Premises Demand Study, July 2015, prepared for the County Council by ES Group.

The above documents can be found on the Council's website

<sup>5</sup> Appendix 1 lists all employment sites including proposed new allocations and those former allocations that are not intended to be taken forward. See below for further explanation.



- 1.5.2 The former document informed the latter but the approaches were different. The former considered the quantity distribution and quality of the employment land portfolio and made recommendations accordingly, while the later Study took a more market-based approach to reach realistic conclusions on demand for land in each of the Main Towns and Service Centre.
- 1.5.3 The two documents drew on various sources, which included information on available land contained in the Employment Land Schedule produced by the Council, as well as the pattern of past take up of employment land - also monitored by the Council. The latest versions of these two monitoring documents and accompanying mapping can also be found on the Council's website. It has been found that neither patterns of land available on monitored sites nor the rate and pattern of land take-up have altered significantly since 2015, so that their contribution to the Employment Land Review and the Land and Premises Demand Study remains relevant.
- 1.5.4 Clearly a number of other sources, such as property and marketing information, were also used in producing the Employment Land Review and the Demand Study.
- 1.5.5 Some additional evidence on the developability of the vacant land within each employment area has been gathered, in order to ensure that there sites continue to be feasible development options and that there are no 'showstoppers' to their proceeding during the plan period. This includes advice on certain sites from local economic expertise and an analysis of any possible impacts of the development of the sites on the significance of any nearby historic assets. This latter is included as Appendix 2 to this Paper.<sup>6</sup>

## *1.6 What this paper analyses and summarises*

- 1.6.1 The evidence gathered has informed the conclusions on which previously monitored employment areas should now be taken forward as employment designations. These sites contain around 149 hectares of available land, much of which is part and parcel of existing, otherwise occupied employment areas.<sup>7</sup>
- 1.6.2 The section below on each Main Town or Service Centre looks at how sites, to be taken forward, have been arrived at. The paper also explains how sites submitted as part of the Strategic Housing and Employment Land Availability Study consultation (henceforward the SHELAA consultation) carried out early in 2018, were duly considered in the context of the necessity or otherwise for additional local plan employment land allocations.

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<sup>6</sup> It can be seen from this that the historic environment assessment has led to a site at Catton, near Allendale, that had been retained as an allocation, not to be taken forward. A further location, at Ramparts in Berwick, includes a site where there is known strong archeological interest and a specific evaluation procedure will be needed.

<sup>7</sup> The figure of 149 hectares is all previously monitored / allocated employment sites that are being taken forward and does not include sites added through Neighbourhood Plans or sites that are to be newly proposed for allocation through this new Local Plan.

- 1.6.3 Also based on the evidence, the paper looks at which of the sites to be taken forward should be limited to the pure 'B-Class' employment uses<sup>8</sup> and which should be allowed to accommodate a wider range of employment generating uses.<sup>9</sup>
- 1.6.4 All of the above is summarised in Appendix 1, which lists all employment sites including proposed new allocations and those former allocations that are not intended to be taken forward.
- 1.6.5 Overall, this paper acts as a 'bridge' between evidence base documents on employment land and proposals for land allocations in the Northumberland Local Plan.

## 1.7 *The format of each section below*

- 1.7.1 The main body of this Technical Paper follows a town by town format, ordered by Delivery Area - broadly as set out in paragraph 1.3.4 above. For each town or service centre, the current development plan status of employment land within the settlement concerned is explained followed by a summary of whether new sites have been proposed through the SHELAA consultation.
- 1.7.2 The evidence is then summarised in terms of its overall conclusions and recommendations for the settlement, with a commentary on which of these remain relevant.<sup>10</sup>
- 1.7.3 Final conclusions are reached on whether there is an adequate supply of general employment land in the settlement and, if a deficit is identified, how the additional land is identified and allocated. For settlements where additional allocations are

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<sup>8</sup> The B-class uses are as follows:

- B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8 Storage or distribution - This class includes open air storage.

<sup>9</sup> What would be classified as a wider employment uses will depend on the nature of the use and the employment it generates and will be a matter of discretion. However, they must generate permanent on-site employment and, as a general rule:

- They may include certain of the D1-Class 'non-residential institution' uses, where the scale or nature of the operation, or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary. Examples might include training facilities of various sorts, creches that serve people working in the employment areas themselves or types of health clinics that provide for specialised needs and are only occasionally visited;
- They may include sui generis uses which typically operate from employment sites such as car garages, taxi firms, home recycling centres and trade counter retail operations, as well as some leisure businesses which may not be suited to town centres;
- They would only include any of the A-Class or D2-Class town centre uses where the proposal is small scale and the employment area is centrally located in a main town or service centre; (NB Any Main Town Centre Use of a larger scale will not normally be acceptable and, if proposed, will be subject to appropriate sequential and impact testing; A1 retail use can sometimes form an ancillary part of an employment proposal - e.g. a factory shop - which may be acceptable subject to other considerations such as access and parking - see Policy ECN 9);
- They would not include any of the C-Class residential-type uses.

<sup>10</sup> Reasons why not all of the conclusions will necessarily remain relevant include the 'making', in the intervening period, of a neighbourhood plan that allocates employment land; or a change in circumstances.



needed, this Paper cross-refers to site by site analysis which has been prepared and published separately.

- 1.7.4 Each chapter finishes with a list of all the proposed allocations and the land available within these allocation. The full list is contained at Appendix 1, which records all employment areas that are monitored and have been employment allocations in Local Plans, alongside the towns that they fall within (if any) and the amount of land available for development within them (if any). Part of the list groups together employment areas that the analysis below has determined will not be taken forward. Areas to be newly added are also listed. These include some employment complexes in rural locations that have not been monitored in the past. They also include the new land allocations proposed as a result of the evidence and the conclusions within this paper.

## 2. NORTH DELIVERY AREA

### MAIN TOWNS

#### 2.1 Alnwick

##### Development Plan position

- 2.1.1 The Alnwick and Denwick Neighbourhood Plan was made in 2017 and, the town of Alnwick, replaced policies in the preceding Alnwick Local Plan, although overarching policies in the Alnwick Core Strategy 2007 continue to apply until replaced by the Northumberland Local Plan. When pre-2004 Local Plan policies were saved in 2007, none of the former Alnwick District Local Plan 1997 employment land allocations was saved. However the County Council continued to monitor these formerly allocated areas as part of their portfolio of employment areas. The Neighbourhood Plan reallocated some of these and also allocated new areas - see below.

##### SHELAA Consultation

- 2.1.2 One site has been put forward in the SHELAA with a proposal for economic development related uses.

##### Evidence Base

- 2.1.3 The Employment Land Review (2011) proposed the allocation of a further 10 ha of general employment land over and above what was assessed as available at the time. This, it argued, would ensure sufficient land over the plan period.
- 2.1.4 Subsequently, the Employment Land and Premises Demand Study (2015) found this figure to be too high due to an underestimate of available land but did see the need for a staged and flexible supply of new sites including the opportunity for an element of roadside service related use in the areas close to the A1. It recommended that the Council should fully explore the alternative options for ensuring that future allocations would best provide for need in Alnwick.

##### Conclusion on employment land need

- 2.1.5 During the preparation of the Alnwick and Denwick Neighbourhood Plan, the Council worked closely with the Neighbourhood Plan Group and this led to the eventual allocation of more than the required 10 hectares of new land (around 13 Ha) through the Neighbourhood Plan. Given these significant additional allocations and the regeneration proposals in the Neighbourhood Plan, together with the conclusions of the Land and Premises Demand Study, it is not considered that any further land will need to be brought forward for the period between the end of the Neighbourhood Plan period (2031) and that of the Northumberland Local Plan period (2036). The

additional site proposal put forward as part of the SHELAA call for sites is therefore not taken forward.

2.1.6 On this basis, the Local Plan will not allocate any new areas of land. It will variously protect the different areas of employment land for either B-Class Uses or wider employment uses in a way that dovetails with policies in the Alnwick and Denwick Neighbourhood Plan. Some protection (for wider employment uses) will also be given to other existing employment areas in the town, which the Alnwick and Denwick Neighbourhood Plan has chosen not to allocate but which continue to be monitored as employment sites.

2.1.7 Therefore the employment areas to be taken forward (including the neighbourhood plan allocations) contain a total of approximately 20 hectares of available employment land, with about two thirds of this to be limited to the B-Class uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
N05	Willowtree	B-Class Employment	Existing - all retained	0	0	0	0
N06	Willowburn Avenue	B-Class Employment	Existing - all retained	0	2.341	0	0
N14	West Cawledge	B-Class Employment	Existing - all retained	0	0	2.882	0
N15	Lionheart Enterprise Park (2)	B-Class Employment	Existing - all retained	0	0	1.714	0
N-	Land SE of Lionheart Business Pk	B-Class Employment	Newly Added	0	0	8.5	8.5
N01	Alnwick Station	Employment - Wider	Existing - most retained	0	0	0	0
N02	South Road	Employment - Wider	Existing - all retained	0	0	0	0
N03	Sawmill	Employment - Wider	Existing - most retained	0	0	0	0
N04	Willowburn	Employment - Wider	Existing - all plus	0	0	0	0
N07	St Thomas' Close	Employment - Wider	Existing - all retained	0	0	0	0
N11	Greensfield Park	Employment - Wider	Existing - all retained	0	0.221	0	0
N12	Lionheart Enterprise Park (1)	Employment - Wider	Existing - all retained	0	0	0	0
N16	Greensfield Moor	Employment - Wider	Existing - all retained	0	0	2.214	0
N-	Land SW of Greensfield Moor	Employment - Wider	Newly Added	0	0	4.9	4.9
N13	Hotspur Park	Not allocated	N/A	N/A	N/A	N/A	N/A

## 2.2 Berwick-upon-Tweed

### Development Plan position

2.2.1 A number of employment land allocations remain saved in the Berwick-upon-Tweed Local Plan 1999.

### SHELAA Consultation

2.2.2 No sites have been put forward in the SHELAA either for pure employment or for mixed uses that include employment use.

### Evidence Base

2.2.3 The Employment Land Review (2011) recommended a considerable rationalisation of employment areas in the town of Berwick, as compared with those monitored as part of the portfolio of employment areas.

2.2.4 This was further endorsed in the Employment Land and Premises Demand Study (2015), which suggested that land needs could also be met if redundant factory

space were to be demolished. It is of note that the Study concluded that the prospect of major inward investment would be remote particularly because of a more generous package of incentives available across the border in Scotland. It further concluded that the office market would be met through existing, small scale provision in Berwick town centre and that the market for industrial premises would be limited to local demand with public sector financial support being needed to enable development on a larger scale.

- 2.2.5 A key site in Berwick, which is intended for retention is at the northern end of the town - known as the 'Ramparts Site'. It is a key location partly because available land there is designated 'Enterprise Zone', which affords certain benefits for those wishing to locate there. The analysis at Appendix 2, which examines the possible impact of future development of sites on the significance of nearby heritage assets, has highlighted that the site of the Battle of Halidon Hill (1333) is close by to the west, meaning that the form and scale of new buildings on these two employment sites will need to be assessed against their impact on the wider sweep of the landscape. Significantly, within the Ramparts employment area itself, the largest of the vacant plots lying along the northern edge of the defined area contains a known multiperiod archaeological site. This will require evaluation prior to determination. Mitigation through open area excavation will be required. The advice does not lead to a need to deallocate the site. However it does signal that the largest remaining plot to be carried forward in the town, with an area of 4.37 hectares, may not be a straightforward development proposition.

### Conclusion

- 2.2.6 Given the conclusions of the Employment Land Review, largely endorsed and expanded upon in the Land and Premises Demand Study, certain of the Berwick-upon-Tweed Local Plan allocations should not be carried forward. Therefore certain sites that are saved allocations in the Berwick-upon-Tweed Local Plan will not remain as allocations in the new Local Plan, reflecting the study recommendations. Notwithstanding the precautionary approach required when bringing forward parts of the Ramparts site, it is concluded that no additional allocations will be needed and that it will therefore not be necessary to investigate new land for possible allocation.
- 2.2.7 Also based on the Study conclusions, the sites that are taken forward for allocation in the Local Plan will be split between those limited to the key 'B-Class' employment uses and those where a wider range of employment uses will be permitted.

2.2.8 Therefore the employment areas to be taken forward contain a total of slightly over 8 hectares of available employment land, the majority to be limited to the B-Class uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
N21	Tweedside	B-Class Employment	Existing - all retained	0	0.349	1.806	N/A
N29	Ramparts Business Park	B-Class Employment	Existing - all retained	0	0	6.154	N/A
N19	North Road	Employment - Wider	Existing - all retained	0	0	0.239	N/A
N20	Tweedmouth	Employment - Wider	Existing - part retained	0	0	0.144	N/A
N-	Berwick Workspace	Employment - Wider	Newly Added	0	0	0	N/A
N30	NW of A698 Ord Road	Not allocated	N/A	N/A	N/A	N/A	N/A
N31	Spittal Point	Not allocated	N/A	N/A	N/A	N/A	N/A

## SERVICE CENTRES

### 2.3 Belford

#### Development Plan position

2.3.1 There are two employment land allocations in Belford that remain saved in the Berwick-upon-Tweed Local Plan 1999.

#### SHELAA Consultation

2.3.2 One additional site has been put forward in the SHELAA for mixed uses that would include employment use.

#### Evidence Base

2.3.3 The Employment Land Review (2011) did not propose additional employment land in the Belford area.

2.3.4 Subsequently, the Employment Land and Premises Demand Study (2015) stated that low levels of demand and vacant units available meant that there would be little justification for further provision of employment land and premises within the area, with the amount of available land on allocated sites more than would be required for the plan period. It recommended a rationalisation of land to deallocate land to the west of the A1.

2.3.5 The Demand Study did, however, conclude that there should be qualitative improvements to the larger Belford Industrial Estate to the east of the A1. It speculated that proximity to the A1 could attract certain types of user, possibly incorporating more land being made accessible to the north of the existing occupied areas. However it pointed out that this would need to be balanced against the fact that there are similarly accessible sites at Alnwick to the south and Berwick to the north, both of which are towns with large pools of labour.

## Conclusion

- 2.3.6 Notwithstanding the conclusion of the Employment Land and Premises Demand Study regarding the outside possibility that additional good quality and accessible land adjoining the A1 could be successful, the more general conclusion that there is currently a surplus of allocated land in the Belford area as a whole means that it is not considered appropriate to bring forward more employment land as allocations, but instead to take a more reactive approach - i.e. accommodate any future user wishing to locate in the area as a windfall.
- 2.3.8 Therefore, it is considered that the existing allocation to the west of the A1 should not be taken forward, while the area to the east should be.
- 2.3.9 The site put forward in the SHELAA is to the west of the A1 in a very prominent, exposed location that forms part of the approach to Belford Village from the A1. On the basis of the quantitative and qualitative conclusions of the above studies, it is not considered that this site should be taken forward for employment use.
- 2.3.10 Therefore the employment area to be taken forward contains approximately three-quarters of a hectare of available employment land, to be limited to the B-Class uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
N18	Belford	B-Class Employment	Existing - all plus	0	0	0.776	N/A
N27	Belford West	Not allocated	N/A	N/A	N/A	N/A	N/A

## 2.4 Rothbury

### Development Plan position

- 2.4.1 Until replaced by the Northumberland Local Plan, overarching policies in the Alnwick Core Strategy 2007 continue to apply, supplemented by certain saved policies in the Alnwick District Local Plan 1997. When pre-2004 Local Plan policies were saved in 2007, none of the former Alnwick District Local Plan employment land allocations was saved. However the County Council continued to monitor these formerly allocated areas as part of their portfolio of employment areas, including Rothbury's single industrial estate.

### SHELAA Consultation

- 2.4.2 One site has been put forward in the SHELAA with a proposal for economic development related uses.

### Evidence Base

- 2.4.3 The Employment Land Review (2011) did not propose additional employment land but supported the allocation of the existing monitored employment area.



2.4.4 Subsequently, the Employment Land and Premises Demand Study (2015) found low levels of demand and vacant units available at Rothbury Industrial Estate. It noted that, while this would suggest little justification for further provision of employment land and premises, there was evidence of that some past demand for industrial premises had not been capable of accommodation in Rothbury. The study concluded that the potential to create an additional 'development plateau' adjoining Rothbury Industrial Estate could be investigated, along with a planning policy approach to developing bespoke premises on unallocated sites and through conversion of existing buildings.

### Conclusion

- 2.4.5 Notwithstanding the conclusion of the Employment Land and Premises Demand Study regarding the possibility of creating an extension to the Rothbury industrial estate, the Council does not have sufficient evidence that this could be delivered or that the land concerned is necessarily available. The site suggested in the SHELAA call for sites is in a different part of Rothbury.
- 2.4.6 Instead, it should be ensured that the Local Plan contains policy approaches that will allow for the expansion of the estate if required, and also for the other suggested policy approaches regarding non-allocated sites coming forward for employment uses and premises conversions where appropriate. The text of the plan should also make clear that an expansion of Rothbury's employment area would be supported if deliverable and justified.
- 2.4.7 Overall, it is considered that the previous allocation in Rothbury that has long been monitored as part of the portfolio of land should be allocated and continue to be protected for B-Class employment uses but that no further land should be allocated.
- 2.4.8 The site put forward in the SHELAA is in a different part of Rothbury and would be creating a new employment area which would be difficult to justify in terms of the evidence available and not necessarily in a good location in terms of the local environment. It is therefore not considered that this site should be taken forward.
- 2.4.9 To summarise, the employment area to be taken forward contains no available employment land, with no additional land proposed for allocation at this time, for reasons outlined above. This is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
N08	Rothbury	B-Class Employment	Existing - all retained	0	0	0	N/A

## 2.5 Seahouses / North Sunderland

### Development Plan position

- 2.5.1 The North Northumberland Coast Neighbourhood Plan was made in 2018 and replaced policies in the preceding Berwick-upon-Tweed Local Plan 1999 in this area.

The Neighbourhood Plan reallocated the single employment area allocated in the previous Local Plan.

### SHELAA Consultation

- 2.5.2 One site has been put forward in the SHELAA with a proposal for mixed uses including retail, leisure and community, as well as residential. It is not clear whether the proponent would see employment uses as a possible element of the site's uses.

### Evidence Base

- 2.5.3 The Employment Land Review (2011) did not propose additional employment land in this area but suggested retaining the existing employment zone (which had, and still has, available land) and protecting it from the development of incompatible uses which would compromise the use of the land for employment purposes.
- 2.5.4 Subsequently, the Employment Land and Premises Demand Study (2015) endorsed this approach based on its own supplementary evidence.

### Conclusion

- 2.5.5 It is noted that the North Northumberland Coast Neighbourhood Plan sought to allocate additional employment land but that the Examiner into their plan concluded that there was insufficient evidence to justify this. On this basis, and given the conclusions of the Land and Premises Demand Study, it is not considered that it would be sufficiently justifiable for the Local Plan to bring forward further land to cover the period between the end of the Neighbourhood Plan period (2031) and that of the Northumberland Local Plan period (2036).
- 2.5.6 It is, however, accepted that further local demand may arise as the plan period progresses and, as such, it should be ensured that the Local Plan contains policy approaches regarding non-allocated sites coming forward for employment uses and premises conversions where appropriate.
- 2.5.7 The site put forward in the SHELAA is in a different part of Seahouses / North Sunderland and would be creating a new employment area which would be difficult to justify in light of conclusions reached in the Employment Land and Premises Demand Study (2015) and the fact that the Examiner of the North Northumberland Coast Neighbourhood Plan also found no evidence to justify an additional allocation in the village. It is therefore not considered that this site should be taken forward.
- 2.5.8 Therefore the employment area to be taken forward is the neighbourhood plan allocation, which has around a third of a hectare still available, to be limited to the B-Class uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
N22	Seahouses - North Sunderland	B-Class Employment	Existing - all retained	0	0.349	0.355	0

## 2.6 Wooler

### Development Plan position

- 2.6.1 The Berwick-upon-Tweed Local Plan 1999 contained a number of adjacent employment sites, all of which have continued to be monitored as part of the portfolio of employment sites but only part of which were saved as Local Plan allocations when some pre-2004 Local Plan policies were saved in 2007.

### SHELAA Consultation

- 2.6.2 One site has been put forward in the SHELAA with a proposal for mixed uses including retail, leisure and community, as well as residential. It is not clear whether the proponent would see employment uses as a possible element of the site's uses.

### Evidence Base

- 2.6.3 The Employment Land Review (2011) did not propose additional employment land in the Wooler area, but did propose that all of the currently monitored sites be kept in employment use.
- 2.6.4 The subsequent Employment Land and Premises Demand Study (2015) suggested that despite past low levels of demand and the consequent apparent surplus of land supply, there was some evidence of demand for further industrial units with yard space in the town.

### Conclusion

- 2.6.5 On the above basis, it considered that the full portfolio of sites currently monitored should be allocated for employment purposes with the occupied areas limited to B-class uses but the large area of available land to its west being open to a wider range of employment uses. No additional land needs to be sought.
- 2.6.6 The site put forward in the SHELAA is in a different part of Wooler and would be creating a new employment area which would be difficult to justify in terms of the evidence available and not necessarily in a good location in relation to the rest of the town, being in a residential part of the town away from the main road network. It is therefore not considered that this site should be taken forward.
- 2.6.7 Therefore the employment areas to be taken forward contain a total of approximately 2 hectares of available employment land, with the whole of this available area allowing for the wider range of employment generating uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
N23	Wooler (East)	B-Class Employment	Existing - all retained	0	0	0	N/A
N28	Wooler - NW of Berwick Road	Employment - Wider	Existing - all retained	0	0	2.086	N/A

## 3. SOUTH EAST DELIVERY AREA

### MAIN TOWNS

#### 3.1 Amble

##### Development Plan position

- 3.1.1 Until replaced by the Northumberland Local Plan, overarching policies in the Alnwick Core Strategy 2007 continue to apply, supplemented by certain saved policies in the Alnwick District Local Plan 1997. When pre-2004 Local Plan policies were saved in 2007, none of the former Alnwick District Local Plan employment land allocations was saved. However the County Council continued to monitor these formerly allocated areas as part of their portfolio of employment areas, including Amble's single industrial estate.

##### SHELAA Consultation

- 3.1.2 No sites have been put forward in the SHELAA either for pure employment or for mixed uses that include employment use.

##### Evidence Base

- 3.1.3 The Employment Land Review (2011) concluded that Coquet Enterprise Park (Amble's only dedicated industrial estate), had a large supply of employment land but stopped short of proposing that the area dedicated to employment uses should change.
- 3.1.4 The subsequent Employment Land and Premises Demand Study (2015) suggested something of an oversupply, arguing that the town centre was a better location for any incoming office uses. It proposed a reduction in the area of the estate that would not, in the consultants' view, compromise its integrity.

##### Conclusion

- 3.1.5 On the above basis, it has been concluded that the south east corner of the previously monitored employment area should not be taken forward as an allocation but that the remainder (around three-quarters of the total area) should.
- 3.1.6 It has further been concluded that the recorded surplus of available sites, along with the apparent demand for wider employment-generating uses, means that the more flexible approach to the uses allowed on the estate should be taken.
- 3.1.7 Having said this, more recent interest and take-up of land on the estate could mean a significant reduction in the land available for employment.<sup>11</sup> Notwithstanding this

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<sup>11</sup> Land has (or is likely to be) lost to hotel, extra-care and retail uses to meet town-wide needs.

situation, it is proposed to adhere to the recommendations in the two studies not to search for additional sites in Amble (also noting that none has come forward through the SHELAA). Considerable employment land resources are available in Alnwick and Ashington which could contribute towards meeting the longer term needs of Amble, as well as those of their respective populations. The windfall policy (ECN5) would also potentially cater for unforeseen requirements for employment land.

- 3.1.8 Therefore the employment area to be taken forward contain a total of approximately 6.6 hectares of available employment land, with scope being allowed for the wider range of employment-generating uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE01	Amble - Coquet Enterprise Park	Employment - Wider	Existing - part retained	0	1.105	6.583	N/A

## 3.2 Ashington

### Development Plan position

- 3.2.1 Saved policies from the Wansbeck District Local Plan 2007 include a number of allocations including major areas of employment uses to the north and south of the town's main built-up area. They tie in with the portfolio of sites that the County Council has continued to monitor.

### SHELAA Consultation

- 3.2.2 No sites have been put forward in the SHELAA either for pure employment or for mixed uses that include employment use.

### Evidence Base

- 3.2.3 The Employment Land Review (2011) proposed no new allocations.
- 3.2.4 The Employment Land and Premises Demand Study (2015) agreed with this, in fact suggesting that this argument had become even stronger with the servicing of Ashwood Business Park, including direct access to the A189 dual carriageway, providing a strategically important site - albeit that the layout may not suit larger single users. In addition, Wansbeck Business Park had capacity for further office and industrial development. The conclusion was therefore that the town 'has a ready supply of good quality employment land'.
- 3.2.5 However it did conclude that the availability of ready-made office and industrial premises would act as a drag on new development activity in the short term. It was clear, it stated, that rental yields and low land values would rule out speculative development with a reliance on public subsidy of future employment development on any scale. It did suggest that available investment needed to be directed to refurbishment of older, run-down industrial buildings.

- 3.2.6 The 2015 study noted that (at the time at least) some demand was coming from businesses needing to relocate from areas close to the town centre, having been displaced from there. The supply of land and premises was considered to be more than sufficient to absorb this demand.
- 3.2.7 With the supply of land being assessed as more than that required for the plan period and given that wider employment generating uses had a history of taking up land in the town, the 2015 study recommended that substantial areas of the employment land (notably at North Seaton) should be made available for the wider definition of employment-generating uses.
- 3.2.8 Land at Ashwood Business Park forms part of the Round 2 Enterprise Zone designations, offering significant incentives to potential employers. Advance Northumberland Limited have confirmed its importance in the context growth sectors in south-east Northumberland.
- 3.2.9 Scoping work for the EZ has suggested that, as Ashwood is a business park as opposed to an industrial estate, there may be the need for certain amenities, falling into use classes outside of the traditional B-classes, in order to support and attract businesses into Ashington. Nonetheless, given the purposes behind the Park and its EZ status, it would be inappropriate, at this stage, to identify part of the site for wider uses.

### Conclusion

- 3.2.10 On the above basis, it is considered that parts of North Seaton and Ellington Road Ends should not be taken forward as employment land, while the rest of North Seaton the Jubilee estate and some smaller employment areas should be available for the wider (than just B-class) employment uses.
- 3.2.11 However the key areas of Ashwood and Wansbeck Business Parks should continue to be reserved for B-Class uses in line with their more strategic role within South-East Northumberland.
- 3.2.12 Notwithstanding that the recent SHELAA exercise has not brought forward any new sites, Wansbeck Business Park, with its much improved environment, good road connections and close proximity to the town centre has been successful and, as a result a further land opportunity in the ownership of the Northumberland Development Company, badged as 'Wansbeck Business Park East', will be added to the portfolio and allocated for specific investment opportunities within the B-Class uses.



3.2.13 Therefore the employment areas to be taken forward contain a total of approximately 27 hectares of available employment land, with the majority being limited to the B-Class employment uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE36	Wansbeck Business Park	B-Class Employment	Existing - all retained	0.586	0	4.212	N/A
SE38	Ashwood Business Park	B-Class Employment	Existing - all retained	0	0	16.133	N/A
SE-	Lintonville W (Wansbeck Business Pk E)	B-Class Employment	Newly Added	0	0	5.84	N/A
SE27	Jubilee	Employment - Wider	Existing - all retained	0	0	0.399	N/A
SE28	North Seaton	Employment - Wider	Existing - most retained	0	0	0	N/A
SE37	Lintonville	Employment - Wider	Existing - all retained	0	0	0.221	N/A
SE40	Green Lane Workshops	Employment - Wider	Existing - all retained	0	0	0	N/A
SE29	Ellington Road Ends	Not allocated	N/A	N/A	N/A	N/A	N/A

### 3.3 Bedlington

#### Development Plan position

3.3.1 Saved policies from the Wansbeck District Local Plan 2007 include a number of allocations. In Bedlington's case, these lie along the northern periphery of the town and further to the north-east towards Sleekburn and the Blyth estuary area. The saved allocations tie in with the portfolio of sites that the County Council has continued to monitor.

#### SHELAA Consultation

- 3.3.2 A small site (currently derelict / underused brownfield) to the north of Barrington Brickworks has been put forward in the SHELAA consultation for pure employment use.
- 3.3.3 Two larger sites in the near vicinity (around Bomarsund) have been put forward in the SHELAA with a proposal for mixed uses including retail, leisure and community, as well as residential. It is not clear whether employment uses are included in the possible uses that would occupy these sites.

#### Evidence Base

- 3.3.4 The Employment Land Review (2011) considered there to be a more than adequate supply of employment and proposed removing existing employment protection from the northern half of the Bedlington Station employment area.
- 3.3.5 The Employment Land and Premises Demand Study (2015) agreed. Its further analysis showed high vacancy rates amongst the town's industrial stock and found that (unsurprisingly) business parks at Blyth (to the south) and Ashington (to the north) offered much more marketable opportunities for employer wishing to locate in SE Northumberland. There would be, it found, no justification for the provision of more employment land at Bedlington.

## Conclusion

- 3.3.6 Since the recommendation of the original Employment Land Review, there has been interest in developing the Bedlington Station site for residential. In fact much of the site has remained in employment use with the remainder vacant. On balance, given these uncertainties surrounding the site as an employment site, it has been decided not to take it forward as an employment allocation meaning that, there would be no barrier to the site gaining permission for non-employment use in the future.
- 3.3.7 It would be sensible to add the small underused brownfield site (from the 2018 SHELAA consultation) to the area defined as the Barrington Brickworks employment site. This and the main Barrington area should be reserved for B-class uses. Their peripheral location and the nature of these estates (with a higher proportion of B2 uses than elsewhere) makes allowing a wider range of employment uses less appropriate.
- 3.3.8 The large sites at Bomarsund, put forward in the 2018 SHELAA consultation, would involve substantial building in open countryside gaps between the tight-knit settlement pattern of SE Northumberland. Overall, it is not considered that any of the suggested land in the Bomarsund location would be needed for employment purposes.
- 3.3.9 Therefore the employment areas to be taken forward for general employment use contain a total of approximately 2 hectares of available land, consisting of a quarter of a hectare at Barrington Brickworks, limited to B-class employment uses, and a larger site of about 1.7 hectares at nearby West Sleekburn, available for the wider range of employment-generating uses. It can be noted that some 9 hectares also remains under option, most of this being at the Cambois industrial area (i.e. that part of the Cambois site that is not included in the Blyth Estuary strategic allocation but has been categorised as general employment) and the remainder at Barrington. As noted, the of the large Blyth Estuary strategic employment area lies to the east of Bedlington and can also be seen as providing for the town. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE30	Barrington	B-Class Employment	Existing - all retained	1.462	0	0	N/A
SE31	Barrington - Brickworks	B-Class Employment	Existing - all plus	0	0	0.27	N/A
SE33 (pt)	Cambois Areas 2-5, 8, 12, 15	B-Class Employment	Existing - part retained	7.6	0	0	N/A
SE32	Bedlington Station	Not allocated	N/A	N/A	N/A	N/A	N/A
SE39	Cambois - West Sleekburn	Employment - Wider	Existing - all retained	0	0	1.715	N/A
SE42	West Sleekburn - Earth Balance	Employment - Wider	Existing - all retained	0	0	0	N/A

## 3.4 Blyth

### Development Plan position

- 3.4.1 Saved policies from the Blyth Valley District Local Plan 1999 include a number of allocations. In Blyth's case, the vast majority of these lie along the northern and eastern periphery of the town adjoining the River Blyth and the Port of Blyth. Together, these sites form a continuous swathe of largely taken-up employment land, separating residential areas and the town centre from the river. The Local Plan saved policies allocate much of this for general employment but substantial areas are allocated for port-related uses. Much smaller employment zones lie within the town and at Bebside. These saved allocations tie in with the portfolio of sites that the County Council has continued to monitor.

### SHELAA Consultation

- 3.4.2 No sites have been put forward in the SHELAA consultation, either for pure employment or for mixed uses that include employment use.

### Evidence Base

- 3.4.3 The Employment Land Review (2011) considered there to be little value in continuing to pursue development at smaller, older sites within residential parts of the town but noted the town's limited supply of vacant employment land. It therefore proposed that some new land may need to be found. To supplement this, it also suggested that the redevelopment of older premises could create new opportunities within the largely occupied Blyth Riverside Business Park along the river to the north of Cowpen Road.
- 3.4.4 The Employment Land and Premises Demand Study (2015) endorsed the Employment Land Review approach of not pursuing the older, smaller sites of Crofton Mill, New Delaval and Bebside.
- 3.4.5 The 2015 Study also summarised the land supply situation in Blyth as sufficient but limited. It noted that Blyth Industrial Estates along the river provide good quality opportunities but with a limited stock of unconstrained development plots.
- 3.4.6 However the 2015 Demand Study assessed the Employment Land Review (2011) recommendation regarding redevelopment of parts of the Blyth Industrial Estates along the river as being less viable and therefore unlikely to happen automatically without subsidy, so limiting the likelihood of new development opportunities being achieved through this approach.
- 3.4.7 As for the need to look for new land allocations, the 2015 Demand Study also disagreed with the Employment Land Review (2011), stating that other locations nearby and further afield along the east coast ports would create an adequate supply of larger sites. Here, it was particularly referring to the strategic, specialised role of the Blyth Estuary sites, most of which lie across the river from the town of Blyth itself. More generally, it saw the strong relationship between Blyth and Ashington as particularly important. Agencies looking to increase energy and port related activities

have since confirmed the important linkages with places such as Ashwood Business Park in Ashington (an EZ) and NW Cramlington, as well as the largely occupied Blyth Riverside Business Park area itself, in terms of industries and service functions relating to the key Blyth Estuary industrial sectors. Finally, the Study regards the reconstitution of the former Alcan site at Lynemouth as providing a further supply of land that could serve the wider needs of SE Northumberland including Blyth.

- 3.4.8 The 2015 Demand Study therefore concluded that new allocations are not needed to serve the town over the next plan period.

### Conclusion

- 3.4.9 In conclusion, the limited supply of sites in the town of Blyth itself but the ready supply slightly further afield means that the majority of the former local plan allocations should be taken forward but no additional allocations should be sought.
- 3.4.10 Much of the Port of Blyth and former Bates land will form part of the key strategic Blyth Estuary allocation, incorporating large swathes of the Cambois area across the river from the town. The remaining riverside and quayside locations will be retained as allocations for general employment use, with areas closer to the A189 being limited to B-class uses but areas closer to the town centre and the Quayside allowing for a wider range of employment uses. A small area of this land that has become a retail park will no longer form an employment allocation. Meanwhile sites at Crofton Mill, New Delaval and Bebside, which have partly defaulted to non-employment use, will not be taken forward.
- 3.4.11. As no further areas of land have been suggested for employment use through the 2018 SHELAA consultation, and given the wider supply situation, there is no requirement to assess additional sites.
- 3.4.12 Therefore the employment areas to be taken forward for general employment use contain a total of approximately 12 hectares of available land, with around half of this area being limited to the B-Class uses and the remainder allowing scope for the wider range of employment-generating uses. In addition, the large Blyth Estuary strategic employment area, which straddles the River Blyth, has about 8.5 hectares that is genuinely available, (as opposed to being held for particular future development). The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE04	Riverside Business Pk (Coniston Rd)	B-Class Employment	Existing - all retained	0	0	6.475	N/A
SE03	Riverside Business Pk (Cowley Rd)	Employment - Wider	Existing - most retained	0	0	4.241	N/A
SE05 (pt)	Blyth Harbour South - Quayside only	Employment - Wider	Existing - all retained	0	0	1.219	N/A
SE02	Bebside	Not allocated	N/A	N/A	N/A	N/A	N/A
SE06	Crofton Mill	Not allocated	N/A	N/A	N/A	N/A	N/A
SE07	New Delaval Workshops	Not allocated	N/A	N/A	N/A	N/A	N/A
SE33 (most) + SE34 (all) + SE15 (part) + SE05 (part)	BLYTH ESTUARY STRATEGIC AREA AS DEFINED FOR NORTHUMBERLAND LOCAL PLAN	Specialised	Existing - most retained	0	192.85	8.529	N/A

## 3.5 Cramlington

### Development Plan position

- 3.5.1 Saved policies from the Blyth Valley District Local Plan 1999 include a number of allocations. In Cramlington's case, a whole quadrant of the town (the North-West Sector) is almost entirely dedicated to employment uses. In addition, there is the allocated strategic employment site at West Hartford, the Northumberland Business Park at South Cramlington, land at Fisher Lane which, in the development plan to date, has formed part of the South-West Sector Development Area and, finally, a small industrial estate at East Cramlington.
- 3.5.2 The Local Plan saved policies allocate all but West Hartford strategic site for general (B-class) employment uses. These saved allocations tie in with the portfolio of sites that the County Council has continued to monitor.

### SHELAA Consultation

- 3.5.3 No sites have been put forward for pure employment use in the 2018 SHELAA consultation. A large area of open land south of the Cramlington emergency hospital is put forward for residential and mixed uses, although it is not entirely clear whether employment uses would be one of the proponent's intended uses here.

### Evidence Base

- 3.5.4 The Employment Land Review (2011) found no requirement for additional allocations.
- 3.5.5 The Review proposed the deallocation of two areas due to the substantial amount of readily available employment land elsewhere in Cramlington, and (variously) the need for large amounts of investment in on-site infrastructure and/or site-specific constraints. One is the Fisher Lane Site in the SW Sector and the other lies within the NW Sector area at South Nelson (East).
- 3.5.6 With regard to the West Hartford strategic site, the Employment Land Review recognised that there would be constraints and costs in terms of bringing the whole site on-stream and proposed that some parts of the site could go for smaller scale general employment uses.
- 3.5.7 In relation to office accommodation, the prime location for this in the County (outwith town centres) was recognised (in the 2011 Review) to be Northumberland Business Park in South Cramlington. The Review maintained that this location needed to be considered alongside key office locations in North Tyneside like 'Cobalt' and 'Quorum'. It concluded that there would be more than sufficient opportunities for the plan period.
- 3.5.8 Turning to the Employment Land and Premises Demand Study (2015), this largely endorsed the findings of the earlier Review. It agreed with the removal of the two areas referred to above and the retention of the West Hartford site in a strategic employment capacity so long as a master plan could be prepared for it and it could



be properly weighed against other regionally important strategic sites, notably the 'IAMP' at Sunderland / South Tyneside.

- 3.5.9 The Study listed some uncertainties as to whether the town might benefit from additional allocations - e.g. the final mix of uses at West Hartford and Northumberland Business Park - whether some land in these areas might end up as general employment use. However, its overall conclusion was that no further employment land would need to be identified.
- 3.5.10 It has been noted from the most recent take-up reports that take-up in Cramlington has averaged around a hectare a year on the North-West sector sites, with a further half hectare a year being taken up at Northumberland Business Park. A simple projection would see land for general employment in the NW sector running out during the second half of the Plan period, placing greater reliance on the Northumberland Business Park or sites further afield. Looking at the land supply situation across SE Northumberland, this issue is not considered to justify additional general employment land in Cramlington - e.g. involving redesignation of the West Hartford site, the reinstatement of the Fisher Lane site or an entirely new allocation.

### Conclusion

3.5.11 It is concluded that:

- The strategic site at West Hartford should be taken forward as a prestige employment site for large scale, single users but leaving open the possibility that some higher end smaller general employment users could locate there.
- Land at South Nelson (East), part of Bassington that is now a housing site and the large area at Fisher Lane should not be taken forward as allocations for employment but all other areas previously allocated for employment use should be local plan allocations. Based on evidence, they should be limited to B-class uses apart from the remainder of Bassington industrial estate and the East Cramlington employment area, which should be open to a wider range of employment generating uses.
- No additional land needs to be sought as the overall Cramlington land supply situation is sufficient. The land put forward, as a result of the 2018 SHELAA consultation, for mixed uses south of the emergency care hospital, therefore does not need to be pursued for employment purposes.

3.5.12 Therefore the employment areas to be taken forward for general employment use contain a total of approximately 27 hectares of available land. 14.6 hectares of this comprises the remainder of the (mainly office oriented) Northumberland Business Park with a further 9.3 hectares also limited to B-Class Usea and the remaining 3.1 hectares allowing scope for the wider range of employment-generating uses. In addition, the large West Hartford employment area is estimated to offer about 32 hectares of available land for the special purposes described in paragraph 1.4.2. The above is summarised in the table extract below.



Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE10	Northumberland Business Park	B-Class Employment	Existing - all retained	0	0	14.632	N/A
SE11	Windmill	B-Class Employment	Existing - all retained	0	24.772	0	N/A
SE16	North Nelson	B-Class Employment	Existing - all retained	0	0	0	N/A
SE17	Nelson Park West	B-Class Employment	Existing - all retained	0	3.037	4.9358	N/A
SE18	Nelson Park	B-Class Employment	Existing - all retained	0	1.195	0	N/A
SE19	Cramlington - Crosland Park	B-Class Employment	Existing - all retained	0	0	3.063	N/A
SE20	Cramlington - Nelson Park East	B-Class Employment	Existing - all retained	0	2.335	0	N/A
SE21	Cramlington - South Nelson	B-Class Employment	Existing - most retained	0	0	1.333	N/A
SE08	Cramlington - Bassington	Employment - Wider	Existing - most retained	0	0	3.149	N/A
SE09	East Cramlington	Employment - Wider	Existing - all retained	0	0	0	N/A
SE22	SW Sector (Fisher Lane)	Not allocated	N/A	N/A	N/A	N/A	N/A
SE23	WEST HARTFORD	Specialised	All	0	0	32.373	N/A

## SERVICE CENTRES

### 3.6 Guide Post / Stakeford

#### Development Plan position

- 3.6.1 Saved policies from the Wansbeck District Local Plan 2007 do not include sites in or immediately adjoining the built-up area of Guide Post / Stakeford, although some allocated employment areas lie in the nearby areas of Bomarsund and West Sleekburn, sites which tie in with the portfolio of sites that the County Council has continued to monitor.

#### SHELAA Consultation

- 3.6.2 No sites have been put forward in the SHELAA consultation, either for pure employment or for mixed uses that include employment use, although large sites in the Bomarsund area put forward for mixed uses lie to the south.

#### Evidence Base

- 3.6.3 As stated, there is no allocated or monitored employment land within or immediately abutting Guide Post / Stakeford's built-up area.
- 3.6.4 Both the Employment Land and Premises Demand Study (2015) and the previous Employment Land Review (2011) consider the area as a whole including all the sites that comprise the northern part of the Blyth Estuary Strategic Employment Area (around Cambois) and the West Sleekburn employment zone.
- 3.6.5 The recommendations mainly concern the strategic importance of the core area of what was allocated (in the Wansbeck Local Plan 2007) as the 'Cambois Zone of Economic Opportunity'. These recommendations also include the suggestion not to take forward some areas around the periphery of this Zone but press ahead with the remainder of the strategic allocation.

- 3.6.6 No particular recommendation is made with regard to the West Sleekburn employment area, the general employment area that lies closest to Guide Post / Stakeford. Some land remains available at this location.

### Conclusion

- 3.6.7 Given the land supply situation at West Sleekburn and further afield across this part of South-East Northumberland, and the absence of any clear recommendation relating to Guide Post / Stakeford itself, there will be no justification for seeking to allocate further employment land here. Nearby proposals in the SHELAA 2018 therefore need not be pursued for employment allocations in the Northumberland Local Plan.

## 3.7 *Newbiggin by the Sea*

### Development Plan position

- 3.7.1 Saved policies from the Wansbeck District Local Plan 2007 include just one small employment allocation in Newbiggin by the Sea, at Woodhorn Road, part of the portfolio of sites that the County Council has continued to monitor.

### SHELAA Consultation

- 3.7.2 No sites in Newbiggin have been put forward as a result of the SHELAA consultation, either for pure employment or for mixed uses that include employment use.

### Evidence Base

- 3.7.3 The Employment Land Review (2011) proposed removing the single employment site at Woodhorn Road from allocations due to the length of time it had been available and low demand.
- 3.7.4 It terms of where a local supply of land to serve the town's needs, the Employment Land and Premises Demand Study (2015) noted that the closure of the Alcan Aluminium Smelter and the consequent newly created employment park on (recycled land) is only a mile to the north west of the Woodhorn Road site.

### Conclusion

- 3.7.5 It is clear that there is a very healthy employment land supply situation in the wider area - not only at the former Alcan site, but also at the Wansbeck and Ashwood Business Parks and other employment opportunities in Ashington and the Blyth Estuary strategic site. There is also an absence of new suggestions for employment land within Newbiggin itself. Overall, therefore, there is not considered to be any justification for seeking additional employment land in Newbiggin by the Sea. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE41	Newbiggin-by-the-Sea - Woodhorn Road	Not allocated	N/A	N/A	N/A	N/A	N/A

## 3.8 Seaton Delaval

### Development Plan position

- 3.8.1 In terms of employment land, the Double Row employment area lies at the northern end of Seaton Delaval and the former Procter and Gamble (latterly HFC Prestige Manufacturing - Coty) factory has now been vacated and occupies a large site at the western edge of the village. Both remain saved allocations in the Blyth Valley District Local Plan, 1999. Close by, in Seghill, the former Brickworks remains allocated as does an adjoining small group of existing employment uses (largely occupying former pithead buildings). The County Council has continued to monitor all of these sites as part of the portfolio of general employment areas.

### SHELAA Consultation

- 3.8.2 The HFC Prestige Manufacturing plant plus a strip of land alongside to the south, which is part 'white land' within the Seaton Delaval inset boundary and part Green Belt, has been put forward in the 2018 SHELAA consultation for mixed uses that would include residential.

### Evidence Base

- 3.8.3 The Employment Land Review (2011) did not propose additional employment land in this area, and recommend that the vacant (former brickworks) land at Seghill should not be taken forward as a development plan allocation, partly because new housing and a school have been built in close proximity and partly due to a lack of interest in the site.
- 3.8.4 The Employment Land and Premises Demand Study (2015) agrees with the Seghill conclusion recommending that only the existing cluster of employment uses ought to be safeguarded for those uses.
- 3.8.5 Both studies noted that Double Row had effectively reached capacity. The 2015 Study recorded an element of demand for low cost land and premises but that the estate had become somewhat hemmed in by recent housing development. It recommended that options for expansion should nevertheless be explored.
- 3.8.6 The Employment Land and Premises Demand Study (2015) also found that demand for office floorspace in this locality is very weak and suggested that this could be accommodated through conversions of existing buildings.
- 3.8.7 It is important to note that neither Study anticipated that the HFC Prestige Manufacturing plant would be vacated but, based on the above conclusions, it seems appropriate that any future redesignation of the land ought to be considered in the

context of their possible contribution to additional local demand for road frontage employment land.

## Conclusions

3.8.8 Based on the above study recommendations and the uncertainties regarding the future of the former HFC Prestige Manufacturing site the following the recommendations are made:

- That the HFC Prestige Manufacturing plant remains allocated for B-Class employment use following the existing boundary of the former plant.
- That the Double Row area (apart from a small backland site) remains allocated for employment but that a wider range of employment-generating uses is allowed.
- That, in Seghill, only the area of the existing employment uses, and not the vacant land, should be taken forward as an allocation and that this should be for the wider range of possible uses.

3.8.9 Therefore the employment areas to be taken forward for general employment use contain a total of just approximately a quarter of a hectare of available land, located in an area with scope for the wider range of employment-generating uses. Other remaining allocations have no vacant land available, although the Avenue Road premises and its expansion land are unoccupied at the time of writing. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
SE13	Seaton Delaval - Avenue Road	B-Class Employment	Existing - all retained	0	1.149	0	N/A
SE12	Seaton Delaval - Double Row	Employment - Wider	Existing - most retained	0	0	0.27	N/A
SE14	Seghill	Employment - Wider	Existing - part retained	0	0	0	N/A

## 4. CENTRAL DELIVERY AREA

### MAIN TOWNS

#### 4.1 Hexham

##### Development Plan position

- 4.1.1 In terms of employment land, allocations are saved in The Tynedale District Local Plan 2000. These allocations are entirely in the northern part of the town, at Haugh Lane / Burn Lane / former Bunker site close to the town centre and, further afield, at Tyne Mills and across the River Tyne at the Bridge End area that includes the large Egger chipboard manufacturing plant. The County Council has continued to monitor all of these sites as part of the portfolio of general employment areas.

##### SHELAA Consultation

- 4.1.2 The 2018 SHELAA consultation has seen four sites in Hexham put forward for mixed uses. Given the absence of sites being put forward for 100 per cent employment use, these four sites can be considered as to their suitability for employment use, should a need be identified. The sites are:

- Land east of the Bridge End Industrial Estate (east of the Egger factory), (put forward for mineral extraction followed by employment);
- Land at the Hermitage, close to the main access junction on the A69;
- Land east of Hexham and south of the A695, which would effectively extend the town further east along the Corbridge Road;
- The Beales store in the town centre;

(NB the latter three sites are put forward for residential and a variety of mixed uses, although it is unclear the extent to which employment could be integrated into the proposed mix of uses).

##### Evidence Base

- 4.1.3 The Employment Land Review (2011) proposed that the boundaries of two sites be amended to reflect reduced employment allocations - the former Bunker and the Goods Yard adjoining the station.
- 4.1.4 The Employment Land and Premises Demand Study (2015) agreed with the conclusion on the Goods yard, as much had gone over to retail use. The Study also considered the Bunker an expensive site to develop but acknowledged that its proximity to the town centre could be appealing for an office park type of use.

- 4.1.5 Both reports were clear that there is a severe shortage of employment land remaining available in the town, even if land at nearby Acomb is counted. Not surprisingly the recommendation was to retain remaining employment areas in that use.
- 4.1.6 In terms of securing an adequate future supply of employment land, the 2011 Employment Land Review (2011) recommended the allocation of 10-15 ha of further office and industrial land but acknowledged the difficulty of finding suitable sites given the constraints of topography and Green Belt. It made a number of suggestions regarding which areas surrounding the town could be explored, should it be decided that there was no option but to release land from the Green Belt.
- 4.1.7 Subsequently, the 2015 Employment Land and Premises Demand Study, looked more closely at market-based and past take-up evidence. This confirmed that the market had been suppressed by a lack of available opportunities and confirmed the 10-15 hectare figure as being reasonable. It acknowledged also that Green Belt adjustment would be necessary to achieve this. Even where exceptional circumstances for the release of Green Belt land could be justified, the 2015 Study pointed out that other barriers would need to be overcome, whether it be flood risk, accessibility from the main road system or marketability issues, meaning that upfront investment would be required, whichever area of land was settled upon.

### Conclusion

- 4.1.8 On the basis of the evidence, it is concluded that Hexham has a shortage of land and that an additional 10 hectares should be allocated to cover the plan period. It is further concluded that the additional land can only be achieved if the Green Belt inset boundary is adjusted to accommodate it and that exceptional circumstances therefore justify the Local Plan bringing forward an allocation that involves such an adjustment.
- 4.1.9 In order to assess which area should be brought forward a number of sites, including sites newly put forward through the 2018 SHELAA consultation, have been assessed and scored against a number of criteria in a **separate technical background document entitled 'Northumberland Local Plan - Employment Land Site Option Appraisal: Hexham Site Option Appraisal'**. The appraisal includes a number of sites that have been suggested and assessed previously. The new sites have been added to these. The assessment has been endorsed in the Sustainability Appraisal that accompanies the Local Plan.
- 4.1.10 This appraisal concludes that Land east of the Bridge End Industrial Estate (east of the Egger factory) is the best site to take forward as an employment allocation. It is concluded that the site (totalling almost ten hectares) should be allocated and the land concerned removed from the Green Belt. It is acknowledged that gravel extraction from this haugh land would be a sensible approach to stabilising the land prior to development and addressing the floodplain issue and that, therefore, it would be a few years into the plan period before the land could be made available for employment use. Constraints on the road system close to Bridge End will also need to be addressed.
- 4.1.11 In terms of the existing employment areas, all should be taken forward as future allocations apart from those that have changed from employment use over the years



(including around Tesco, housing areas at Tyne Green Road and parts of Tyne Mills). It is clear that remaining employment areas closer to the town centre (Haugh Lane / Burn Lane / Tyne Mills) have been attractive to a wide range of employment generating uses that serve the functioning of the town and its centre well. As such, these areas will be allocated for the wider range of employment generating uses. The more distant employment areas north of the River Tyne, including the new allocation, will be reserved for the main 'B-class' employment uses.

4.1.12 Therefore the employment areas to be taken forward for general employment use contain a total of approximately 12.6 hectares of available land including a small area at nearby Acomb. The bulk - 9.8 hectares - would be on the new site east of Egger, involving the Green Belt deletion. This, plus an additional 0.5 hectares nearby, would be limited to B-Class Uses; the remaining 2.2 hectares would allow scope for the wider range of employment-generating uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
C21 + safeguarded	Egger	B-Class Employment	Existing - all retained	0	15.35	0	N/A
C22	Bridge End	B-Class Employment	Existing - all retained	0	0	0.519	N/A
C-	East of Egger	B-Class Employment	Newly Added	0	0	9.827	N/A
C35	Acomb - Howford Haulage Site	B-Class Employment	Existing - all retained	0	0	0	N/A
C19	Haugh Lane	Employment - Wider	Existing - most retained	0	0	0.821	N/A
C20	Burn Lane	Employment - Wider	Existing - most retained	0	0	0	N/A
C23	Tyne Mills	Employment - Wider	Existing - all retained	0	0	0	N/A
C28	Former Bunker Site	Employment - Wider	Existing - all retained	0	0	1.373	N/A
C33	Ochrelands, Yarridge Road	Employment - Wider	Existing - all retained	0	0	0	N/A
C37	Hexham Goods Yard	Employment - Wider	Existing - part retained	0	0	0	N/A
C25	Acomb	Employment - Wider	Existing - all retained	0	0	0.106	N/A

## 4.2 Morpeth

### Development Plan position

4.2.1 In terms of employment land, allocations are contained in the Morpeth Neighbourhood Plan which was 'made' and became part of the development plan in 2016. The Neighbourhood Plan includes the following allocations:

- Land to the south of Fairmoor - around 8 hectares
- Land to the south of Northgate Hospital - around 2 hectares
- The Coopies Lane Business Park
- The Loansdean sites (County Hall, former fire station etc.)
- The pharmaceutical factory site at Whalton Road
- Pegswood Industrial Estate

4.2.2 The County Council has monitored most but not all of these sites as part of the portfolio of general employment areas and will add newer allocations, as appropriate, for future monitoring purposes.

- 4.2.3 The Neighbourhood Plan also allocates 'Key Development Opportunity Sites' within the Town Centre but the policy does not envisage these sites as absorbing any of the B-class use employment demand.

#### *SHELAA Consultation*

- 4.2.4 The 2018 SHELAA consultation has resulted in two submissions for full employment use - land south of Coopies Lane Business Park and land north of Coningsby House (a short distance north of Coopies Lane Business Park). Neither site is in the Morpeth Neighbourhood Plan allocations and both lie beyond that Plan's settlement boundary for the town.
- 4.2.5 In addition, other sites are proposed for mixed use including residential. Some are excluded from any new consideration by virtue of being allocations for specific uses in the Neighbourhood Plan. The others that may be regarded as offering at least an element of employment and therefore requiring assessment, are an area of land north of Springhill Walk and an area of land north of Lancaster Park that hasn't previously been assessed for employment purposes. Neither site is in the Morpeth Neighbourhood Plan allocations and the latter site sits beyond that Plan's settlement boundary for the town.

#### *Evidence Base*

- 4.2.6 Much of what emerged as recommendations in the Employment Land Review (2011) and the Employment Land and Premises Demand Study (2015) has been superseded by the fact that the Neighbourhood Plan has since been made.
- 4.2.7 Both studies noted a constrained supply and considered that this has, in turn suppressed demand, especially for small units. Interestingly, the Demand Study (2015) considered that Morpeth would be unlikely to attract major distribution requirements unless the A1 could be dualled all the way through to Edinburgh - for which no current plans exist.
- 4.2.8 More specifically, the 2011 Review proposed the deallocation of the Railway Yards on grounds of its quality. While the 2015 Study saw the merits of retaining it for the time being, the Neighbourhood Plan went along with the 2011 recommendation and did not include it within the Coopies Lane allocation, placing it beyond the defined settlement boundary.
- 4.2.9 The two studies also included positive recommendations regarding the Fairmoor / Northgate sites, not least because of the implementation of the Morpeth Northern Bypass. These sites were subsequently allocated in the Neighbourhood Plan.
- 4.2.10 The Demand Study saw the potential for increased office demand but this was currently suppressed by the high level of availability at places such as 'Quorum' which benefit from Enterprise Zone status in North Tyneside. The recommendation vis-a-vis the Fairmoor sites was therefore, despite the EZ designation of part of it, not to seek to limit the range of uses to office. It should be noted that, more recently, scoping work for the EZ has suggested that the right conditions for development of a successful 'Technology Park' may not be present at Fairmoor, and therefore the more

prudent approach is a more traditional business park offering smaller scale office and light industrial units to small businesses, much more in line with local property market demand.

- 4.2.11 This needs to be read in the context of the fact that the 2015 Demand Study saw the most likely locations for meeting the limited office market would be within town centre schemes and in the vicinity of the office cluster at County Hall (also now an extended employment allocation in the Neighbourhood Plan).
- 4.2.12 Despite not agreeing on everything, the evidence available suggests that, in Morpeth, local office demand tend to be limited to small units between 50m2 and 150m2.
- 4.2.13 A further recommendation from the earlier studies was to encourage an enhanced land supply at the successful Coopies Lane through investigate options for opening up and servicing adjacent land to the south of the A196.
- 4.2.14 Finally, the recommendation in relation to nearby areas was to reduce the allocation at St. Mary's Hospital site to encompass only the developed office area.

### Conclusions

- 4.2.15 The Local Plan can take forward the allocations as shown in the made Neighbourhood Plan. This amounts to sufficient land for the Neighbourhood Plan period and, based on the levels of demand recorded in the evidence base work, it should generally be sufficient for the new plan period to 2036. The Neighbourhood Plan allocation at the Whalton Road works will need to be omitted from the Green Belt designation, as the allocation includes an expansion area. It should be noted that an area of land south of Fairmoor, which is earmarked for a service and enterprise centre, will be allocated through the Local Plan, as this was omitted from the Neighbourhood Plan and should be retained in employment use.
- 4.2.16 The recommendation in the evidence base regarding Coopies Lane is also noted. It is therefore proposed to leave out of the Green Belt the land that would form a possible extension of the Coopies Lane estate southwards. However, it is not considered that there is a need to bring the site forward as a firm allocation yet and, instead, to safeguard the land for future employment use.
- 4.2.17 Given that additional safeguarding is being considered, it is important to take account of the fact that other sites, which have newly emerged through the 2018 SHELAA consultation, need to be assessed. These have therefore been assessed and scored against a number of criteria in a **separate technical background document entitled 'Northumberland Local Plan - Employment Land Site Option Appraisal: Morpeth Site Option Appraisal'**. The appraisal includes several sites that have been suggested and assessed previously, including the Coopies Lane southward extension. The new sites have been added to these. The assessment has been endorsed in the Sustainability Appraisal that accompanies the Local Plan.
- 4.2.18 This appraisal scores some other sites slightly better than Coopies Lane but this must be weighed against the option to build on the success of Coopies Lane in future. So

this continues to be regarded as the best and most suitable site to retain within the inset boundary and safeguard for future employment use.

- 4.2.19 Therefore the employment areas to be taken forward for general employment use contain a total of approximately 15.6 hectares of available land. The bulk - 11.5 hectares - comprises Neighbourhood Plan allocations (green shading below), with the addition of the Service / Enterprise Centre intended to be added through the Local Plan. The 8.67 hectare Fairmoor land, which forms the EZ, will be limited to B-Class Uses; the remaining seven hectares will continue to allow scope for the wider range of employment-generating uses. The above is summarised in the table extract below. (NB some additional nearby employment areas - Pegswood, Whitehouse Farm and St Mary's - are included below due to their proximity to Morpeth and/or their being within the Morpeth Neighbourhood Plan area) .

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
C03	Whalton Road	B-Class Employment	Existing - all retained	0	4.091	0	0
C09	Loansdean (part as from 2017)	B-Class Employment	Existing - all retained	0	0	0	0
C17	Fairmoor, Adjacent to A1	B-Class Employment	Existing - most retained	0	0	8.67	0
C-	Morpeth County Hall	B-Class Employment	Newly Added	0	0	0	0
C16	Part of St Mary's Hospital	B-Class Employment	Existing - part retained	0	0	0	0
C-	Longhirst Grain	B-Class Employment	Newly added	0	0	0	N/A
C01	Morpeth - Coopies Lane	Employment - Wider	Existing - most retained	0	0	0.162	Downward boundary adjustment
C11	Morpeth - Fairmoor, Northgate	Employment - Wider	Existing - part retained	0	0	1.863	0
C12	Morpeth - Railway Yards	Employment - Wider	Existing - all retained	0	0	0	0
C-	Loansdean (former fire station etc.)	Employment - Wider	Newly Added	0	0	0.8	0.8
C-	Adj to A1 Junction Services Site	Employment - Wider	Newly Added	0	0	2.9	0
C-	Adj to A1 Jct. Enterprise Centre	Employment - Wider	Newly Added	0	0	1.25	0
C10	Whitehouse Business Centre	Employment - Wider	Existing - most retained	0	0	0	0
C05	Pegswood	Employment - Wider	Existing - all retained	0	0	0	0
C02	Morpeth Town Centre	Not allocated	N/A	N/A	N/A	N/A	N/A
C14	Extension to land at Fairmoor	Not allocated	N/A	N/A	N/A	N/A	N/A

## 4.3 Ponteland

### Development Plan position

- 4.3.1 The saved policies of the Castle Morpeth Local Plan 2003 do not contain any allocations of employment land but a number of office zones are defined close to the centre of the settlement, where changes of use to offices are favoured. This policy remains extant despite the fact that the Ponteland Neighbourhood Plan was 'made' in 2017.
- 4.3.2 The Neighbourhood Plan supports employment uses generally and includes an aspiration (not part of a policy) to relocate industrial uses from the modestly sized Meadowfield employment area (near the centre of Ponteland) to an outlying location, preferably land near the Airport. As the land concerned is Green Belt, the Neighbourhood Plan states that this would be a matter for the County Council to address. It is of note that the County Council monitors the Meadowfield area within its portfolio of employment sites. It has a low level of vacancy and no available land.

### SHELAA Consultation

- 4.3.3 The 2018 SHELAA consultation has led to three submissions for full employment use in the vicinity of Ponteland - land at Prestwick Park office park, and two different sites lying to the west of the Airport in the area known as Prestwick Pit. In addition, land at Birney Hill, a large swathe of land alongside the southern edge of Darras Hall, which was the subject of a dismissed housing appeal some years ago, is now put forward for mixed uses. All four sites are part of the longstanding Green Belt.

### Evidence Base

- 4.3.4 The Employment Land Review (2011) proposed the allocation of around 5 ha of further land at Ponteland to accommodate a small, high quality, B1 development.
- 4.3.5 Subsequently, the Employment Land and Premises Demand Study (2015) also identified capacity in the market for further office provision over the plan period. However, in addition, it found there to be a shortage of industrial premises. It therefore recommended that the allocation of additional land at Ponteland should be a priority for both uses. New sites, it concluded, should be close to the A696 dual carriageway, so as to give easy access to Newcastle and not accentuate local traffic issues within central parts of Ponteland. The Demand Study also referred to the possibility that businesses would wish to relocate from Meadowfield Industrial Estate, as this was at capacity and was gradually being taken over by non-employment uses. The Study did, however, acknowledge full relocation of all businesses from this industrial estate would not be viable.
- 4.3.6 The other significant recommendation coming from the two reports was that the Local Plan should make clear that the Airport expansion land is for that purpose alone, and not part of the general employment land supply.

### Conclusion

- 4.3.7 There are clear indications in the Employment Land and Premises Demand Study (2015), as well as in evidence gathered during the Neighbourhood Plan preparation, that a solution is needed to allow for latent demand for offices, the establishment of new B-Class industrial businesses and possible relocation / expansion of existing businesses.
- 4.3.8 It is also clear that land at the Airport itself has to remain as Airport expansion land, rather than general employment.
- 4.3.9 As such, it is concluded that sufficient justification exists for exceptional circumstances to apply and for additional land to be released from the Green Belt to accommodate this. This should include scope for office park expansion and more general industrial uses. Ideally the area or areas should be close to the A696 dual carriageway to allow easy access to the Tyneside conurbation and the Airport, without adding to congestion within Ponteland itself.
- 4.3.10 In selecting the site(s), it is important to take account of all sites that have been suggested for employment development, including those newly emerged as a result



of the 2018 SHELAA consultation. Sites have been assessed and scored against a number of criteria in a **separate technical background document entitled ‘Northumberland Local Plan - Employment Land Site Option Appraisal: Ponteland Site Option Appraisal’**. The appraisal includes all sites that have been suggested and assessed previously plus the new sites suggested through the 2018 SHELAA. The assessment has been endorsed in the Sustainability Appraisal that accompanies the Local Plan.

- 4.3.11 From this, it is concluded that two areas should be removed from the Green Belt.
- 4.3.12 The first area (3.5 hectares) is at ‘Prestwick Pit’, opposite the Airport entrance, where there is already access from the roundabout junction (albeit that this may need some improvements to meet Airport needs). The site is partly derelict land. This would be intended for B-Class employment uses and would effectively be an addition to the area covered by the Newcastle International Airport Green Belt inset.
- 4.3.13 The other area (2 hectares) would be exclusively for offices and would be an extension to the existing office park close to Prestwick village.
- 4.3.14 An area is also proposed for safeguarding for future employment use beyond the Plan period immediately adjacent to the Prestwick Pit site.
- 4.3.15 Regarding the Meadowfield Industrial Estate, even though this is not an existing employment allocation, (either saved in the Castle Morpeth Local Plan or in the recent Neighbourhood Plan), it is considered that the estate should be allocated for B-class uses to try and preserve remaining B-Class premises for these uses.
- 4.3.16 There are a number of business parks based in farm conversions in this area of south Northumberland, the closest of which is at Berwick Hill.
- 4.3.17 Therefore the employment areas to be taken forward or newly allocated for general employment use will contain a total of approximately 5.5 hectares of available land (on the new sites). Despite there being a made Neighbourhood Plan for Ponteland, that Plan does not allocate employment sites. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans
C04	Ponteland - Meadowfield	B-Class Employment	Existing - all retained	0	0	0	0
C-	Prestwick Park (existing office site)	B-Class Employment	Newly Added	0	0	0	0
C-	Prestwick Park Extension	B-Class Employment	Newly Added	0	0	2	0
C-	Prestwick Pit	B-Class Employment	Newly Added	0	0	3.5	0
C07	Berwick Hill	Employment - Wider	Existing - all retained	0	0	0	N/A

## 4.4 Prudhoe

### Development Plan position

- 4.4.1 In terms of employment land, allocations are saved in The Tynedale District Local Plan 2000. These allocations are entirely in the northern part of the town, at Low



Prudhoe and Eltringham. The County Council has continued to monitor these sites as part of the portfolio of general employment areas.

### SHELAA Consultation

- 4.4.2 No sites in Prudhoe have been put forward via the 2018 SHELAA consultation, either for pure employment or for mixed uses that include employment use.

### Evidence Base

- 4.4.3 The Employment Land Review (2011) identified a clear shortfall in employment land availability, looked at over the plan period as a whole. It proposed further provision of office and industrial land in Prudhoe in the order of 10 to 15 ha. At the time Prudhoe Hospital site still offered the possibility of some employment land as part of mixed use development, such that it estimated that around half of the needed provision could be there. The remaining site would need to be found through amending the boundary of Low Prudhoe and in the vicinity of the Eltringham site, possibly also on land currently in the Green Belt.
- 4.4.4 The Employment Land and Premises Demand Study (2015) took account of the fact that the Prudhoe Hospital site was now going to be entirely residential. Added to this, it found that the development of some of the remaining available land at Low Prudhoe could be prohibitive without 'significant public sector support' or 'a wider range of commercial uses'.
- 4.4.5 The 2015 Study re-examined the 10 to 15 hectare figure that had previously been proposed against past take-up and knowledge of market demand. The conclusion was that a figure of 10 ha would be more appropriate. Drilling down into the types of uses that may wish to locate there, the Report pointed out that office demand was likely to be greater north of the Tyne, where the main (A69) east-west road artery runs. Locally, it stated, office uses could form part of mixed schemes and/or be rurally based - e.g. involving farm building conversions.
- 4.4.6 Looking further afield, both studies agreed that village-based employment sites currently allocated - e.g. around Mickley and Stocksfield - should not be taken forward as allocations in future.

### Conclusion

- 4.4.7 It is concluded that a shortfall in Prudhoe's employment land supply is likely to occur within the plan period unless additional allocations can be identified within the town. There is no reason to disagree with the figure of 10 hectares identified in the evidence bearing in mind also that the new plan period runs for a further five years over and above that which the evidence was considering.
- 4.4.8 However, the topography of the town is such that, even if Green Belt deletions are considered, it is very difficult to identify this level of suitable land to allocate.
- 4.4.9 In selecting the site(s), it is important to take account of all sites that have been suggested for employment development. While no new sites have emerged through the 2018 SHELAA consultation, other sites have been put forward in the past. These

have been assessed and scored against a number of criteria in a **separate technical background document entitled 'Northumberland Local Plan - Employment Land Site Option Appraisal: Prudhoe Site Option Appraisal'**. The assessment has been endorsed in the Sustainability Appraisal that accompanies the Local Plan. The sites examined as part of the assessment were all in the Green Belt apart from the one reasonable sized site existing within the Prudhoe inset - i.e. land between the town centre and Broomhouse Lane. This steeply sloping site has been granted permission for housing and town centre uses and would be entirely unsuitable for anything but the smallest footprint form of employment use. Therefore, the selection of a suitable site to meet the clearly established market need would require a Green Belt deletion.

- 4.4.10 The conclusion is that land adjoining the former Eltringham paint works should be identified. While the area of this land falls well short of the 10 hectares needed, it is well contained with ready access from the A695 Prudhoe Bypass. It is in the Green Belt but it is considered that exceptional circumstances for its removal from this status are strongly justified by the evidence. The site offers the opportunity to establish a new and firm Green Belt inset boundary.
- 4.4.11 Shortfalls may still occur, placing reliance on supplies elsewhere and policies which encourage opportunities for employment uses to establish as windfalls within the built-up areas of towns and villages.
- 4.4.12 Therefore the employment areas to be taken forward for general employment use contain a total of approximately 8 hectares of available land, consisting of the remaining 5.5 hectares at Low Prudhoe and the 2.5 hectares that would result from the proposed Green Belt deletion at Eltringham. The intention is to limit all the allocated employment areas to B-Class Uses, primarily because of the fact that it has proven very difficult to meet fully the shortfall of general employment land in the town but also because the employment areas lie on the periphery of Prudhoe rather than being close to the centre, where a wider mix of uses may be more appropriate. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
C24	Low Prudhoe	B-Class Employment	Existing - all plus	0	0.776	5.487	N/A
C27	Eltringham	B-Class Employment	Existing - part retained	0	1.909	0	N/A
C-	Eltringham additional land	B-Class Employment	Newly Added	0	0	2.51	N/A
C30	Tyne Valley Nursery, Mickley	Not allocated	N/A	N/A	N/A	N/A	N/A

## SERVICE CENTRES

### 4.5 Corbridge

#### Development Plan position

- 4.5.1 In terms of employment land, allocations are saved in The Tynedale District Local Plan 2000. In Corbridge, the only allocation is a small site adjacent to Corbridge railway station, to the South of the River Tyne, a short distance from the village itself. The County Council has continued to monitor the site as part of the portfolio of general employment areas.

#### SHELAA Consultation

- 4.5.2 The 2018 SHELAA consultation has brought forward a proposal for economic use, located in a Green Belt area to the east of the village at Howden Dene.

#### Evidence Base

- 4.5.3 The Employment Land Review (2011) noted the constrained nature of the site at the Station Yard in terms of road access and the land itself. Despite this, the Review recommended no further allocations because of Green Belt and other policy constraints and because *“the area is in relatively close proximity to the larger settlements of Hexham, Ponteland and Prudhoe which arguably have greater potential for employment land provision.”*
- 4.5.4 The Employment Land and Premises Demand Study (2015) agreed with this analysis but noted that the nearby large settlements also had land supply shortfalls. It considered that, whether land needed to be found within Corbridge itself, would depend on the supply constraints in the larger towns being overcome.
- 4.5.5 The Demand Study also pointed to the success of smaller semi-rural business centres in this vicinity, the closest example being Shawwell Business Centre, a short distance to the north of the village.

#### Conclusion

- 4.5.6 It is considered that the provision of additional employment land opportunities in Hexham, Prudhoe and Ponteland, proposed in this paper, based on evidence, will help avoid the need for a new allocation in Corbridge. Balanced against the considerable constraints in the village - not just Green Belt but also heritage-based, it is concluded that no additional allocation should be made. Certainly it is not considered that the supply situation would justify exceptional circumstances for a Green Belt deletion, meaning that the Howden Dene suggestion, following the recent SHELAA consultation, should not be pursued.
- 4.5.7 Turning to the existing Station Yard area, this should remain an allocation but the diverse nature of uses there mean that it should be made available for the wider

employment generating categories of land use. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans
C26	Corbridge Station	Employment - Wider	Existing - all retained	0	0	0	N/A
C-	Shawwell Business Centre	Employment - Wider	Newly added	0	0	0	N/A

## 5. WEST DELIVERY AREA

### MAIN TOWNS

#### 5.1 Haltwhistle

##### Development Plan position

- 5.1.1 In terms of employment land, allocations are saved in The Tynedale District Local Plan 2000. In Haltwhistle there are four areas strung out along the southern side of the town at Hadrian Enterprise Park, at the small Station Court site, at the West End employment area and an allocation west of Park Road. In addition a single user employment area exists at nearby Plenmeller. The County Council has continued to monitor all of these sites as part of the portfolio of general employment areas.

##### SHELAA Consultation

- 5.1.2 The 2018 SHELAA consultation has resulted in two proposals.
- 5.1.3 One of these looks to change the western part of Hadrian Enterprise Park to a range of mixed uses including residential and various commercial and community uses.
- 5.1.4 The second proposal is a mixed use proposal at Crossbank Field, adjacent to the junction from the A69 bypass at the western end of the town. It adjoins the existing West End employment area and its access may have to come from there, should it be developed.

##### Evidence Base

- 5.1.5 The Employment Land Review (2011) considered there to be a surplus of supply of land in the town, considering the size of the town and the capacity on the existing, operating employment areas. As such, it proposed that undeveloped land at West of Park Road should not be taken forward as an allocation.
- 5.1.6 The Employment Land and Premises Demand Study (2015) agreed with this conclusion and noted the substantial up-front infrastructure and site preparation costs associated with the West of Park Road site that would almost certainly 'prevent this site ever coming forward for employment use'.
- 5.1.7 The 2015 Study saw any additional land availability being achieved through redevelopment, or refurbishment and reoccupation, of redundant buildings in the Hadrian area and possibly at Plenmeller. It considered that the latter area could, if need be, expand onto adjacent agricultural land.

## Conclusion

- 5.1.8 Based on these conclusions and the relative isolation of Haltwhistle, it is considered important to retain a good supply of employment land but it is clear that there would be no purpose in taking the West of Park Road site forward as an allocation. Even with this deletion from the portfolio, it would not be sufficiently justified to add new land to replace it.
- 5.1.9 However it would be justified to seek to retain the large Hadrian Enterprise Park, with its remaining accessible land supply and scope for redevelopment, in B-class employment uses. Plenmeller is also regarded (in the evidence) as accommodating a key employer, (the plastic products manufacturer RPC Containers), which would justify B-class uses limitation.
- 5.1.10 The remaining two employment areas, which are more within the built-up areas of Haltwhistle, could accommodate the wider range of possible employment generating uses.
- 5.1.11 Other than this, it is considered that the proposed windfall employment land policy in the Local Plan would cater for the possibility of unforeseen land requirements.
- 5.1.12 Therefore the employment areas to be taken forward for general employment use contain a total of just 1.45 hectares of available land, all of this being for the B-Class uses - at the largely occupied Hadrian site. A small amount of land at the West End area is vacant but under option for a particular user. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
W03	Haltwhistle - Hadrian	B-Class Employment	Existing - all retained	0	0	1.45	N/A
W06	Haltwhistle - Plenmeller	B-Class Employment	Existing - all retained	0	0	0	N/A
W04	Haltwhistle - West End	Employment - Wider	Existing - all retained	0.163	0	0	N/A
W12	Haltwhistle - Station Court	Employment - Wider	Existing - all retained	0	0	0	N/A

## SERVICE CENTRES

### 5.2 Allendale

#### Development Plan position

- 5.2.1 Certain allocations are saved in The Tynedale District Local Plan 2000. In terms of employment land, it is necessary to consider Allendale itself together with the nearby village of Catton. The saved allocation of around a hectare each, the first being at Ridley's Yard (Catton) and the second a site midway between the two villages. The County Council has continued to monitor these sites as part of the portfolio of general employment areas.



### SHELAA Consultation

- 5.2.2 No sites have been put forward through the 2018 SHELAA consultation, either for pure employment or for mixed uses that include employment use.

### Evidence Base

- 5.2.3 The Employment Land Review (2011) did not propose additional employment land in this area, but nor did it find a surplus of allocated land or propose the deallocation of current sites.
- 5.2.4 Subsequently, the Employment Land and Premises Demand Study (2015) noted that around half of the land within the allocated areas remained to be taken up; it also considered that the Allen valley area would lend itself to the delivery of employment floorspace through the conversion of existing buildings and small scale new build. On this basis, the Demand Study recommended that not all of the (roughly) 1 hectare of land remaining available across the two allocated areas should be taken forward as future allocations.
- 5.2.5 Part of the evidence assisting the choice of allocations is a heritage review that has been reproduced in Appendix 2. One of the two employment areas - Ridley's Yard, Catton consists of a brewery and some other small businesses occupying buildings surrounding a yard in a sunken position within the surrounding landscape, as is the remaining 'available' land. The site includes designated heritage assets, including part of a Scheduled Monument (Allen smelt mill, flue system and chimneys). The Scheduled Monument is on the Heritage at Risk Register. As well as the need for any development on the site to be assessed for its impact on the significance of these assets, it is known that undesignated buried archaeological remains of national significance survive north of the Scheduled Monument. These deposits require evaluation and assessment prior to any determination. If confirmed of national importance any harm would need to be outweighed by substantial public benefit.
- 5.2.6 On balance, therefore, given the overall surplus of employment land in the Allendale area, and given the vulnerable nature of the assets in and adjoining Ridley's Yard, it has been concluded that the Ridley's Yard site should not be taken forward as an allocation.

### Conclusion

- 5.2.7 Noting the conclusions of the two reports (above) and the additional evidence on heritage, it has been decided to take forward the main Allendale Catton site but not Ridley's Yard. The lack of proposed sites resulting from the SHELAA 2018 consultation and the supply situation, means that no new or replacement site is needed.

5.2.8 Therefore the employment area to be taken forward for general employment use contains a total of just 0.55 hectares of available land. The isolated location suggests that this only remaining area should accommodate the wider range of employment generating uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hod Plans
W01	Allendale Catton	Employment - Wider	Existing - all retained	0	0	0.552	0
W10	Catton - Ridley's Yard	Not allocated	N/A	N/A	N/A	N/A	N/A

## 5.3 Bellingham

### Development Plan position

5.3.1 In terms of employment land, allocations are saved in The Tynedale District Local Plan 2000. The two saved allocations are the largely developed area at Foundry Road and a small area of around one eighth of a hectare south of Demesne Farm close to the village centre. The County Council has continued to monitor these sites as part of the portfolio of general employment areas.

### SHELAA Consultation

5.3.2 No sites have been put forward through the 2018 SHELAA consultation, either for pure employment or for mixed uses that include employment use.

### Evidence Base

5.3.3 The Employment Land Review (2011) considered there to be more than an adequate supply of land and that the remaining land at Foundry Road would suffice by way of a future supply. It consequently proposed that the allocated land to the South of Demesne Farm should not be taken forward and also rejected from further consideration a site that had been suggested through the 'call for sites' at the time.

5.3.4 The Employment Land and Premises Demand Study (2015) agreed with these conclusions.

### Conclusion

5.3.5 The conclusion, based on the above, and bearing in mind that the relative isolation of Bellingham and its catchment will serve a local market, is to take forward, as the only employment land allocation in Bellingham, the entirety of the Foundry Road area, allowing for the wider range of employment generating uses.

5.3.6 Therefore the employment area to be taken forward for general employment use contains a total of just 0.22 hectares of available land. The isolated location suggests that this only remaining area should accommodate the wider range of employment generating uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans
W02	Bellingham - Foundary Road	Employment - Wider	Existing - all retained	0	0	0.22	N/A
W13	Bellingham - South of Demesne Farm	Not allocated	N/A	N/A	N/A	N/A	N/A

## 5.4 Haydon Bridge

### Development Plan position

5.4.1 In terms of employment land, allocations are saved in The Tynedale District Local Plan 2000. In Haydon Bridge there are two small areas of employment land - close to the centre of the village (off Church Street) in the NE corner of the village (north of Station Road). The County Council has continued to monitor these sites as part of the portfolio of general employment areas.

### SHELAA Consultation

5.4.2 No sites have been put forward in Haydon Bridge through the 2018 SHELAA consultation, either for pure employment or for mixed uses that include employment use. A site has been put forward for employment use, which is some distance outside the village, at Fourstones substation. The land is Green Belt in the open countryside.

### Evidence Base

5.4.3 The Employment Land Review (2011) did not find the need for additional employment land here, but nor did it find a surplus. The only site that it proposed not to carry forward (part of the area north of Station Road) had been taken up for a non-employment use.

5.4.4 The subsequent Employment Land and Premises Demand Study (2015) considered that this particular area would lend itself to the delivery of floorspace through conversion of existing buildings rather than new buildings. It also saw a role for small windfall new developments to meet specific requirements. It concluded that, having regard to the limited and infrequent demand, a specific site allocation would be unnecessary.

5.4.5 Since the Regulation 18 consultation on the Northumberland Local Plan, it has become clear that none of the site north of Station Road will be deliverable. This follows representations from the owners of the land concerned.

## Conclusion

- 5.4.6 It is noted that Haydon Bridge does not possess a surplus of land for employment but that the take-up history and the nature of the local market means that an allowance for local new build windfalls and/or building conversions would form a more appropriate solution for this area. It is also noted that dedicated employment land is available at Haltwhistle.
- 5.4.7 It is necessary not to take forward the land north of Station Road for reasons explained above.
- 5.4.8 For the above reasons, and bearing in mind that the only site to have come forward through the SHELAA consultation is Green Belt / open countryside and poorly related to centres of population, it is concluded that no additional or replacement employment land should be sought at Haydon Bridge.
- 5.4.9 The nature of a service centre such as Haydon Bridge, is that a mixture of uses will occupy the employment areas, providing a range of essential local services. Therefore, the existing area being taken forward, (the area on Church Street), will be retained for the wider range of employment generating uses. The above is summarised in the table extract below.

Monitoring Reference Number	Employment Area	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans
W05	Church Street (S of Station)	Employment - Wider	Existing - all retained	0	0	0	N/A
W14	North of Station Road	Not allocated	N/A	N/A	N/A	N/A	N/A

# APPENDIX 1: SUMMARY OF EMPLOYMENT AREAS, LOCATIONS, PROPOSED STATUS IN NORTHUMBERLAND LOCAL PLAN (REG.19) AND LAND AVAILABLE WITHIN TH

					Employment Areas allocated in Neighbourhood Plans (green), proposed for allocation in Northumberland Local Plan (Reg 19) (red), mixture (blue)				Of the allocated land that is available, the amount that falls within a newly proposed allocation in the Local Plan
Monitoring Reference Number	Employment Area	Settlement	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans	
C35	Acomb - <b>Howford Haulage Site</b>	Acomb	B-Class Employment	Existing - all retained	0	0	0	N/A	0
N05	Alnwick - <b>Willowtree Industrial Estate</b>	Alnwick	B-Class Employment	Existing - all retained	0	0	0	0	0
N06	Alnwick - <b>Willowburn Avenue</b>	Alnwick	B-Class Employment	Existing - all retained	0	2.341	0	0	0
N14	Alnwick - <b>West Cawledge</b>	Alnwick	B-Class Employment	Existing - all retained	0	0	2.882	0	0
N15	Alnwick - <b>Lionheart Enterprise Park (2)</b>	Alnwick	B-Class Employment	Existing - all retained	0	0	1.714	0	0
N-	Alnwick - <b>Lionheart Enterprise Park (3)</b>	Alnwick	B-Class Employment	Newly Added	0	0	8.5	8.5	0
SE36	Ashington - <b>Wansbeck Business Park</b>	Ashington	B-Class Employment	Existing - all retained	0.586	0	4.212	N/A	0
SE38	Ashington - <b>Ashwood Business Park</b>	Ashington	B-Class Employment	Existing - all retained	0	0	16.133	N/A	0
SE-	Ashington - <b>Lintonville W (Wansbeck Business Park E)</b>	Ashington	B-Class Employment	Newly Added	0	0	5.84	N/A	5.84
SE30	Bedlington - <b>Barrington Industrial Estate</b>	Bedlington	B-Class Employment	Existing - all retained	1.462	0	0	N/A	0
SE31	Bedlington - <b>Barrington Brickworks</b>	Bedlington	B-Class Employment	Existing - all plus	0	0	0.27	N/A	0.27
N18	<b>Belford Industrial Estate</b>	Belford	B-Class Employment	Existing - all plus	0	0	0.776	N/A	0
N21	Berwick - <b>Tweedside Trading Estate</b>	Berwick-upon-Tweed	B-Class Employment	Existing - all retained	0	0.349	1.806	N/A	0
N29	Berwick - <b>Ramparts Business Park</b>	Berwick-upon-Tweed	B-Class Employment	Existing - all retained	0	0	6.154	N/A	0
SE04	<b>Blyth Riverside Business Park (Coniston Rd)</b>	Blyth	B-Class Employment	Existing - all retained	0	0	6.475	N/A	0
SE10	<b>Northumberland Business Park</b>	Cramlington	B-Class Employment	Existing - all retained	0	0	14.632	N/A	0
SE11	Cramlington - <b>Windmill Industrial Estate</b>	Cramlington	B-Class Employment	Existing - all retained	0	24.772	0	N/A	0
SE16	Cramlington - <b>North Nelson</b>	Cramlington	B-Class Employment	Existing - all retained	0	0	0	N/A	0
SE17	Cramlington - <b>Nelson Park West</b>	Cramlington	B-Class Employment	Existing - all retained	0	3.037	4.9358	N/A	0
SE18	Cramlington - <b>Nelson Park</b>	Cramlington	B-Class Employment	Existing - all retained	0	1.195	0	N/A	0
SE19	Cramlington - <b>Crosland Park</b>	Cramlington	B-Class Employment	Existing - all retained	0	0	3.063	N/A	0
SE20	Cramlington - <b>Nelson Park East</b>	Cramlington	B-Class Employment	Existing - all retained	0	2.335	0	N/A	0
SE21	Cramlington - <b>South Nelson</b>	Cramlington	B-Class Employment	Existing - most retained	0	0	1.333	N/A	0
W03	Haltwhistle - <b>Hadrian Enterprise Park</b>	Haltwhistle	B-Class Employment	Existing - all retained	0	0	1.45	N/A	0
W06	Haltwhistle - <b>Plenmeller Works</b>	Haltwhistle	B-Class Employment	Existing - all retained	0	0	0	N/A	0
C21 + safeguarded	Hexham - <b>Bridge End - Egger</b>	Hexham	B-Class Employment	Existing - all retained	0	15.35	0	N/A	0
C22	Hexham - <b>Bridge End Industrial Estate</b>	Hexham	B-Class Employment	Existing - all retained	0	0	0.519	N/A	0
C-	Hexham - <b>Harwood Meadows</b>	Hexham	B-Class Employment	Newly Added	0	0	9.827	N/A	9.827
N24	<b>Milfield employment area</b>	Milfield	B-Class Employment	Existing - part retained	0	0.587	0	N/A	0
C03	Morpeth - <b>Whalton Road</b>	Morpeth	B-Class Employment	Existing - all retained	0	4.091	0	0	0
C09	Morpeth - <b>Loansdean office area</b>	Morpeth	B-Class Employment	Existing - all retained	0	0	0	0	0
C17	Morpeth - <b>Fairmoor employment area</b>	Morpeth	B-Class Employment	Existing - most retained	0	0	8.67	0	0
C-	Morpeth - <b>County Hall</b>	Morpeth	B-Class Employment	Newly Added	0	0	0	0	0
C16	Part of <b>St Mary's area</b>	Not in settlement	B-Class Employment	Existing - part retained	0	0	0	0	0
C-	<b>Longhirst Grain</b>	Not in settlement	B-Class Employment	Newly added	0	0	0	N/A	0
C-	<b>Prestwick Park (existing office site)</b>	Not in settlement	B-Class Employment	Newly Added	0	0	0	0	0
N25	<b>Wooperton Sawmill</b>	Not in settlement	B-Class Employment	Existing - all retained	0	0	0	N/A	0
SE33 (pt)	<b>Cambois Areas 2-5, 8, 12, 15 (not strategic)</b>	Not in settlement	B-Class Employment	Existing - part retained	7.6	0	0	N/A	0
W07	<b>Fourstones Paper Mill</b>	Not in settlement	B-Class Employment	Existing - all retained	0	0	0	N/A	0
C04	Ponteland - <b>Meadowfield Industrial Estate</b>	Ponteland	B-Class Employment	Existing - all retained	0	0	0	0	0



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Monitoring Reference Number	Employment Area	Settlement	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans	
C-	Prestwick Park (additional area)	Ponteland	B-Class Employment	Newly Added	0	0	2	0	2
C-	Prestwick Pit	Ponteland	B-Class Employment	Newly Added	0	0	3.5	0	3.5
C24	Prudhoe - Low Prudhoe Industrial Estate	Prudhoe	B-Class Employment	Existing - all plus	0	0.776	5.487	N/A	0
C27	Prudhoe - Eltringham Works	Prudhoe	B-Class Employment	Existing - part retained	0	1.909	0	N/A	0
C-	Prudhoe - Eltringham (additional area)	Prudhoe	B-Class Employment	Newly Added	0	0	2.51	N/A	2.51
N08	Rothbury Industrial Estate	Rothbury	B-Class Employment	Existing - all retained	0	0	0	N/A	0
N22	Seahouses - Broad Road Industrial Estate	Seahouses	B-Class Employment	Existing - all retained	0	0.349	0.355	0	0
SE13	Seaton Delaval - Avenue Road factory site	Seaton Delaval	B-Class Employment	Existing - all retained	0	1.149	0	N/A	0
C31	Stocksfield Hall Business Units	Stocksfield	B-Class Employment	Existing - all retained	0	0	0	N/A	0
N10	Kitswell Dene (Swarland Grains)	Swarland	B-Class Employment	Existing - all retained	0	0	0	N/A	0
W15	Wark - Sawmill	Wark	B-Class Employment	Existing - all retained	0	0	0	N/A	0
N23	Wooler Industrial Estate	Wooler	B-Class Employment	Existing - all retained	0	0	0	N/A	0
	TOTAL RETAINED FOR B-CLASS ONLY				9.648	58.24	113.0438	8.5	23.947
C25	Acomb Industrial Estate	Acomb	Employment - Wider	Existing - all retained	0	0	0.106	N/A	0
W01	Allendale - Catton employment area	Allendale	Employment - Wider	Existing - all retained	0	0	0.552	0	0
N01	Alnwick Station	Alnwick	Employment - Wider	Existing - most retained	0	0	0	0	0
N02	Alnwick - South Road Industrial Estate	Alnwick	Employment - Wider	Existing - all retained	0	0	0	0	0
N03	Alnwick - Sawmills Industrial Estate	Alnwick	Employment - Wider	Existing - most retained	0	0	0	0	0
N04	Alnwick - Willowburn	Alnwick	Employment - Wider	Existing - all plus	0	0	0	0	0
N07	Alnwick - St Thomas' Close	Alnwick	Employment - Wider	Existing - all retained	0	0	0	0	0
N11	Alnwick - Greensfield Park	Alnwick	Employment - Wider	Existing - all retained	0	0.221	0	0	0
N12	Alnwick - Lionheart Enterprise Park (1)	Alnwick	Employment - Wider	Existing - all retained	0	0	0	0	0
N16	Alnwick - Greensfield Moor	Alnwick	Employment - Wider	Existing - all retained	0	0	2.214	0	0
N-	Alnwick - Greensfield Moor - SW extension	Alnwick	Employment - Wider	Newly Added	0	0	4.9	4.9	0
N17	Rennington - Lee Moor Farm	Not in settlement	Employment - Wider	Existing - all retained	0	0	0	N/A	0
SE01	Amble - Coquet Enterprise Park	Amble	Employment - Wider	Existing - part retained	0	1.105	6.583	N/A	0
SE27	Ashington - Jubilee Industrial Estate	Ashington	Employment - Wider	Existing - all retained	0	0	0.399	N/A	0
SE28	Ashington - North Seaton Industrial Estate	Ashington	Employment - Wider	Existing - most retained	0	0	0	N/A	0
SE37	Ashington - Lintonville Parkway	Ashington	Employment - Wider	Existing - all retained	0	0	0.221	N/A	0
SE40	Ashington - Green Lane Workshops	Ashington	Employment - Wider	Existing - all retained	0	0	0	N/A	0
W02	Bellingham - Foundry Yard	Bellingham	Employment - Wider	Existing - all retained	0	0	0.22	N/A	0
N19	Berwick - North Road Industrial Estate	Berwick-upon-Tweed	Employment - Wider	Existing - all retained	0	0	0.239	N/A	0
N20	Berwick - Tweedmouth	Berwick-upon-Tweed	Employment - Wider	Existing - part retained	0	0	0.144	N/A	0
N-	Berwick Workspace	Berwick-upon-Tweed	Employment - Wider	Newly Added	0	0	0	N/A	0
SE03	Blyth Riverside Business Park (Cowley Rd)	Blyth	Employment - Wider	Existing - most retained	0	0	4.241	N/A	0
SE05 (pt)	Blyth Harbour South - Quayside Area	Blyth	Employment - Wider	Existing - all retained	0	0	1.219	N/A	0
C26	Corbridge Station	Corbridge	Employment - Wider	Existing - all retained	0	0	0	N/A	0
SE08	Cramlington - Bassington Industrial Estate	Cramlington	Employment - Wider	Existing - most retained	0	0	3.149	N/A	0
SE09	East Cramlington Industrial Estate	East Cramlington	Employment - Wider	Existing - all retained	0	0	0	N/A	0
SE26	Ellington Business Centre	Ellington	Employment - Wider	Existing - part retained	0	0	0	N/A	0



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Monitoring Reference Number	Employment Area	Settlement	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans	
W08	Fourstones - Limeworks	Fourstones	Employment - Wider	Existing - most retained	0	0	0	N/A	0
SE24	Hadston Industrial Estate	Hadston	Employment - Wider	Exisiting - part retained	0	0	0.372	N/A	0
W04	Haltwhistle - West End Industrial Estate	Haltwhistle	Employment - Wider	Existing - all retained	0.163	0	0	N/A	0
W12	Haltwhistle - Station Court	Haltwhistle	Employment - Wider	Existing - all retained	0	0	0	N/A	0
W05	Haydon Bridge Industrial Estate	Haydon Bridge	Employment - Wider	Existing - all retained	0	0	0	N/A	0
C19	Hexham - Haugh Lane Industrial Estate	Hexham	Employment - Wider	Existing - most retained	0	0	0.821	N/A	0
C20	Hexham - Burn Lane	Hexham	Employment - Wider	Existing - most retained	0	0	0	N/A	0
C23	Hexham - Tyne Mills	Hexham	Employment - Wider	Existing - all retained	0	0	0	N/A	0
C28	Hexham - Former Bunker Site	Hexham	Employment - Wider	Existing - all retained	0	0	1.373	N/A	0
C33	Hexham - Ochrelands (Yarridge Road)	Hexham	Employment - Wider	Existing - all retained	0	0	0	N/A	0
C37	Hexham Goods Yard	Hexham	Employment - Wider	Exisiting - part retained	0	0	0	N/A	0
W-	Kielder Rivermead Business Units	Kielder	Employment - Wider	Newly Added	0	0	0	N/A	0
SE35	Lynefield Park	Lynemouth	Employment - Wider	Exisiting - part retained	0	0	49.81	N/A	49.81
C01	Morpeth - Coopies Lane employment area	Morpeth	Employment - Wider	Existing - most retained	0	0	0.162	Downward boundary adjustment	0
C11	Morpeth - Fairmoor, Northgate	Morpeth	Employment - Wider	Exisiting - part retained	0	0	1.863	0	0
C12	Morpeth - Railway Yards	Morpeth	Employment - Wider	Existing - all retained	0	0	0	0	0
C-	Morpeth - Loansdean - Merley Croft	Morpeth	Employment - Wider	Newly Added	0	0	0.8	0.8	0
C-	Morpeth Adj to A1 - Services & Enterprise Centre (part)	Morpeth	Employment - Wider	Newly Added	0	0	2.9	0	2.9
C-	Morpeth Adj to A1 - Services & Enterprise Centre (part)	Morpeth	Employment - Wider	Newly Added	0	0	1.25	0	1.25
C06	Blagdon - Milkhope Centre	Not in settlement	Employment - Wider	Existing - most retained	0	0	0	N/A	0
C07	Berwick Hill	Not in settlement	Employment - Wider	Existing - all retained	0	0	0	N/A	0
C08	Blagdon - New Kennels	Not in settlement	Employment - Wider	Existing - all retained	0	0	0	N/A	0
C10	Whitehouse Business Centre	Not in settlement	Employment - Wider	Existing - most retained	0	0	0	0	0
C32	Bywell Home Farm	Not in settlement	Employment - Wider	Existing - most retained	0	0	0	N/A	0
C-	Roe House Farm Business Park, Broomley	Not in settlement	Employment - Wider	Newly added	0	0	0	N/A	0
C-	Shawwell Business Centre, Corbridge	Not in settlement	Employment - Wider	Newly added	0	0	0	N/A	0
C-	Vallum Farm Business Park, (Military Rd)	Not in settlement	Employment - Wider	Newly added	0	0	0	N/A	0
C-	Newbiggin Home Farm	Not in settlement	Employment - Wider	Newly added	0	0	0	N/A	0
C-	Horsley Business Centre	Not in settlement	Employment - Wider	Newly added	0	0	0	N/A	0
C-	Horton Office Park (Blagdon)	Not in settlement	Employment - Wider	Newly added	0	0	0	N/A	0
C-	Bearl Business Park, Stocksfield	Not in settlement	Employment - Wider	Newly Added	0	0	0	N/A	0
N-	Greymare Farm	Not in settlement	Employment - Wider	Newly Added	0	0	0	N/A	0
N-	Howick Quarry	Not in settlement	Employment - Wider	Newly Added	0	0	0	N/A	0
N-	Hawkhill Business Park	Not in settlement	Employment - Wider	Newly Added	0	0	0	N/A	0
W-	Kirkharle Courtyard	Not in settlement	Employment - Wider	Newly Added	0	0	0	N/A	0
SE39	Cambois - West Sleekburn	Not in settlement	Employment - Wider	Existing - all retained	0	0	1.715	N/A	0
SE42	West Sleekburn - Earth Balance	Not in settlement	Employment - Wider	Existing - all retained	0	0	0	N/A	0
C05	Pegswood Industrial Estate	Pegswood	Employment - Wider	Existing - all retained	0	0	0	0	0
SE12	Seaton Delaval - Double Row	Seaton Delaval	Employment - Wider	Existing - most retained	0	0	0.27	N/A	0
SE14	Seghill Industrial Estate	Seghill	Employment - Wider	Exisiting - part retained	0	0	0	N/A	0

# APPENDIX 1: SUMMARY OF EMPLOYMENT AREAS, LOCATIONS, PROPOSED STATIONS AND LAND AVAILABLE WITHIN THE NORTHUMBERLAND LOCAL PLAN (REG.19) AND LAND AVAILABLE WITHIN THE

Employment Areas allocated in Neighbourhood Plans (green), proposed for allocation in Northumberland Local Plan (Reg 19) (red), mixture (blue)

Monitoring Reference Number	Employment Area	Settlement	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans	Of the allocated land that is available, the amount that falls within a newly proposed allocation in the Local Plan
N28	Wooler - NW of Berwick Road	Wooler	Employment - Wider	Existing - all retained	0	0	2.086	N/A	0
N-	Glendale Business Park	Wooler	Employment - Wider	Newly Added	0	0	0	N/A	0
	TOTAL FOR WIDER USES				0.163	1.326	87.609	5.7	53.96
	TOTAL GENERAL EMPLOYMENT LAND ALLOCATION				9.811	59.566	200.6528	14.2	77.907
N13	Alnwick - Hotspur Park	Alnwick	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE29	Ashington - Ellington Road Ends	Ashington	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE32	Bedlington Station	Bedlington	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
N27	Belford West	Belford	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
W13	Bellingham - South of Demesne Farm	Bellingham	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
N30	Berwick - NW of A698 Ord Road	Berwick-upon-Tweed	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
N31	Berwick - Spittal Point	Berwick-upon-Tweed	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE02	Blyth - Bebside	Blyth	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE06	Blyth - Crofton Mill	Blyth	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE07	Blyth - New Delaval Workshops	Blyth	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
W09	Colwell	Colwell	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE22	Cramlington - SW Sector (Fisher Lane)	Cramlington	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
W11	Haltwhistle - West of Park Road	Haltwhistle	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
W14	Haydon Bridge - North of Station Road	Haydon Bridge	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE25	Linton Lane	Linton	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C13	Longhorsley, Land at East Road	Longhorsley	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C30	Tyne Valley Nursery	Mickley Square	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C02	Morpeth Town Centre	Morpeth	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C14	Extension to land at Fairmoor	Morpeth	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
SE41	Newbiggin-by-the-Sea - Woodhorn Road	Newbiggin	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C18	Newcastle Airport	Not in settlement	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C34	Adj to Marley Tiles, Newlands	Not in settlement	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
N09	Thrunton Brickworks	Not in settlement	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
N26	Norham	Norham	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C36	Riding Mill - Wentworth Grange Care Home	Riding Mill	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C15	Scots Gap	Scots Gap	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
C29	Stocksfield adj to Station	Stocksfield	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
W10	Catton - Ridley's Yard	Catton	Not allocated	N/A	N/A	N/A	N/A	N/A	N/A
	STRATEGIC SITES								
STRATEGIC	BLYTH ESTUARY STRATEGIC AREA AS DEFINED FOR NORTHUMBERLAND LOCAL PLAN SE33 (MOST) + SE34 (ALL) + SE15 (PART) + SE05 (PART)	Blyth and Cambois	Specialised	Existing - most retained	0	192.85	8.529	N/A	N/A
STRATEGIC	WEST HARTFORD	Cramlington	Specialised	All	0	0	32.373	N/A	N/A
	TOTAL STRATEGIC EMPLOYMENT LAND ALLOCATION				0	192.85	40.902	0	0

APPENDIX 1: SUMMARY OF EMPLOYMENT AREAS, LOCATIONS, PROPOSED STATIONS IN NORTHUMBERLAND LOCAL PLAN (REG.19) AND LAND AVAILABLE WITHIN THE					Employment Areas allocated in Neighbourhood Plans (green), proposed for allocation in Northumberland Local Plan (Reg 19) (red), mixture (blue)				Of the allocated land that is available, the amount that falls within a newly proposed allocation in the Local Plan
Monitoring Reference Number	Employment Area	Settlement	Northumberland Local Plan (Reg 19) - intended use	Whether new addition or existing site (with amount retained)	Land under option (2018)	Expansion areas (2018)	Land available (2018)	Of which... added via N'hood Plans	
	TOTAL EMPLOYMENT LAND ALLOCATION				9.811	252.416	241.5548	14.2	77.907

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
South-East Delivery Area		
Amble		
Amble - Coquet Enterprise Park	SE01	Listed Buildings: the area as a whole does not contain and is not adjacent to any Listed Buildings. Conservation Area: The Enterprise Park is adjacent to the Amble Conservation Area. Any development will be visible from certain points in the CA and has the potential to affect its setting. Policy ENV9 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will apply. Archaeology: previous desk-based assessment and evaluation (geophysics and trial trenching) on land immediately adjacent to the Enterprise Park has not indicated any archaeological resource. Based on the level of modern disturbance no further archaeological work will be required.
Ashington		
Ashington - Northern Edge		
Ashington - Wansbeck Business Park	SE36	These sites lie along the north side of Ashington in the area of the former colliery. The nearest Listed Buildings (the Cooperative Society building, nos. 5 to 13 First Row and the Church of the Holy Sepulchre and its Vicarage) are to the south. The sites are not considered to have an impact on their setting. Archaeology: No archaeological work will be required.
Ashington - Lintonville	SE37	
Ashington - Lintonville West	SE-	
Ashington - Southern Edge		
Ashington - Jubilee	SE27	This site is almost all built out with remaining land being infill within a built-up part of the town. There are no designated heritage assets within or close to the site. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
Ashington - North Seaton	SE28	Large employment areas in the south of Ashington have land available, especially at Ashwood Business Park, where 16+ hectares remains available. There are no designated heritage assets on the sites or nearby. Archaeology - contains known archaeological remains identified by pre-determination evaluation. Other parts of the site will require further evaluation in line with Policy ENV7 prior to determination. Mitigation through open area excavation may be required.

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Ashington - Ashwood Business Park</b>	SE38	These large employment areas in the south of Ashington have land available, especially at Ashwood Business Park, where 16+ hectares remains available. There are no designated heritage assets on the sites or nearby. Archaeology - evaluation has already been carried out with recommendation for mitigation through a watching brief, in line with ENV7.
<b>Bedlington</b>		
<b>Barrington - Brickworks</b>	SE31	The small site that remains available on this industrial estate has no historic assets associated with it or in the vicinity. The nearest designated heritage assets, Sleekburn Cottage Farmhouse and associated buildings, are some distance to the west and it is not considered the site will affect their setting. No archaeological work will be required.
<b>Blyth</b>		
<b>Blyth Riverside</b>		
<b>Blyth Riverside Business Park (Coniston Rd)</b>	SE04	These areas have little land remaining. St Cuthbert's Catholic Church and war memorial are designated heritage assets and lie close to the southern side of the area, across Cowpen Road. The site will need to be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
<b>Blyth Riverside Business Park (Cowley Rd)</b>	SE03	
<b>Blyth Quayside</b>		
<b>Blyth Harbour South - Quayside Area only</b>	SE05 (pt)	The larger of the available sites is immediately adjacent to numerous designated and non-designated heritage assets, including Bath Terrace and the High Light, as well as the Blyth Heritage Conservation Area. The land has permission for housing and will be excluded as a potential employment site, should this go ahead. It is also part of an enterprise zone with certain buildings gaining automatic permission. Should any employment building exceed what would automatically be permitted under the EZ, then the additional scale will need to be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Other areas of available land further north are also adjacent to numerous designated and non-designated heritage assets. Some of the heritage assets will have a visual or functional relationship with the Quayside which contributes to their significance. Development in this area has the potential to affect the significance of these assets and will require detailed assessment prior to determination. All applications should be determined in line with ENV7 and ENV9.

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
Blyth Estuary / Cambois / Sleekburn		
BLYTH ESTUARY STRATEGIC AREA	SPECIAL (SE05, SE15 part, SE33)	This is a very extensive area with much land awaiting development. The area as a whole takes in much of the Cambois / Sleekburn area north of the R. Blyth, as well as the Blyth Harbour river frontage south of the river, running from the former Bates site to the northern end of Blyth Quayside and then again from the southern end of the Quayside area to South Beach links area. There are no designsted heritage assets within the site, but is adjacent to numerous designated and undesignated heritage assets. Some of the heritage assets will have a visual or functional relationship with the Quayside which contributes to their significance. Development in this area has the potential to affect the significance of these assets and will require detailed assessment prior to determination. All applications should be determined in line with ENV7 and ENV9.
Cambois - West Sleekburn	SE39	No Listed assets on or close to this area. No archaeological work will be required.
Cramlington		
Cramlington - Southern End		
Northumberland Business Park	SE10	The Listed Church of St John the Baptist, while relatively close to the site (to its north) as the crow flies, is separated from it by the A19 dual carriageway and the multi-laned Moor Farm Roundabout. Therefore it could not be stated that the site was within the setting of the church. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
Cramlington - West Hartford (N of A192)		
STRATEGIC SITE - WEST HARTFORD	SPECIAL (SE23)	The Grade II Listed West Hartford Farm Buildings and Shelter Shed abut the west of the site. The site will need to be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Archaeology - contains known multiperiod archaeological remains. The site will require further evaluation in line with Policy ENV7 prior to determination. Mitigation through open area excavation may be required.
Cramlington - North-West Sector		
Cramlington - Nelson Park West	SE17	The remaining sites remain of some significance but, nevertheless, would mostly class as 'infill' given that they are remaining plots set within a largely built-out industrial estate sector of the town. The sector does not contain any Listed Buildings. The only nearby Listed Buildings (at West Hartford Farm to the north) are well away from any of the remaining available plots. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
Cramlington - Crosland Park	SE19	
Cramlington - South Nelson	SE21	
Cramlington - Bassington	SE08	
Seaton Delaval		



## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
Seaton Delaval - Avenue Road	SE13	The former Coty / P&G factory is vacant and is continued as an employment allocation. Archaeological evaluation may be required.
Seaton Delaval - Double Row	SE12	This employment area is largely developed with only backland remaining. There is a designated heritage asset within the site (Grade II Listed Delcor House, former mine owner's house for the former adjacent colliery, later becoming NCB pay offices). Will need to be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. No archaeological work will be required.
<b>Not in a Main Town or Service Centre</b>		
Lynemouth (former Alcan) (Lynefield Park)	SE35	Despite the major scale of the reclamation scheme to create approaching 50 hectares of new employment sites, there should be no adverse effects on the significance of any heritage assets. The nearest Listed Building, the Pithead Baths (Lynemouth Colliery, is a short distance to the north of the site. This is important being listed Grade II* and appearing on the Heritage at Risk Register. The building appears to have no clear prospect of early removal from the Register and has been subject to vandalism. It is considered that there is a low likelihood that the development of the Lynefield sites would have an adverse effect on the significance of the pithead baths due to the previous large scale of the smelter, the position, (somewhat removed from the site itself). If anything, the regeneration of the area could act as a catalyst for the building coming into use. Will need to be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. No archaeological work will be required.
Hadston (employment area)	SE24	Only a small part of the site remains to be developed. There are no known built heritage assets in the local area. No archaeological work will be required.

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Central Delivery Area</b>		
<b>Hexham</b>		
<b>Hexham, East of Egger</b>	C- (currently Green Belt)	<p>The existing Egger development has, due to its 'smokestack' appearance, a strong visual impact on its surroundings, including the approaches to Hexham from the East, from the western edge of Corbridge, from settlements on hillsides to the north of Hexham and certain views from within the town centre including from some of the key Listed buildings. A new area of employment development to the east of the Egger plant will not necessarily be of a similar nature, although a similar industrial appearance cannot be ruled out. What is more likely to be affected is the wider setting of Hexham Conservation Area and its constituent Listed assets and Scheduled Monuments. This could include distant views towards the historic centre of Hexham - from the environs of the Grade I Beaufront Castle, from other parts of the hillside to the north and from the approaches from the east; it could also include views from the Moot Hall, the Abbey and the old Gaol. These changes may well be marginal and manageable in terms of any loss of significance, insofar as the existing plant and other modern features within these vistas are already in existence. Essentially there will be a reliance on the proper implementation of measures, associated with the development of the site, such as structure planting schemes and LVIA assessments being submitted with the application(s). Will need to be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Previous archaeological evaluation of land immediately to the west produced a negative result, this would not preclude the need for evaluation of this site in line with ENV7.</p>
<b>Hexham - Former Bunker Site</b>	C28	<p>The site has been vacant and derelict for many years. Part of the site boundary is formed by a Grade II Listed retaining wall supporting the raised road leading to the railway bridge. As we understand it, providing a suitable access into the site would rely on breaching this wall which would clearly cause harm to the significance of the designated heritage asset. Special regard should be given to preserving it, in line with the Planning (Listed Buildings and Conservation Areas) Act 1990 s.66. The site may eventually be developed for a non-B-Class (non-employment) use but the effect would be the same.</p> <p>From a wider point of view, large scale new development here will affect approaches to the historic centre of Hexham and possibly on views from it. Any development in this area has the potential to affect the setting of the Conservation Area and other designated heritage assets and will require thorough assessment prior to determination inline with policies ENV7 and ENV9. The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.</p>

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Morpeth</b>		
<b>Morpeth - Northern end</b>		
<b>Morpeth: Fairmoor, Adjacent to A1</b>	C17	<p>Theses sites are close to the junction between the A1, the A192 and the A197. No development has taken place so far. While the development of the sites will affect the northern approach to Morpeth and the design of development should bear this in mind, it is not considered that the overall setting of the historic core of the town or its significance will be affected adversely. Recent developments in the area include the Morpeth Northern Bypass and, to the NE, significant housing, meaning that the character of the area has already been considerably modified.</p> <p>No designated heritage asstes in the immediate vicinity of the sites. A Scheduled Monument lies a short distance to the west of the A1, close to the sites but the fact that the road intervenes should mean that there would be no issue in terms of its significance being affected..</p> <p>C17 - Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.</p>
<b>Morpeth: Fairmoor, Northgate</b>	C11	
<b>Morpeth Adj to A1 Jct. Enterprise Centre and services</b>	C-	
<b>Morpeth - Coopies Lane</b>		
<b>Morpeth - Coopies Lane, (plus safeguarded land)</b>	C01	<p>There is only a small area of land available for development within this almost fully developed industrial estate. There are no designated heritage assets close to the site. To the south lies a triangular area of land, enclosed by the A196 and two railway lines. This is not going to be allocated but the land is to be excluded from the Green Belt to allow for long term development for employment, beyond the Plan period.</p> <p>While the eventual development of the safeguarded site will affect the approach to Morpeth from the SE, it is not considered that the overall setting of the historic core of the town or its significance will be affected adversely.</p> <p>No archaeological work will be required.</p>
<b>Morpeth - Southern end</b>		
<b>Morpeth Loansdean (former fire station etc.)</b>	C-	<p>The site is currently being partly developed for a new school. The remainder is sandwiched between this development and existing housing. There are no heritage assets in the locality.</p>

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Ponteland / Airport area</b>		
<b>Ponteland: Prestwick Park Extension</b>	C- (currently Green Belt)	The site would extend an existing office park which is, itself close to (effectively part of the grounds of) the Grade II* Listed Prestwick Hall. The existing office park is to the SE of the Hall occupying converted outbuildings and newer, low rise stone-clad buildings. These are relatively concealed from the Hall by trees. Further assessment of the effect of any additional buildings on the setting and significance of the Hall will need to be carefully assessed. There are no other significant built heritage assets in the close vicinity. The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
<b>Prestwick Pit and (safeguarded land)</b>	C- (currently Green Belt)	It is intended to release land from the Green Belt opposite the Airport entrance. Derelict (former tip) land will be allocated, with an area to the south safeguarded for employment use beyond the Plan period. The surrounding area has been considerably affected by Airport expansion and related structures. There are no designated heritage assets in the vicinity. No archaeological work will be required.
<b>Prudhoe</b>		
<b>Low Prudhoe industrial estate</b>	C24	Remaining available plots are at the eastern end of this estate. There are no designated heritage assets within the site or nearby. However Prudhoe Castle may be visible from from parts of these remaining plots. The development of the plots would represent only a marginal addition to the overall built-up nature of the industrial estate and so should not adversely affect the setting or the significance of the Castle. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
<b>Prudhoe - Eltringham additional land</b>	C- (currently Green Belt)	There are designated heritage assets to the east and west of the site (Prudhoe Castle, Cherryburn and Eltringham Farm). Any development on the site should be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Not in a Main Town or Service Centre</b>		
<b>Acomb</b>	C25	This employment area is on the edge of Acomb with only a small amount of available land. The nearest designated heritage assets are a considerable distance away. No archaeological work will be required.
<b>North Delivery Area</b>		
<b>Alnwick</b>		
<b>Alnwick - West of A1</b>		
<b>Alnwick - Sawmill</b>	N03	The remaining site is backland, sandwiched between industrial units and housing and area therefore not considered to impact on the historic setting of Alnwick including the nearby conservation area or particular key features such as Alnwick Castle. Close by, the cemetery contains a listed lodge house and two listed chapels. Any development on the site should be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9.
<b>Alnwick - East of A1</b>		
<b>Alnwick - West Cawledge</b>	N14	These sites are already allocated in the Alnwick and Denwick Neighbourhood Plan. These sites, being east of the A1 are not considered to impact on the historic setting of Alnwick or particular key features such as Alnwick Castle or Hulne Park. South of the 'land SW of Greensfield Moor' is the designated heritage asset Greensfield Moor Farm House. Any development on the site should be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
<b>Alnwick - Lionheart Enterprise Park (2)</b>	N15	
<b>Alnwick - Land SE of Lionheart Business Pk</b>	N-	
<b>Alnwick - Greensfield Moor</b>	N16	
<b>Alnwick - Land SW of Greensfield Moor</b>	N-	

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Belford</b>		
Belford (E of A1)	N18	<p>The remaining available land is towards the east of the Belford Industrial Estate. The Belford Conservation Area is across the A1 and some distance from the land concerned. Its extent includes an element of Belford's setting and this land is well beyond any setting of the Conservation Area.</p> <p>Belford Station is within 300 metres of the available land. While its maintaining its setting is important, the building is well-shielded from the site being beyond another building and a tree lined part of the road that links the two. Any development on the site should be assessed for its impact on the setting of this asset in line with Policies ENV7 and ENV9.</p> <p>Archaeology: no further archaeological work will be required.</p>
<b>Berwick-upon-Tweed</b>		
<b>Berwick-upon-Tweed - South of R. Tweed</b>		
Berwick - Tweedmouth	N20	The remaining land is infill between buildings. While being relatively close to the southern edge of the Tweedmouth Conservation Area, it is not considered that such infilling would have any greater impact on the setting or significance of the Conservation Area. No further archaeological work will be required.
Berwick - Tweedside	N21	This is a significantly sized trading estate with only a small amount of land remaining, by way of infill. There are no designated heritage assets within or close to the edge of the area. No further archaeological work will be required.
<b>Berwick-upon-Tweed - North of the Town</b>		
Berwick - Ramparts Business Park	N29	<p>Much of the land is already developed. However there is significant scope for further development. Close by to the west is the site of the Battle of Halidon Hill (1333). Notwithstanding that the landscape is much changed since then, (with parliamentary field enclosure and the draining of the marshland), the significance could be adversely affected by further changes in the landscape character in the vicinity of the Battlefield. This is because the form of the landscape allows a clear understanding of the course of the battle. For this reason, the form and scale of new buildings on these two employment sites will need to be assessed against their impact on the wider sweep of the landscape.</p> <p>N29/A: Archaeology - contains known multiperiod archaeological site. This part of N29 will require evaluation in line with Policy ENV7 prior to determination. Mitigation through open area excavation will be required.</p>
Berwick - North Road	N19	



## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Seahouses</b>		
<b>Seahouses - North Sunderland</b>	N22	This existing industrial estate has no designated heritage assets in close proximity and is a short distance from the edge of the North Sunderland Conservation Area. The remaining site is, however at the opposite (NE) corner of the industrial estate meaning that the site itself is not part of the setting of the Conservation Area, insofar as there are already industrial type buildings between the site and the Conservation Area boundary. The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
<b>Wooler</b>		
<b>Wooler - NW of Berwick Road</b>	N28	This vacant field has no designated or known undesignated heritage assets. It is separated from the Conservation Area by the A697 and the former railway line and is not considered to have an impact on its setting. Archaeology: The archaeological potential of the site has not been determined and should be assessed in line with Policy ENV7.
<b>West Delivery Area</b>		
<b>Allendale</b>		
<b>Allendale Catton</b>	W01	Remaining land here is greenfield and in an open landscape area. A cluster of non-designated heritage assets lie immediately south of the site, associated with the former Allendale Branch Line railway. No further archaeological work will be required.
<b>Catton - Ridley's Yard</b>	W10	This brewery and some other small businesses occupy buildings surrounding a yard which is well hidden in a sunken position within the surrounding landscape, as is the remaining 'available' land. The site includes designated heritage assets, including part of a Scheduled Monument (Allen smelt mill, flue system and chimneys). The Scheduled Monument is on the Heritage at Risk Register. Any development on the site should be assessed for its impact on the setting of these assets in line with Policies ENV7 and ENV9. Archaeology: undesignated buried archaeological remains of national significance are known to survive north of the Scheduled Monument. These deposits require evaluation and assessment prior to determination. If confirmed of national importance any harm could need to be outweighed by substantial public benefit.
<b>Bellingham</b>		
<b>Bellingham - Foundry Road</b>	W02	The remaining slivers of land are backland within this small employment site. The site includes part of the Hareshaw Ironworks Scheduled Monument which stretches some distance to the north. With the built-up nature of the employment area, it is unlikely that modest additional built development on the remaining plots would compromise the significance attached to the Monument.

## Appendix 2 Northumberland Employment Areas - Heritage Significance Assessment

Employment Areas with available land	Reference	Heritage Issues
<b>Haltwhistle</b>		
<b>Haltwhistle - Hadrian</b>	W03	<p>The remaining available land is at the southern end of the employment area, close to the A69 Haltwhistle Bypass. It is also close to the Listed Alston Arches Viaduct across the River Tyne. Buildings on this land will clearly impact the setting of the bridge and it will therefore need to be assessed the degree to which future development may need to be limited, should significance be affected.</p> <p>The conservation area (to the north) is in a raised location and may be viewed from parts of the Hadrian employment area. However, unless significantly increasing the bulk and scale of buildings, the setting of the Conservation Area should not be adversely affected.</p>





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