



Northumberland Local Plan

Green Belt Review 2015

Addendum 2018

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Introduction

- 1.1 The Northumberland Green Belt extends across southern and south eastern Northumberland around a number of towns and villages, where, in some cases, future development opportunities may be restricted by inclusion in the Green Belt. In addition the detailed boundaries of the Green Belt extension around the town of Morpeth are to be defined by the Core Strategy along with the approach to smaller settlements within this extended Green Belt.
- 1.2 The Northumberland Green Belt Review Methodology sets out the Council's approach to assessing how areas of the existing and proposed Green Belt contribute to Green Belt purposes, as set out in the National Planning Policy Framework (NPPF). The Council previously consulted on the methodology for reviewing Green Belt boundaries alongside the Core Strategy Preferred Options -Stage 2 document (2013). Initially, at that stage, the Green Belt Review work focused on Main Towns and Service Centres, including those that fall within the Green Belt extension, with the intention that smaller settlements would be reviewed through the Delivery Document. However given the strategic role of the Green Belt, feedback from the Core Strategy Preferred Options (stage 2) and the approach taken by Inspectors during the Examination of Core Strategies prepared by other local authorities, it became apparent that a more comprehensive Green Belt review should be undertaken as part of the preparation of the Core Strategy.
- 1.3 The Green Belt Review Methodology was amended to include more detailed assessments of land parcel areas around main towns and service centres. The smaller settlements in the Green Belt were also assessed using the process set out in the Methodology. In addition to the overall assessment a separate document was published in December 2014 alongside the Full Draft Plan for consultation, which focused solely on smaller settlements.
- 1.4 The Core Strategy Full Draft consultation took place from 12 December 2014 to 11 February 2015 and the Green Belt documents, including a revised methodology, published for consultation at that time may be viewed by following this link <http://northumberland-consult.limehouse.co.uk/portal/>. Following on from the Core Strategy Full Draft consultation an additional programme of consultation with Town and Parish Councils was carried out to establish their views on the approach to smaller settlements in the Green Belt and Green Belt extension.
- 1.5 As a result of comments made during that Full Draft Plan consultation, consideration of some additional examples of other local authority methodologies and consultation with Parish and Town Councils, the methodology was further refined. The updated land parcel area assessments below are considered to demonstrate a robust and consistent approach to the review that complements the Strategic Land Review, Strategic Housing Land Availability Appraisal and Sustainability Appraisal documents.

- 1.6 One of the main changes in the updated assessment was the removal of the constraints assessment. It was decided it would be more appropriate to consider constraints through the Strategic Land Review as part of the justification for and identification of land for future development. The Strategic Land Review, which takes the Green Belt land parcel area assessments into account together with a wide range of other factors, identifies areas for Green Belt release based on objectively assessed development needs. This in turn informs the definition of potential new Green Belt boundaries in the final stages of the Green Belt review.
- 1.7 The updated Green Belt assessments below therefore just assess the contribution of land parcel areas to the purposes of Green Belt as set out in NPPF. A further change to the Methodology was to apply the Green Belt purpose of preserving the setting and special character of historic towns only to the settlements of Hexham, Corbridge and Morpeth, as set out in Policy 20 of the Full Draft Plan Core Strategy (Policy 24 of the Pre Submission Plan).
- 1.8 The opportunity was taken to do further refinements of the assessments. In some cases previously assessed land parcel areas (LPAs) have been subdivided as indicated by suffix 'a', 'b' etc. and some LPA boundaries have been modified to more appropriately accommodate durable, physical boundaries such as roads or rivers. In the assessment matrices final column, 'Conclusion, balance of contributions to Green Belt purposes', there is now a simple statement regarding the overall contribution to Green Belt purposes based on the assessments in the other columns.
- 1.9 The updated Green Belt review of all the settlements previously assessed is set out in this document. It should be noted that, as a result of the updated approach, in some cases the overall contribution of land parcel areas to the purposes of the Green Belt may have changed from the previous assessment published with the Core Strategy Full Draft Plan. As stated above it should also be noted that Green Belt review is only one of many aspects to be considered through the Strategic Land Review in coming to conclusions as to where development may be proposed.
- 1.10 Maps setting out the proposed Green Belt boundary changes and areas for Green Belt release around certain Main Towns are included in the Core Strategy Pre-Submission Plan. Maps showing the detailed outer Green Belt boundary of the Green Belt extension and the boundary around the smaller settlements are included in an appendix to the Pre Submission Plan.

Comments on the current consultation can be submitted by email and should be directed to PlanningStrategy@northumberland.gov.uk or by post to: Planning and Housing Policy Team, Northumberland County Council, County Hall, Morpeth, Northumberland NE61 2EF

The key stages for preparing the Core Strategy are set out below:

Date	Milestone
October – November 2015	Consultation on Pre-Submission Core Strategy
Winter 2015/16	Consideration of responses and preparation of Submission document
February 2016	Full Council considers Submission Core Strategy document
March 2016	Submission of Core Strategy
Summer 2016	Examination
Autumn 2016	Adoption

Methodology

In order to ensure consistency in approach across the County in relation to the establishment and review of Green Belt settlement boundaries, a Green Belt review methodology based on best practice has been developed. This methodology formed part of the supporting documentation for the consultation exercise carried out on the Preferred Options Stage in 2013 and 2014. The methodology published alongside these versions of the Plan can be viewed by following this link <http://northumberland-consult.limehouse.co.uk/portal/>.

The refined methodology is summarised in Table 1 below. This table also includes an explanation of the most recent refinements to the methodology.

Table 1: Northumberland Green Belt Review Methodology

STEP No.	Overall methodology for reviewing Green Belt boundaries and 'Step' outcomes	Comment on updates
Step 1	Strategic Land Review Stage 1 - establish land availability to meet future development requirements.	For Main Towns and Service Centres the results of these steps were originally published in <i><u>Northumberland Local Plan Core Strategy, Strategic Land Review, October 2013</u></i> with the Core Strategy Preferred Options (Stage 2). Steps 2-5 were initially carried out in relation to main towns and service centres but are now omitted because they did not add value to the assessment.
Step 2-5	Constraints mapping and Broad Area Assessment <ul style="list-style-type: none"> divide settlement map into broad areas e.g. north, east, west and south, dependent on size, structure, form and characteristics assess each broad area against the constraints mapping and purposes of the Green Belt Discount broad areas based on broad area assessment 	
Step 6a	Land parcel area identification <ul style="list-style-type: none"> Identify and provide tabulated description of relatively heterogeneous 'land parcel areas' around settlements and map them using GIS 	The updated assessments associated with Steps 6a-6c are available in the rest of the document below.
Step 6b	Land parcel area field study - to inform assessment against Green Belt purposes in Step 6C below. <ul style="list-style-type: none"> Field survey work, including photographs of views into and out of settlements and map to show viewpoint locations 	
Step 6c	Land Parcel Area assessment – taking account of desktop and field studies use matrix to assess each Land Parcel Area against NPPF Green Belt purposes:	As discussed in the text above only the towns of Morpeth, Hexham and Corbridge are regarded as

	<ul style="list-style-type: none"> • to check the unrestricted sprawl of large built-up areas; • to prevent neighbouring towns merging into one another; • to assist in safeguarding the countryside from encroachment; • to preserve the setting and special character of historic towns; <p>With regard to the purpose: “to assist in urban regeneration, by encouraging the recycling of derelict and other urban land” it was previously decided and is widely agreed that Green Belt as a whole is seen as assisting urban regeneration. Therefore no assessment was made against this NPPF purpose in the previous or current documents.</p>	<p>‘historic towns’ for the purposes of the Green Belt and therefore the updated assessment against the purpose “to preserve the setting and special character of historic towns” is now only applied to those towns.</p>
Step 6d	Detailed constraint mapping	This step is now carried out in the Strategic Land Review update.
Step 7	Discount land parcel area options - based on assessment of land parcel areas.	This step is now omitted because it went beyond the remit of a Green Belt review which is only one aspect of the decision and plan making process carried out by the Strategic Land Review.
Step 8	Identify and consult on Preferred Option for Green Belt boundary	<p>The preferred options for Green Belt boundaries around the main towns and service centres were consulted on in 2013 and 2014 through the Preferred Options (Stage 2) and the Full Draft Plan.</p> <p>Taking account of the updated Strategic Land Review’s conclusions on where development may be promoted and in some cases where Green Belt release may be required, and feedback received on the earlier versions of the Plan, detailed Green Belt boundaries have been prepared for consultation with the Core Strategy Pre-Submission Plan.</p>
Step 9	Prepare and finalise detailed Green Belt boundaries - that reflect improved digital accuracy and adherence to the NPPF requirement for clearly defined boundaries “using physical features that are readily recognisable and likely to be permanent” (referred to in the assessments below as strong, durable boundaries).	

Step 10	Consult on detailed Green Belt boundaries	Consultation as part of the Core Strategy Pre-Submission Plan and the Submission Plan (early 2016)
Step 11	Adopt Green Belt boundaries	Through confirmation of the Core Strategy Submission document as the adopted Core Strategy.

South East Delivery Area

Seaton Valley

Step 6a Land Parcel Area identification

Green Belt towns and villages assessed in the matrices below include Seaton Delaval, Holywell, Seghill, New Hartley and Seaton Sluice. As a result of comments on the Core Strategy Full Draft Plan a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 2: Seaton Valley Land Parcel Areas description

SEATON VALLEY		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
SV01a	Seghill South	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 35-45m OD; bounded by A19 to west, A 190 and edge of Seghill to north, the proposed Ashington Blyth and Tyne rail line to east and NCC boundary with N Tyneside to south along watercourse. Crossed north to south by B1322 (Backworth Lane) and Fisher Road. Open area, arable fields with hedgerows and tree cover in valley on south edge. Fenced gardens with occasional trees on north edge. Large field pattern mid 18 th -19 th C. in east part and 20 th C. in west part.
SV01b	Seghill – Station Cottages	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; around 35m OD; bounded by A190 and edge of Seghill to north, the proposed Ashington Blyth and Tyne rail line to west, and household recovery centre access road to south and east. Largely open land with sporadic buildings and roadside trees on west edge; pond and tree cover in south part. 20 th C. restored land.
SV01c	Seghill - Annitsford	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt around 45m OD; triangle bounded by A190 to north, A19 to east and NCC boundary with North Tyneside to south along watercourse. Open fields with sporadic hedgerow and roadside trees. 20 th C. fieldscape
SV02a	Seghill East – Seaton	13. South East Northumberland Plain	In Green Belt; 30-35m OD; bounded by A190 in north west corner, Seaton Burn

¹ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

SEATON VALLEY		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
	Burn valley	Coalfield Farmland	watercourse to south and tracks to north and east. Generally level open land with scrub woodland and some agricultural buildings in north part and sporadic hedgerow trees on boundaries. Pre-1860 woodland scrub.
SV02b	Seghill South-East - Quarry	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; below 35m OD; bounded by the proposed Ashington Blyth and Tyne rail line and NCC boundary to west, access road to household recovery centre to north west, quarry track on east edge and Seaton Burn and NCC boundary to south. Open land with landfill site restoration gently rising above surrounding areas. 20 th C. restored landscape.
SV03	Seaton Delaval South-West	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; 30-45m OD; bounded by A190 to north west, playing fields to north and track to south and east. Gently sloping arable land with sporadic hedgerow trees. Mainly 17 th and 18 th century field patterns, small piece of 17 th -mid 18 th C. woodland on east edge, 19 th c. enclosed lowland in north part and strip of 20 th C. recreation land on north edge.
SV04	Seghill East	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; 30-45m OD; narrow gap between Seghill to south west and Seaton Burn to north east bounded by the proposed Ashington, Blyth and Tyne rail line to west, A190 to south east and Seaton Burn along settlement edge on south west edge. Open land gently sloping to the south with communications masts and overhead pylons crossing north to south. Small woodland around old church in centre of parcel and woodland scrub along Seaton Burn on south edge. 17 th -mid 18 th C. in north part, 20 th C. fields in south part, late 19 th C. farm buildings and on east edge 20 th C. buildings patterns.
SV05a	Seaton Delaval South – Seaton Burn valley	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-40m OD; narrow strip between edge of Seaton Delaval to north and Seaton Burn watercourse (Holywell Dene) to south, from field boundary on west edge to A192 on east edge. Relatively steep slope down to burn with areas of open land edged by woodland in the valley bottom
SV05b	Seaton Delaval South	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-40m OD; bounded by Seaton Burn to north, track to west, A192 to east and NCC boundary with North Tyneside to south. Open land gently sloping towards watercourse with some hedgerows, sporadic hedgerow trees and scrub woodland along line of disused railway crossing north to south. 17 th to mid 18 th C. fieldscape in east part, mid 18 th -19 th C. fieldscape in west part

SEATON VALLEY		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			and south east corner patterns and small areas of Ancient Woodland along Seaton Burn.
SV06	Seaton Delaval South-East	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 25-40m OD; bounded by Seaton Burn to north, A192 to west and NCC boundary with North Tyneside to south and east(including section of B1325 road). Open arable land with hedgerows and sporadic hedgerow trees, sloping gently towards wooded watercourse. 17 th to mid 18 th C. fieldscape with strip of Ancient Woodland along Seaton Burn on north edge.
SV07a	Holywell _Seaton Burn	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 20-40m OD; relatively steep slope down to Seaton Burn on south edge; narrow strip bounded by edge of Holywell settlement on north west corner and unclassified road to east. Mainly late 19 th C. fields with small area of 17 th –mid 18 th C. fields on west edge and Ancient Woodland in valley on east edge.
SV07b	Holywell Pond	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; gently undulating around 35m OD; bounded by edge of Seaton Delaval and Holywell to west, unclassified roads to south and east and The Avenue (A190) to north. Open fields with hedgerows, sporadic hedgerow trees and wooded pond area in centre (Holywell Pond Nature Reserve). Late 19 th C. fieldscape in south east part and 20 th C. fieldscape in north and west parts with small area of 20 th C, small area of 19 th and 20 th C. allotments on south edge and north west corner.
SV08	Seaton Delaval East	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-40m OD; generally level, open area bounded by Ashington, Blyth and Tyne railway line in N (beyond which is the built up area of New Hartley and Double Row), a minor road in E, The Avenue (A190) in the south and the built up edge of Seaton Delaval to west. Mostly arable fields with some 17 th to mid 18 th c field patterns in centre but 20 th c field patterns east and west of this.
SV09a	New Hartley - South	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-35m OD; gently sloping narrow gap between settlements of Seaton Delaval to south and New Hartley to north also bounded by woodland edge to north and the proposed Ashington Blyth and Tyne rail line to south east; crossed by minor road connecting the two settlements. Open land with 20 th C. woodland in west and 20 th C. woodland scrub in east part.

SEATON VALLEY		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
SV09b	New Hartley - West	13. SE Northumberland Coastal Plain Coalfield Farmland/Urban and Urban Fringe	In Green Belt; 15-30m OD; open area between New Hartley to south and Blyth to north east; undulating land gently sloping easy towards coast with lowest points along Meggie's Burn that runs E-W towards the N of the area; bounded by dismantled railway to east, A1061 to north, woodland edges and edge of New Hartley to south and the proposed Ashington Blyth and Tyne rail line to east. Open landscape with hedges but few hedgerow trees apart from central plantation and low woodland along Meggie's Burn. Mid 18 th -19 th C. fieldscape with 20 th C. fields in north west part and small area of mid 20 th C. plantation in centre.
SV10	New Hartley North	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 25-30m OD; Undulating area bounded by the proposed Ashington Blyth and Tyne rail line to east, woodland edge to west and north and edge of New Hartley to south. Land mainly enclosed by woodland but with open views from north edge of New Hartley. 17 th -mid 18 th C. fields enclosed on west, north and south by 20 th C. plantation woodland.
SV11	Seaton Delaval Hall	13. SE Northumberland Coastal Plain Coalfield Farmland; Broad Bays and Dunes	In Green Belt; 20-35m OD; undulating land with steep drop-off to south and east into Holywell Dene. Bounded by The Avenue (A190) to the north, a track to the west woodland and field boundaries to the east and the NCC boundary with North Tyneside to the south. Open arable land with small clumps of trees and woodland on the east, south and north edges. 17 th -mid 18 th C. fieldscape in west part, mid 18 th -19 th C. fields in south and east parts with ornamental parkland (Seaton Delaval Hall) in north part and centre with Ancient Woodland and 20 th C. woodland on south and east edges.
SV12	Holywell Dene	13. SE Northumberland Coastal Plain Coalfield Farmland; Broad Bays and Dunes	In Green Belt; 20-40m OD; narrow strip along Holywell Dene valley on west edge of Seaton Sluice; bounded by Seaton Sluice to east field boundaries to west NCC boundary with North Tyneside to south and A190 to north. Partially open land running down to enclosed wooded valley. Small area of pre-1860s settlement at north end, Ancient Woodland on west edge, pre-1860s coastal saltmarsh in centre, small area of mid 18 th -19 th C. fields in south west corner and strip of 20 th C. woodland in south east.

SEATON VALLEY		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
SV13	Hartley East	13. SE Northumberland Coastal Plain Broad Bays and Dunes	In Green Belt; around 20m OD; flat clifftop area characterised by mid 18 th to 19 th c field pattern with mixed farming and grazing. Bounded by sea cliffs (E and N), the built-up area of Old Hartley (W) and the N Tyneside boundary (S).
SV14	Hartley Links	13. SE Northumberland Coastal Plain Broad Bays and Dunes; Developed Coast	In Green Belt; 0-10m OD; the dune area between Seaton Sluice and Blyth, bounded inland by the A193 and by the tidal area to the east
SV15	South Newsham	13. SE Northumberland Coastal Plain Broad Bays and Dunes; Developed Coast; Urban and Urban Fringe	In Green Belt; 0-30m OD; open undulating area separating New Hartley and Seaton Sluice from Blyth. Rising up from Hartley Links; bounded by Links Road (A193) to east, A1061 (South Newsham Road) to north, the proposed Ashington Blyth and Tyne rail line to west, The Avenue (A190) and another minor road to the south and the edge of Seaton Sluice in the south east corner. Open arable land with some hedgerows and hedgerow trees, isolated buildings and clumps of woodland. Fragmented cultural landscape but with predominance of 17 th -mid 18 th C. fields interspersed with 20 th C. fields and woods, pre 1860s woodland and in north east corner a small cemetery.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Seaton Valley.

Step 6c: Land Parcel Area assessment

Key to matrix below:

⊖	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not assessed below.

Table 3: Matrix to assess Seaton Valley Land Parcel Areas (LPAs) assessment against purposes of Green Belt

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
SV01a	Seghill South	✓ As well as a risk of 'leap-frog' development from North Tyneside, there is a risk of ribbon development and urban edge infill along the south side of the A190. The LPA makes a high contribution to preventing sprawl.	⊗ The north west corner of this LPA lies within 0.75km of Cramlington; the north east edge is just over 1km from Seaton Delaval and approximately 2km separates Seghill from Backworth across the NCC boundary into North Tyneside. Extensive development in this LPA would decrease the separation between these settlements to a moderate extent.	✓ The exposed edge of Seghill gives an urban feel to the edge of this LPA and there is little opportunity to provide strong, durable boundaries that would prevent encroachment into the wider countryside. Development in this LPA would encroach on open countryside.		✓ LPA SV01a Overall high contribution to Green Belt purposes. A high risk of sprawl and encroachment on open countryside outweighs the medium risk of merger between towns.
SV01b	Seghill – Station Cottages	✓ This area is contained between major roads and an industrial access road, As well as a risk of 'leap-frog' development from North Tyneside, despite the containment, there is a risk of ribbon development from Seghill along the south side of the A190	⊗ Development in this LPA would not decrease the gap between Seghill and Seaton Delaval but would extend the urban edges forming a corridor along which merger could occur. This LPA makes a medium contribution to merger between settlements.	✓ There is little opportunity to provide strong, durable boundaries that would prevent encroachment into the wider countryside. Development in this LPA would encroach on open countryside.		✓ SV01b Overall high contribution to Green Belt purposes. The high risk of sprawl and encroachment on countryside outweighs the medium risk of merger.
SV01c	Seghill - Annitsford	⊗ This area is contained on two sides between major roads and forms part of a gap between Seghill and Cramlington.	✓ Development in this LPA would significantly increase the risk of merger between Seghill and Cramlington.	✓ There is little opportunity to provide strong durable boundaries in this LPA and development would		✓ SV01c Overall high contribution to Green Belt purposes. The medium risk of sprawl is outweighed by high

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
		There is a risk of 'leap-frog' development from North Tyneside but no apparent risk of ribbon development or infill.		significantly encroach on open countryside		contribution to preventing merger and encroachment on the countryside
SV02a	Seghill East – Seaton Burn valley	⊖ This LPA is not strongly contained and, while unlikely to be at risk of ribbon development or infill is at risk of 'leap-frog' development from North Tyneside.	✓ Development in this LPA would significantly increase the risk of merger between Seghill and Cramlington.	⊖ Urban influences affect the north west corner of this LPA however there is little opportunity to provide strong, durable boundaries and development would increase the risk of encroachment on the countryside.		✓ SV02a Overall high contribution to Green Belt purposes. The medium risk of sprawl and preventing encroachment on the countryside is outweighed by the high contribution to preventing merger of settlements.
SV02b	Seghill South East - Quarry	⊖ This LPA is not strongly contained and, while unlikely to be at risk of ribbon development or infill is at risk of 'leap-frog' development from North Tyneside.	✓ There is little opportunity to provide strong, durable boundaries within this LPA and development would significantly increase the risk of merger between Seghill and Seaton Delaval.	✓ While urban influences from landfill operations have in the recent past affected this LPA it is now mostly restored to open countryside with raised land levels visible from Seghill and Seaton Delaval. Therefore it makes a high contribution to preventing encroachment on countryside.		✓ SV01c Overall high contribution to Green Belt purposes. The medium risk of sprawl is outweighed by the high contribution to preventing merger and encroachment on the countryside.
SV03	Seaton Delaval South-West	⊖ This LPA is partially contained by the A190 and the urban edge of Seaton Delaval however, as well as a risk of 'leap-	✓ There is little opportunity to provide strong, durable boundaries within this LPA and development would	✓ This is a key part of the countryside separating Seghill and Seaton Delaval. It is highly visible from the two village edges and		✓ LPA SV03 Overall high contribution to Green Belt purposes. The medium risk of sprawl is outweighed by high risk

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
		frog' development from North Tyneside, there is a risk of non-compact development sprawl from the Proctor and Gamble plant area.	significantly increase risk of merger between Seghill and Seaton Delaval.	from the main road linking the two.		of merger and encroachment on the countryside.
SV04	Seghill East	⊖ This LPA is contained between the proposed Ashington Blyth and Tyne rail line, the A190 and the urban edges of Seghill and Seaton Delaval. There is little risk of non-compact development from the Seghill urban edge, which is strongly contained by the Seaton Burn however there is a risk of sprawl from the weaker urban edge of Seaton Delaval.	✓ There is significant risk of merger between Seghill and Seaton Delaval across a gap as small as 0.5km in places.	✓ While there are strong urban influences in this LPA from overhead wires, pylons and communications masts there is little opportunity to provide strong, durable boundaries and development would encroach on a highly visible part of the countryside between Seghill and Seaton Delaval.		✓ LPA SV04 Overall high contribution to Green Belt purposes. A medium risk of sprawl is outweighed by high risk of merger and encroachment on the countryside.
SV05a	Seaton Delaval – Seaton Burn valley	✓ This LPA is strongly contained by the Seaton Burn however, as well as a risk of 'leap-frog' development from north Tyneside there is a risk of non-compact development from parts of the urban edge of Seaton Delaval.	✗ Development in this LPA would not significantly increase the risk of merger.	⊖ While there are strong urban influences on the north edge of this LPA there is no opportunity to establish strong, durable boundaries within it and the open areas running down the valley create a sense of open countryside		✓ SV05a Overall high contribution to Green Belt purposes. The high risk of sprawl and the significance of the open land between the urban edge and the Seaton Burn are considered to outweigh the low risk of merger between settlements.
SV05b	Seaton Delaval South	⊖ This LPA is not strongly	✓ Development in this	✓ This LPA is comprised of		✓ LPA SV05b

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
		contained other than on the north edge against the Seaton Burn, which reduces the risk of non-compact development from Seaton Delaval however there is a risk of 'leap-frog' development from North Tyneside.	LPA would increase the long-term risk of merger between Seaton Delaval and urban parts of North Tyneside	open countryside, which is highly visible, especially from the south and there is little opportunity to provide a strong, durable boundary within it. It has a rural character, unusual this close to Tyneside. Development in this LPA would increase the risk of encroachment on key countryside areas.		Overall high contribution to Green Belt purposes. Medium risk of sprawl is outweighed by high risk of merger and encroachment on the countryside
SV06	Seaton Delaval South-East	⊗ This LPA is strongly contained by the Seaton Burn, A192 and B1325 and there is little risk of ribbon development or sprawl.	✓ Development in this LPA would increase the long-term risk of merger between Seaton Delaval and urban parts of North Tyneside	✓ This area of countryside is highly visible, especially from the south and there is little opportunity to provide a strong, durable boundary within it. It has a rural character, unusual this close to Tyneside. Development in this LPA would increase the risk of encroachment on the countryside.		✓ LPA SV06 Overall high contribution to Green Belt purposes. Medium risk of sprawl is outweighed by the high risk of merger and encroachment on the countryside.
SV07a	Holywell – Seaton Burn	✓ Along the unclassified road at the top of the relatively steep slope down into the Seaton Burn valley there is a risk of ribbon on the north edge of this LPA as well as a risk of 'leap-frog'	⊗ Development in this LPA would increase the risk of merger with Seaton Sluice and Hartley however due to the size of the gap this may only occur in the long term.	✓ This LPA is open countryside and development in this LPA would increase the risk of encroachment on the countryside.		✓ LPA SV07a Overall high contribution to Green Belt purposes. A medium and long-term risk of merger between settlements is outweighed by high risk of sprawl and encroachment on the

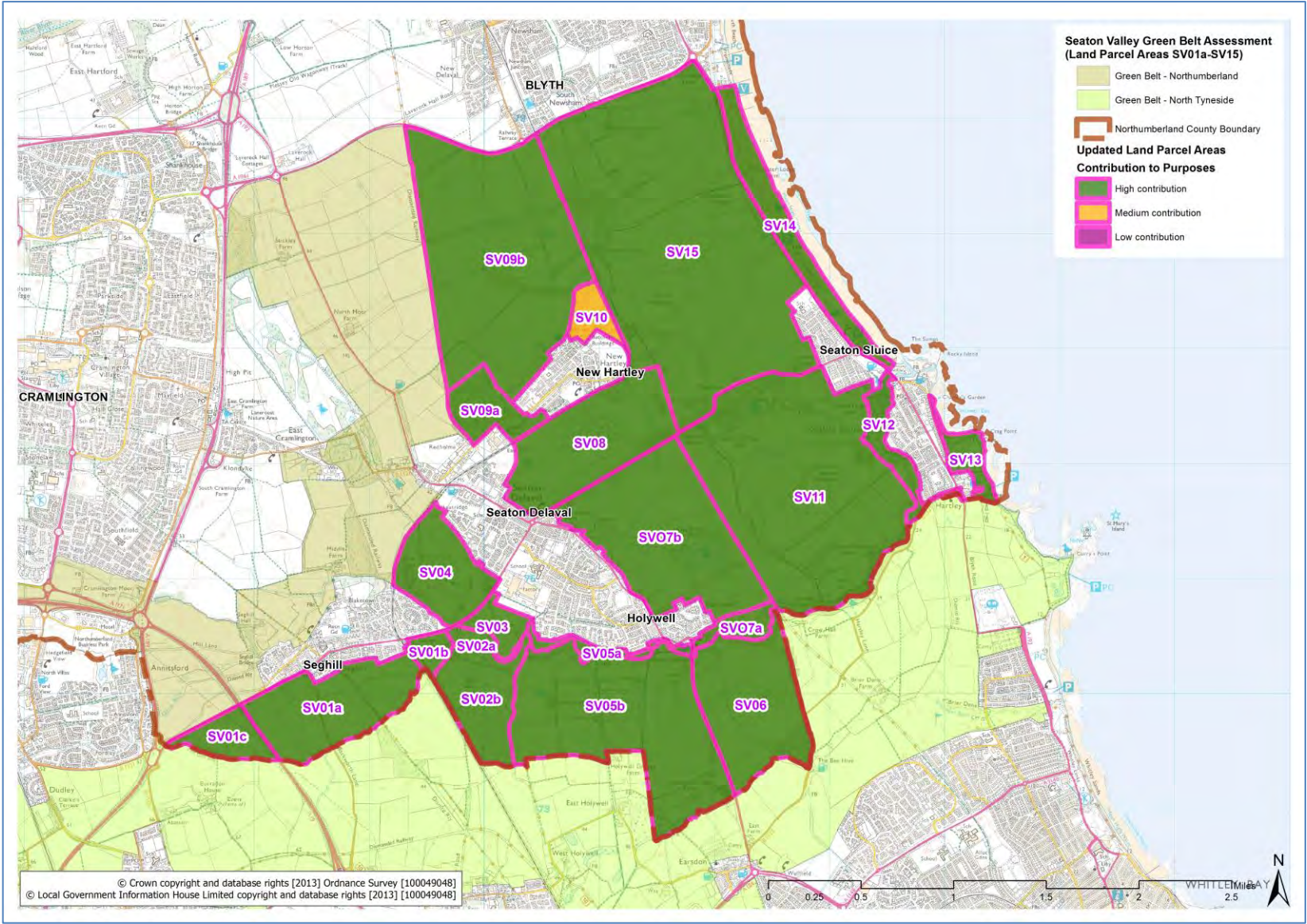
SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
		development from North Tyneside.				countryside
SV07b	Holywell Pond	✓ This LPA is moderately contained by unclassified roads and The Avenue (A190) however the 'weak' urban edge of Seaton Delaval, indicated by allotments and other small land enclosures, increases the risk of non-compact development or sprawl from this settlement	⊖ Development in this LPA would increase the risk of merger with Seaton Sluice however due to the size of the gap this may only occur in the long term.	✓ This LPA is open countryside, including an area of wetland nature conservation however there is little opportunity to provide strong, durable boundaries and there is a risk of encroachment on the countryside.		✓ LPA07b Overall high contribution to Green Belt purposes. High risk of sprawl and encroachment on the countryside outweigh the medium risk of long-term merger between Seaton Delaval and Seaton Sluice.
SV08	Seaton Delaval East	✓ Some containment by the proposed Ashington Blyth and Tyne rail line, The Avenue (A190) is outweighed by the risk of non-compact development from the north east edge of Seaton Delaval and a risk of 'leap-frog' development from North Tyneside.	✓ Development in this LPA would increase the risk of merger between Seaton Delaval and New Hartley.	✓ This LPA is open countryside and there is little opportunity to provide strong, durable boundaries within it. There is a risk of encroachment on the countryside.		✓ LPA SV08 Overall high contribution to Green Belt purposes.
SV09a	New Hartley North West	✓ Some containment by the proposed Ashington Blyth and Tyne rail line is offset by 'weak' urban edges of both Seaton Delaval and New Hartley, which increases the risk of	✓ This LPA forms a very narrow gap between Seaton Delaval and New Hartley and there is a high risk of merger between the two settlements.	⊖ This LPA comprises woodland and scrub woodland and is therefore only moderately open country with strong urban influences on its edges. Therefore there is only a		✓ LPA SV09a Overall high contribution to Green Belt purposes. The medium risk of encroachment on the countryside is outweighed by the high risk of sprawl

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
		non-compact development or sprawl in addition to the risk of 'leap-frog' development from North Tyneside.		medium risk of encroachment on the countryside.		and merger.
SV09b	New Hartley -West	✓ Some containment by the proposed Ashington Blyth and Tyne rail line, the A1061 and a disused railway line is offset by 'weak' urban edges of New Hartley, which increases the risk of non-compact development or sprawl in addition to the risk of 'leap-frog' development from North Tyneside.	⊖ Development in this LPA would increase the risk of merger between New Hartley and Blyth as well as between Cramlington and Blyth however due to the size of the gap this may only occur in the long term.	⊖ This LPA is open countryside however there are limited opportunities for providing strong, durable boundaries along tracks parallel to the edge of New Hartley.		✓ LPA SV09 Overall high contribution to Green Belt purposes. The medium risk of encroachment and long-term risk of merger are outweighed by the high risk of sprawl.
SV10	New Hartley North	⊖ While there is a risk of 'leap-frog' development from North Tyneside this LPA is strongly contained by woodland and the proposed Ashington Blyth and Tyne rail line and the risk of non-compact development from New Hartley is restricted to a narrow gap on the south edge of the LPA.	× Even in the long-term the risk of merger in this LPA is low.	⊖ This LPA is strongly contained by woodland and, apart from views in from the proposed Ashington Blyth and Tyne rail line does not contribute significantly to open countryside.		⊖ LPA SV10 Overall medium contribution to Green Belt purposes. A medium risk of sprawl and encroachment on the countryside outweigh the low risk of merger.
SV11	Seaton Delaval Hall	✓ This LPA is strongly contained by The Avenue	⊖ Development in this LPA would increase the	✓ This LPA is open countryside and there is a		✓ LPA SV11 Overall high contribution

SEATON VALLEY		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4)
		(A190), Seaton Burn and an unclassified road. As well as a risk of 'leap-frog' development from North Tyneside there is a risk of ribbon development in the north east corner from Seaton Sluice along the A190.	risk of merger between Seaton Sluice and Seaton Delaval however due to the size of the gap this may only occur in the long term.	high risk of encroachment on the open countryside, which includes the rural setting of the historic Seaton Delaval Hall.		to Green Belt purposes. The medium and long-term risk of merger is outweighed by the high risk of sprawl and encroachment on the countryside.
SV12	Holywell Dene	⊗ This LPA is moderately contained by the Seaton Burn woodland boundaries and there is a low risk of sprawl from the weak urban edge of Hartley.	× There is low risk of merger between settlements in this LPA.	✓ Despite its wooded character the topography of this LPA means that it feels like open countryside and there is a risk of encroachment.		✓ LPA SV12 Overall High contribution to Green Belt purposes. The high risk of encroachment on the countryside outweighs the medium risk of sprawl and low risk of merger.
SV13	Hartley East	✓ This LPA is only contained by the coastal cliffs on the outer side and as well as a risk of 'leap-frog' development from North Tyneside there is a risk of ribbon development on the coastal road and other non-compact development..	× There is low risk merger between settlements in this LPA	✓ This LPA comprises coastal open countryside and there is therefore a high risk of encroachment on the countryside.		✓ LPA SV13 Overall high contribution to Green Belt purposes. The high risk of sprawl and encroachment outweigh the low risk of merger in this LPA.
SV14	Hartley Links	✓ This LPA is contained by the Links Road (A193) and the mean High Water line however, as well as a	✓ There is a risk of merger between Blyth and Seaton Sluice in this LPA.	✓ This LPA comprises coastal open countryside and there is therefore a high risk of encroachment		✓ LPA SV14 Overall high contribution to Green Belt purposes.

SEATON VALLEY		(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
LPA Ref	LPA name					
		risk of 'leap-frog' development there is a risk of ribbon development from both Blyth and Seaton Sluice along the A193.		on the countryside.		
SV15	South Newsham	✓ While the A1061 appears to provide strong containment to this LPA there is a risk of ribbon development along the south side of South Newsham Road and a risk of non-compact development from the east edge of New Hartley and west edge of Seaton Sluice.	⊖ Development in this LPA would increase the risk of merger between Blyth, New Hartley and Seaton Sluice however due to the size of the gap this may only occur in the long term.	✓ This LPA comprises open countryside and a setting for the coast and Seaton Delaval Hall. There is little opportunity to provide strong, durable boundaries within this LPA and there is a high risk of encroachment on the countryside.		✓ LPA SV15 Overall High contribution to Green Belt purposes. The medium and long-term risk of merger is outweighed by the high risk of sprawl and encroachment on the countryside.

Map 1: Seaton Valley Land Parcel Areas - contribution to Green Belt purposes



Cramlington

Green Belt towns and villages assessed in the matrices below include Cramlington, East Cramlington, Hartford Bridge and the southern areas of Stannington are assessed in the Cramlington matrices below. The north areas of Stannington are assessed in the Morpeth matrices.

Step 6a: Land Parcel Area identification

As a result of comments on Core Strategy Full Draft consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 4: Cramlington Land Parcel Areas description

CRAMLINGTON		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
CN01	Hartford Bridge South	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 20-50m OD; grass/arable fields with hedgerows and wooded valley; Enclosure: 17 th -mid 18 th C. with Ancient Woodland and 20 th C. woodland along R. Blyth.
CN02	Hartford Bridge East	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; 25-50m OD; steep wooded valley, mainly south facing across tight meanders of R. Blyth, which form the S edge of the LPA; includes residential uses. Enclosure: extensive 17 th -18 th C. ancient woodland around mid 18 th -19 th C. Hartford Hall
CN03	Hartford Bridge North East	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; 50-60m OD; gentle slope to SW down towards Tyne valley; bounded by A192 on W edge and A1068 on S edge of LPA; grass/arable fields with hedges and hedgerow trees. Enclosure: 20 th c. fields adjacent to 20 th c. settlement of Hartford Bridge
CN04	Hartford Bridge West	13. South East Northumberland Plain Coalfield Farmland	In Green Belt around inset village of Hartford Bridge; 45-60m OD; gentle south facing slope down towards Tyne valley; grass/arable fields with hedges and hedgerow trees and woodland in south of LPA; bounded by A192 on east edge of LPA. Enclosure: Fragment of 17 th -mid 18 th C. ancient woodland on S edge, 20 th C. country park and caravan site in

² Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

CRAMLINGTON		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			centre and 17th – mid 18th C. fields around Netherton Moor Farm
CN05	Plessey Hall	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-60m OD; bounded by R. Blyth to N; generally N facing slopes of R. Blyth convoluted by river meanders; includes two farms and grass arable with hedgerows, trees and woodlands. Enclosure 17 th -mid 18 th c. on E edge of LPA (Plessey Wells), mid 18 th -19 th century and 20 th century with Ancient and pre-1860 woodlands.
CN06	Stannington South East	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-60m OD; generally S with steep valley of R. Blyth on S edge; bounded by R. Blyth to S, A1 to W and East Coast Mainline Railway to E; grass/arable fields with some hedges and wooded river bank. Enclosure: mid 17 th -mid 18 th C. with Ancient Woodland along R. Blyth.
CN07	Stannington South West	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-55m OD; generally level in E sloping steeply down to R. Blyth in W & S; bounded by R. Blyth on W & E, Stannington to N and A1 to E; grass/arable fields with hedgerows and wooded valleys. Enclosure: 17 th -mid 18 th c. In S corner (Stannington Bridge), mid 18 th -19 th C. in N (Town Farm) and 20 th c. field and woodland elsewhere.
CN08a	Northumberlandia	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 70-90m OD; steep slope down to River Blyth on north west edge and otherwise generally level previously restored mineral workings around active surface coal mine with and some undulations in the east part, in the west around Shotton Farms and at the landscape art feature 'Northumberlandia' in the south east corner; bounded by the A1 (T) to the west, the River Blyth to the north west, the East Coast Mainline Railway to the north east, the A1068 to the east and a 'B' class road to the south. Surface coal mine surrounded by open fieldscape with hedges and some shelterbelt plantations. 17 th -mid 18 th C. in north Ancient woodland on north edge in River Blyth valley and pre-1860's plantations on south edge.
CN08b	Fisher Lane	13. SE Northumberland Coastal	In Green Belt; 30-75m OD; generally level land with some undulations.

CRAMLINGTON		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
		Plain Coalfield Farmland	bounded by A1 to west, unclassified road to north a1068 (Fisher Lane) to east and short section of A19 to south with Holiday Inn and Travelodge Motel site on major roundabout. Open fields with hedgerows around central core of woodland plantations. Mixed mid 18 th -19 th and 20 th C. fieldscape and plantations.
CN08c	Shotton Grange	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; around 80m OD; northwards from from the A1(T)/A19(T) roundabout junction, a narrow LPA between A1(T) to east and 'C' class road to west; gently undulating strip of fields between two small plantations.
CN09a	Arcot Hall	13. SE Northumberland Coastal Plain Coalfield Farmland/Urban and Urban Fringe	In Green Belt; 60-70m OD gently sloping towards south; bounded by A19(T) to south, A1068 to west, East Coast Mainline Railway to east and field boundaries to north. Central core of golf course grass, woodland and water with open fields alongside the A19. Mixed 18 th -20 th C. fieldscape.
CN09b	South of A19	13. SE Northumberland Coastal Plain Coalfield Farmland/Urban and Urban Fringe	In Green Belt; around 60 OD; gentle slope towards Sandy's Letch watercourse, which forms NCC boundary with North Tyneside; bounded by A19(T) to the north and the East Coast Mainline Railway to the east; Open fields with hedges and some hedgerow trees and small areas of woodland along watercourse. Mid 18-19 th c. fieldscape and woodland.
CN10a	Cramlington Moor Farm		In Green Belt; around 50m OD; bounded by A117 to west and south, A189 (and B1505) to east and urban edge of Southfield, Cramlington to north. Mainly woodland planted but with open aspects in north part. Mid 18 th -19 th C. fieldscape with woodland planting.
CN10b	South Cramlington A19 interchange corridor	13. SE Northumberland Coastal Plain Urban and Urban Fringe/Coalfield Farmland	In Green Belt; around 50m OD; mainly level; narrow strip around major road interchange; 20 th c. woodland.

CRAMLINGTON		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
CN11a	Annitsford	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 45-50m OD; gentle slope down to south; triangle bounded by A189 to west, A19 to east and A190 to south, crossed by Seaton Burn and some scrub woodland from west to east and Mill Lane unclassified road across north part. Open fields and scrubland with roadside tree planting on boundaries; bounded by 20 th C. fields and scrub woodland
CN11b	Seghill Bridge	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 40-55m OD; gentle slope down to SE; irregular LPA shaped LPA north west of Seghill; strongest boundaries are the A19 to the south west, Seghill urban edge to the south east and urban edge of East Cramlington to north. Open fields with hedges and hedgerow trees as well as some woodland along the burn between Seghill Hall and Middle Farm. 20 th century fields.
CN12a	East Cramlington	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 45-60m OD; gentle slope towards east and the coast with high points near Stickley Farm in the north and adjacent to a dismantled railway north of Seghill. Open fields with hedges and areas of woodland plantation. Mid 18 th -20 th C. fieldscape.
CN12b	North Moor Farm	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 30-40m OD; gentle slope towards east and the coast; bounded by A1061 on N edge, 'B' class road to west and disused railway line to east. Open fields with hedgerow trees and two small shelterbelt plantations. Mid 18 th -19 th century fieldscape around pre-1860 North Moor Farm.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Cramlington.

Step 6c: Land Parcel Area assessment

Key to matrix below:

✓	High contribution to Green Belt purposes
⊙	Medium contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in relation to Cramlington.

Table 5: Matrix to assess Cramlington Land Parcel Areas (LPAs) against purposes of Green Belt

CRAMLINGTON		(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4) LPA Ref
LPA Ref	LPA name					
CN01	Hartford Bridge South	⊗ As well as a risk of 'leap-frog' development from the Tyne and Wear conurbation there is a slight risk of ribbon development along the A192 to the west and east, which means that the LPA makes a medium contribution to preventing sprawl.	✓ A narrow gap of approximately 1km between Hartford Bridge and Cramlington increases risk of merger between these two settlements.	⊗ Development in this LPA would encroach on countryside. Except for the River Blyth on the north edge, there is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside. Therefore this LPA makes a medium contribution to preventing encroachment.		✓ LPA CN01 High contribution to Green Belt purposes. A medium risk of sprawl and encroachment on the countryside is outweighed by higher risk of merger.
CN02	Hartford Bridge East	⊗ As well as a risk of 'leap-frog' development from the Tyne and Wear conurbation there is a slight risk of non-compact development towards the A192 to the north and west which means that the LPA makes a medium contribution to preventing sprawl.	✓ A narrow gap of approximately 1km between Hartford Bridge and Cramlington increases risk of merger between these two settlements.	⊗ This LPA is partially developed but within countryside setting therefore further development would encroach on countryside. Except for the River Blyth on the south edge, there is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside. Therefore this LPA makes a medium contribution to preventing		✓ LPA CN02 High contribution to Green Belt purposes. A medium risk of sprawl and encroachment on the countryside is outweighed by higher risk of merger.

CRAMLINGTON		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4) LPA Ref
				encroachment.		
CN03	Hartford Bridge North East	⊗ As well as a risk of 'leap-frog' development from the Tyne and Wear conurbation there is a slight risk of ribbon development along the A192, which means that the LPA makes a medium contribution to preventing sprawl.	✓ Development in this LPA would increase the risk of merger between Hartford Bridge and Bedlington approximately 1.5km away to the north east.	✓ This LPA comprises open moorland and agricultural land and there is little opportunity to provide strong, durable boundaries to prevent encroachment into the wider countryside. Therefore development in this LPA would increase the risk of encroachment on the countryside.	x	✓ LPA CN03 High contribution to Green Belt purposes. A medium risk of sprawl is outweighed by higher risk of merger and encroachment on the countryside..
CN04	Hartford Bridge West	⊗ As well as a risk of 'leap-frog' development from the Tyne and Wear conurbation there is a slight risk of ribbon development along the A192, which means that the LPA makes a medium contribution to preventing sprawl.	✓ Development in this LPA would increase the risk of merger of Hartford Bridge with Stanington Station, Nedderton and Hepscott Park 1.6-2km away to the north and north west.	✓ This LPA comprises agricultural land and a country park and there is little opportunity to provide strong, durable boundaries to prevent encroachment into the wider countryside. Therefore development in this LPA would increase the risk of encroachment on the countryside.		✓ LPA CN04 High contribution to Green Belt purposes. A medium risk of sprawl is outweighed by higher risk of merger and encroachment on the countryside.
CN05	Plessey Hall	✓ As well as a risk of 'leap-frog' development from the Tyne and Wear conurbation there is a risk of ribbon development along the A192 to the east and non-compact development from the	⊗ Development in this LPA would slightly increase prospect of merger between Hartford Bridge and Cramlington.	✓ This LPA comprises open countryside and agricultural land and, apart from the River Blyth on the north edge, there is little opportunity to provide strong, durable boundaries to prevent encroachment into the wider countryside.		✓ LPA CN05 High contribution to Green Belt purposes. A medium risk of merger is outweighed by a higher risk of sprawl and encroachment on the countryside.

CRAMLINGTON		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4) LPA Ref
		Windmill Industrial Estate to the south, which means that the LPA makes a high contribution to preventing sprawl.		Development in this LPA would increase the risk of encroachment on the countryside.		
CN06	Stannington South East	✗ While there is some risk of leap-frog development from the Tyne and Wear conurbation, the village of Stannington is strongly contained by the A1(T) and is unlikely to spread across the major road.	⊖ Development in this LPA would increase the risk of merger between Stannington and Hartford Bridge however due to the size of the gap this may only occur in the long term.	✓ This LPA comprises open countryside and development in this LPA would encroach on the countryside.		✓ LPA CN06 High contribution to Green Belt purposes. The high risk of encroachment on the countryside outweighs the lower risks of sprawl and merger
CN07	Stannington South West	✓ There is some risk of leap-frog development from the Tyne and Wear conurbation and a risk of non-compact development to the south of the settlement between the River Blyth and the A1(T).	✗ There is no risk of merger in this LPA.	✓ This LPA comprises open countryside and development in this LPA would encroach on the countryside and there is little opportunity to provide strong, durable boundaries to prevent encroachment.		✓ LPA CN07 High contribution to Green Belt purposes. The high risks of sprawl and encroachment on the countryside outweigh the lower risk of merger.
CN08a	Northumberlandia	✓ There is a risk of leap-frog development from the Tyne and Wear conurbation and, despite separation by the East Coast Mainline Railway to the north there is a	✗ There is no risk of merger in this LPA.	✓ While a significant part of this LPA is currently a working surface coal site, the north of the site, the intended after use for the minerals site and the restored areas to the east		✓ LPA CN08a High contribution to Green Belt purposes. The high risks of sprawl and encroachment on the countryside outweigh the lower risk

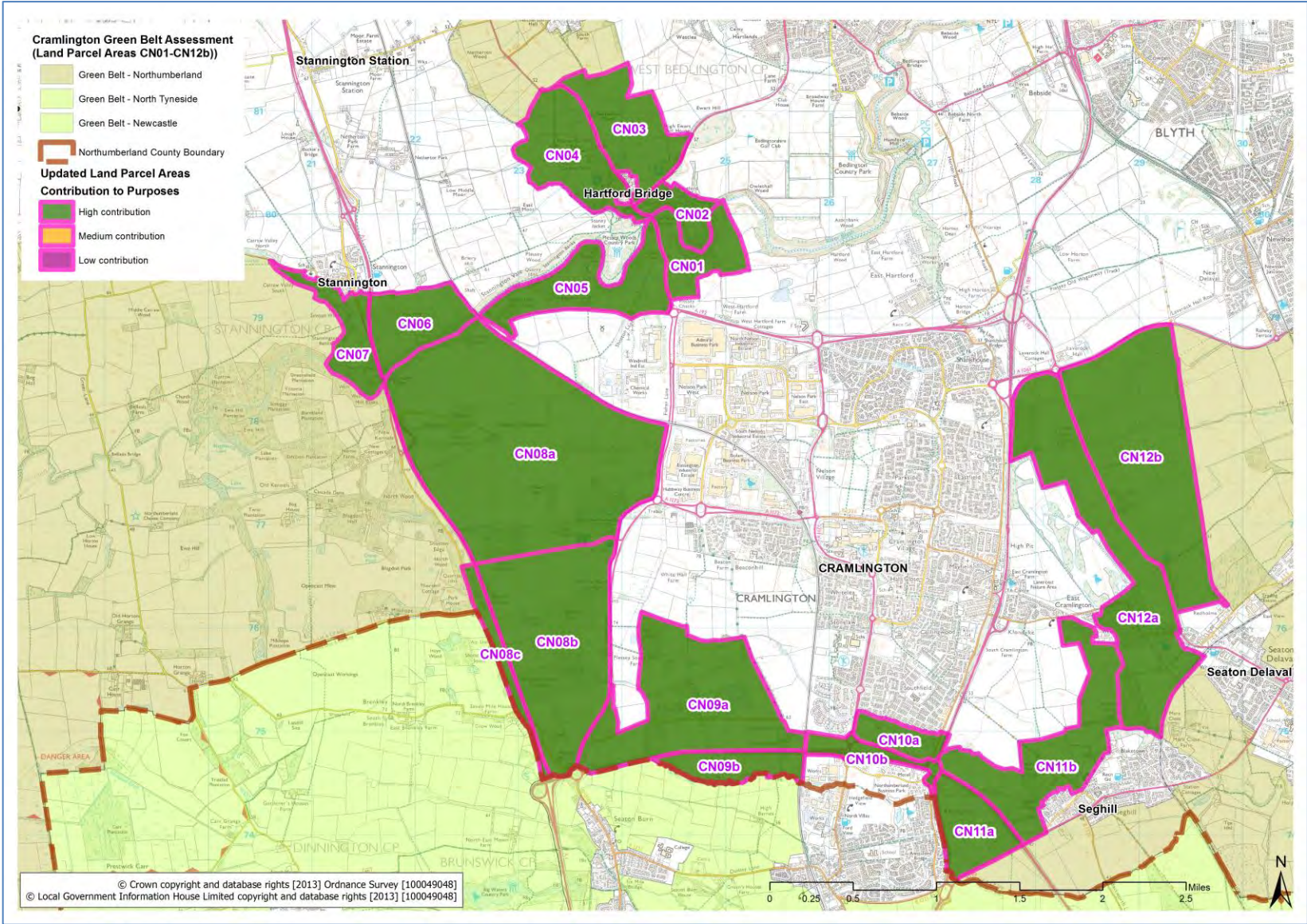
CRAMLINGTON		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4) LPA Ref
		risk of ribbon development to the west of the A1068 (Fisher Lane) in the east part of the LPA between the landscape sculpture site Northumberlandia, the pharmaceutical plants and Bassington Industrial Estate.		and south are open countryside and there is little opportunity to provide strong, durable boundaries to prevent encroachment.		of merger.
CN08b	Fisher Lane	✓ There is a risk of leap-frog development from the Tyne and Wear conurbation and a risk of non-compact development in the south part of the LPA adjacent to the Holiday Inn and Travelodge adjacent to the A1/A19/A1068 interchange.	× There is no risk of merger in this LPA.	✓ While a small part of the LPA is developed (Holiday Inn/Travelodge) most of the LPA is open countryside and there is little opportunity to provide strong, durable boundaries to prevent encroachment.		✓ LPA CN08a High contribution to Green Belt purposes. The high risks of sprawl and encroachment on the countryside outweigh the lower risk of merger.
CN08c	Shotton Grange	⊖ There is a slight risk of 'leap-frog' development from the Tyne-Wear conurbation in particular from Seaton Burn and associated with the A1/A19/A1068 interchange.	× There is no risk of merger in this LPA.	✓ Despite being a narrow strip between two highways this LPA is open countryside as viewed from the high level of the A1 and there is little opportunity to provide strong, durable boundaries to prevent encroachment.		✓ LPA CN08c High contribution to Green Belt purposes. The high risk of encroachment on the countryside outweighs the lower risk of sprawl and merger.
CN09a	Arcot Hall	✓ As well as a risk of leap-frog development	✓ Development in this LPA would increase the	✓ This LPA comprises open countryside with both		✓ LPA CN09a High contribution to

CRAMLINGTON		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4) LPA Ref
		from the Tyne and wear conurbation there is a long-term risk of sprawl across weak boundaries to the north west, north and north east, once the 'South West Sector' of Cramlington has been developed around White Hall Farm.	risk of merger with Seaton Burn, Dudley and Annitsford less than 1km away in North Tyneside.	agricultural and recreational (golf) uses. While the C367 runs west to east across the lower part of the LPA, which is an opportunity to provide a strong, durable boundary to prevent encroachment, any development in this LPA would risk encroachment on the countryside.		Green Belt purposes
CN09b	South of A19	✓ As well as a risk of leap-frog development from the Tyne and wear conurbation there is a risk of ribbon development along the south side of the A19 from the A1A19/A1068 interchange in the west and, despite containment by the East Coast Mainline Railway, from the Northumberland Business Park in the east.	✓ Development in this LPA would increase the risk of merger with Seaton Burn, Dudley and Annitsford less than 1km away in North Tyneside.	✓ This LPA is open countryside and there is a risk of encroachment.		✓ LPA CN09b High contribution to Green Belt purposes.
CN10a	Cramlington Moor Farm	✓ As well as a high risk of leap-frog development from the Tyne and Wear conurbation there is a risk of non-compact	✓ There is a risk of merger between Cramlington and the Northumberland Business Park, which 0.3km to the south,	✗ This LPA is largely wooded and therefore not particularly open countryside.		✓ LPA HM10a High contribution to Green Belt purposes. High risk of sprawl and merger outweigh the lower risk of

CRAMLINGTON		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4) LPA Ref
		development from the Southfield estate.	which is itself adjacent to Dudley/Annitsford in North Tyneside.			encroachment on the countryside.
CN10b	South Cramlington A19 interchange corridor	✓ There is a high risk of leap-frog development from the Tyne and Wear conurbation and from the Northumberland Business Park.	✓ There is a risk of merger between Cramlington and the adjacent Northumberland Business Park, which is itself adjacent to Dudley/Annitsford in North Tyneside.	✗ This LPA is part of a highways corridor comprising the A1068 and A19 as well as major interchanges with other highways. While it is open grassland it does not equate to countryside.		✓ LPA HM10b High contribution to Green Belt purposes. High risk of sprawl and merger outweigh the lower risk of encroachment on the countryside.
CN11a	Annitsford	✓ Despite being strongly contained by major highways ease of access to the Tyne and Wear conurbation increases the risk of leap-frog development.	✓ There is high risk of merger between Cramlington, Seghill and Dudley/Annitsford in North Tyneside.	✓ Development in this LPA would encroach on open countryside.		✓ LPA CN11a High contribution to Green Belt purposes.
CN11b	Seghill Bridge	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a high risk of non-compact development spreading from East Cramlington to the north and Seghill to the south east	✓ There is high risk of merger between Cramlington (Hospital site east of the A189), East Cramlington and Seghill.	✓ This LPA mostly comprises open agricultural land and there is a high risk of encroachment on the countryside.		✓ LPA CN11b High contribution to Green Belt purposes.
CN12a	East Cramlington	✓ As well as leap-frog development from the Tyne and Wear conurbation there is a	✓ Development in this LPA would increase the risk of merger between Cramlington, Seaton	✓ This LPA mostly comprises open agricultural land, including an area of nature conservation, and		✓ LPA CN12a High contribution to Green Belt purposes.

CRAMLINGTON		(1)	(2)	(3)	(4)	Conclusion
LPA Ref	LPA name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Balance of contributions to purposes (1) to (4) LPA Ref
		risk of non-compact development from the north west part of Seaton Delaval.	Delaval and Blyth	there is a high risk of encroachment on the countryside.		
CN12b	North Moor Farm	✓ As well as leap-frog development from the Tyne and Wear conurbation there is a risk of non-compact development from the north west part of Seaton Delaval.	✓ Development in this LPA would increase the risk of merger between Cramlington, Seaton Delaval and Blyth.	✓ This LPA comprises open agricultural land and there is a high risk of encroachment on the countryside.		✓ LPA CN12b High contribution to Green Belt purposes.

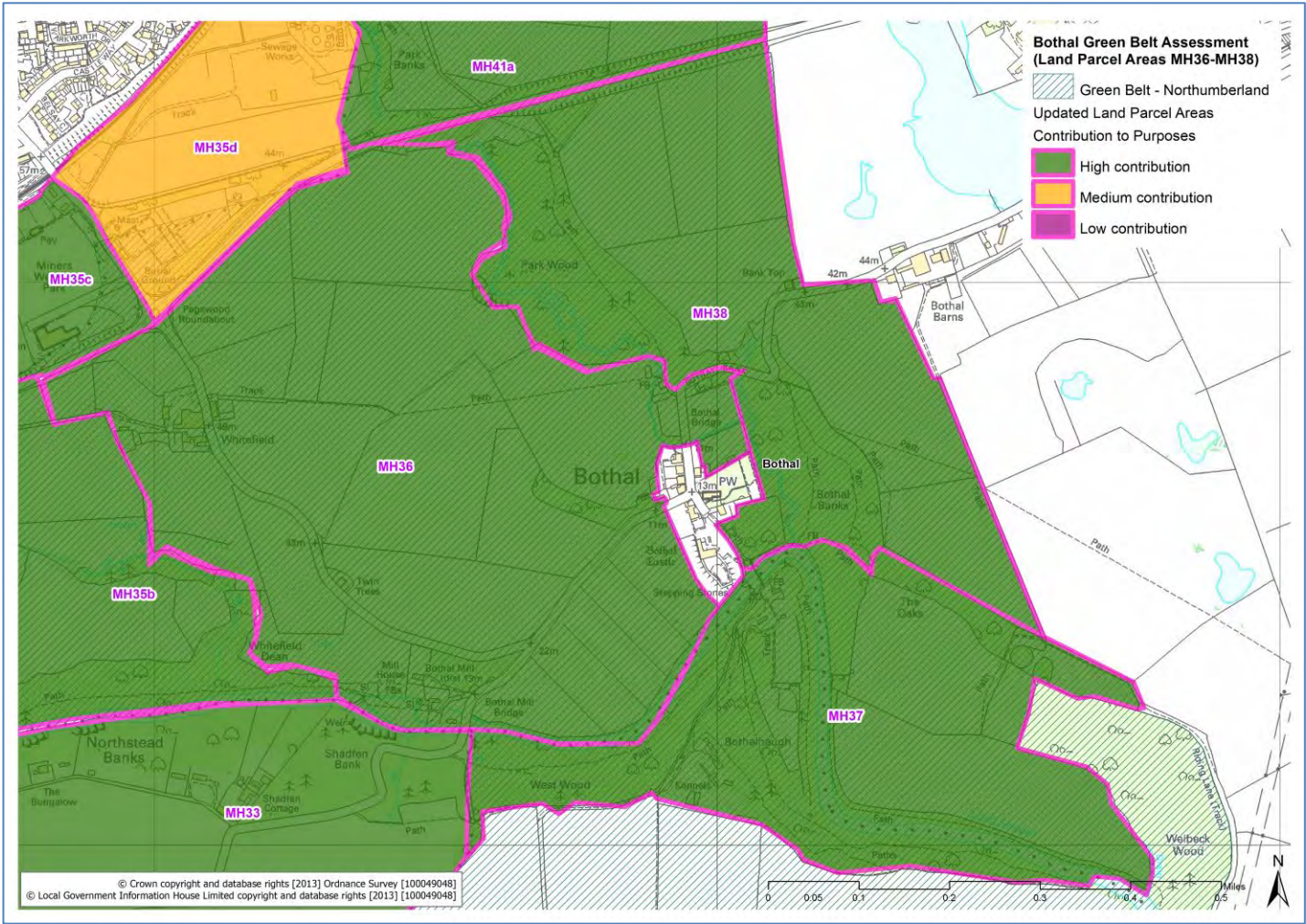
Map 2: Cramlington Land Parcel Areas – contribution to Green Belt purposes



Bothal

The assessment for Bothal is included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area: Land Parcel Areas MH36-MH38 on pages 98 and 99.

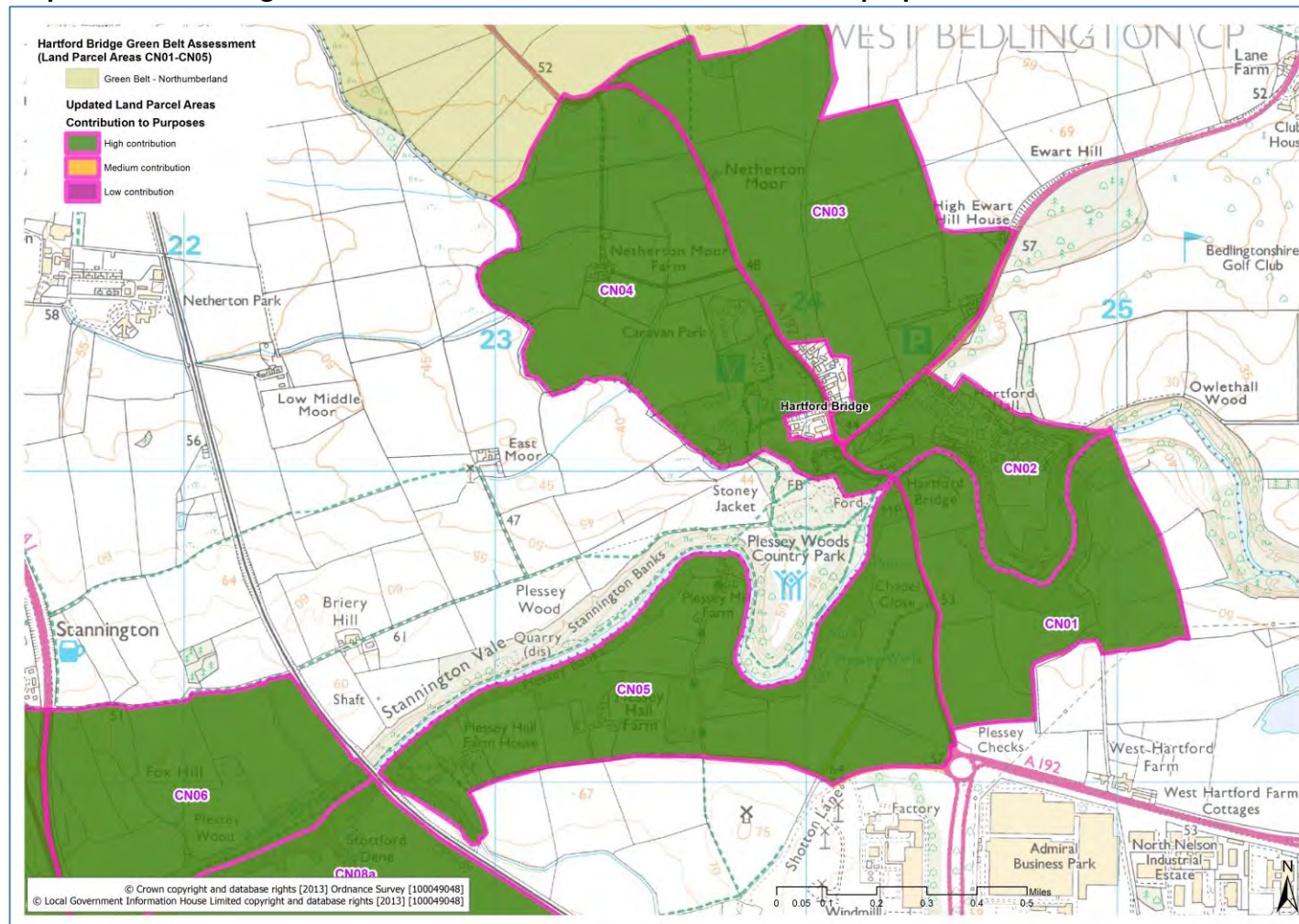
Map 3: Bothal Land Parcel Areas - contribution to Green Belt purposes



Hartford Bridge

The assessment for Hartford Bridge is included in the overall assessment of Land Parcel Areas around **Cramlington** in the South East Delivery Area: Land Parcel Areas CN01-CN05 on pages 30 and 31.

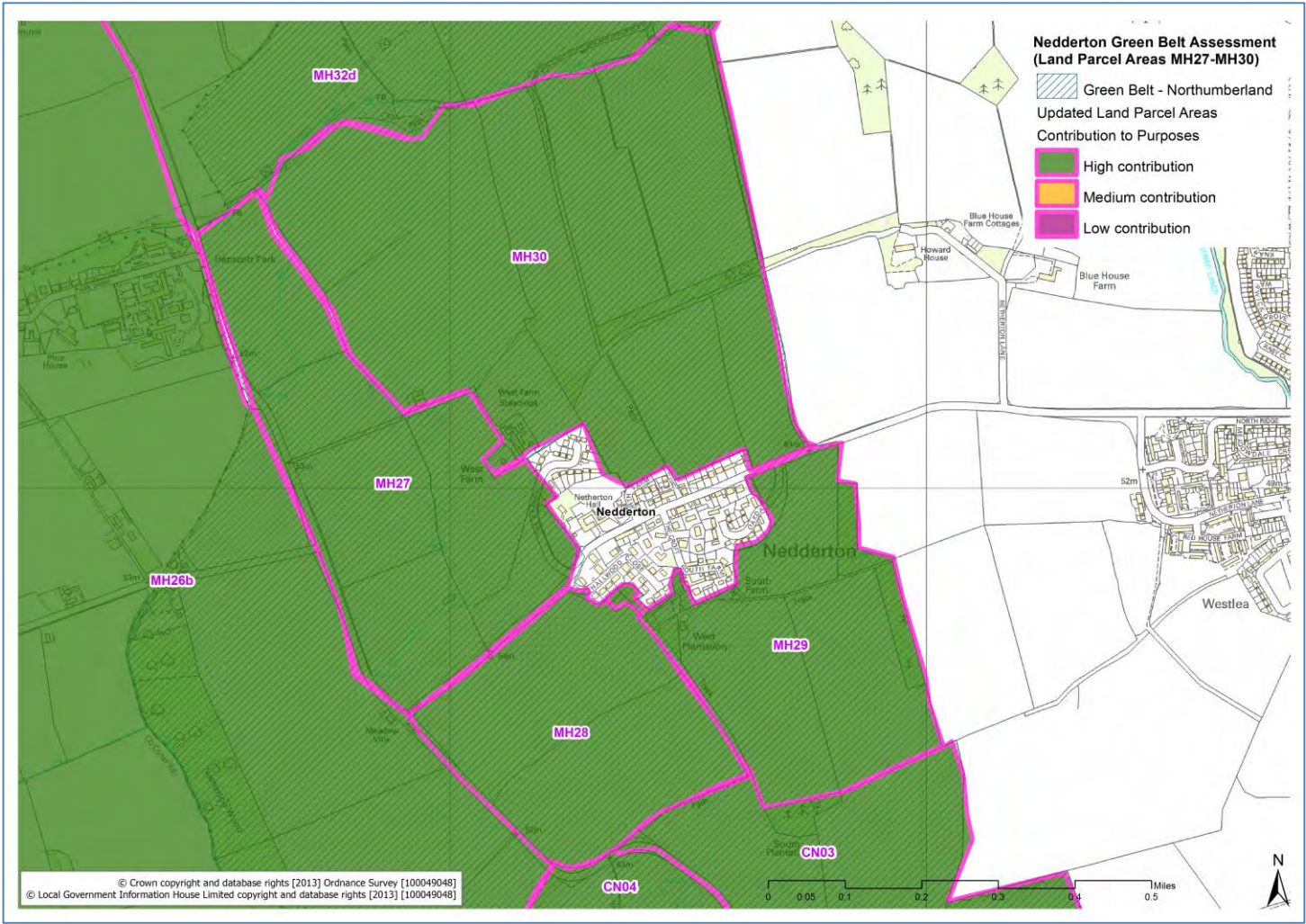
Map 4: Hartford Bridge Land Parcel Areas - contribution to Green Belt purposes



Nedderton

The assessment for Nedderton is included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area: Land Parcel Areas MH27-MH30 on pages 92 to 94.

Map 5: Nedderton Land Parcel Areas - contribution to Green Belt purposes



Ulgham

Step 6a: Land Parcel Area identification

Table 6: Ulgham Land Parcel Areas description

ULGHAM		National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ³
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
UM01	Ulgham North	13. SE Northumberland Coastal Plain Coalfield Farmland	Within outer Policy S5 Green Belt boundary option published at the Core Strategy Issues and Options stage; 25-50m OD; moderate south east facing slope of R. Lyne valley, which dissects the LPA near the south edge; bounded on W edge of LPA by unclassified road and the R. Lyne, on the south edge by the village main stree (B1337), on the east edge by the B1337 and on the north edge by field boundaries marking the edge of the Stobswood Opencast site; grass/arable fields with poor to non-existent hedgerows, a few hedgerow trees, plantation, wooded river banks, gardens and village buildings. Enclosure: 17-mid 18 th c. fields with strip of 20 th c. plantation superimposed in middle of LPA.
UM02	Ulgham West	13. SE Northumberland Coastal Plain Coalfield Farmland	Within outer Policy S5 Green Belt boundary option published at the Core Strategy Issues and Options stage; 40-55m OD; gentle east facing slope of the SE Northumberland coastal plain distorted by north facing slope of R. Lyne valley on north edge of LPA; bounded by the B1337 to south east, unclassified road to east, R. Lyne to north and field boundaries to west; grass/arable fields with poor to non-existent hedgerows, a few hedgerow trees and scrub land trees along R. Lyne. Enclosure entirely 17-mid 18 th c. except for small row of 20 th c buildings on road close to east edge of LPA
UM03	Ulgham East	13. SE Northumberland Coastal Plain Coalfield Farmland	Within outer Policy S5 Green Belt boundary option published at the Core Strategy Issues and Options stage; 30-55m OD; part of gentle east facing slope down to SE Northumberland coastal plain; bounded by the B1337 to

³ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

ULGHAM		National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ³
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			the west, mainly field boundaries to the south, the East Coast Mainline Railway to the east and an unclassified road to the north; dissected by the R. Lyne in the north part of the LPA and an unclassified road (Crowden Hill to Ulgham) running south to north across the middle of the LPA; grass/arable fields with poor to non-existent hedgerows, a few hedgerow trees and scrub land trees along R. Lyne. Enclosure: strip of 16 th -18 th c. along Lyne valley south of Ulgham Grange Farm; west part of LPA and NE corner (pre-1860s Ulgham Grange) 17-mid 18 th c. small area of mid 18 th -19 th c. (Manor House Farm) in N of LPA; remainder 20 th c. except for pre-1860s and 20 th c. settlement of Ulgham.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Ulgham.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Ulgham.

Key to matrix below:

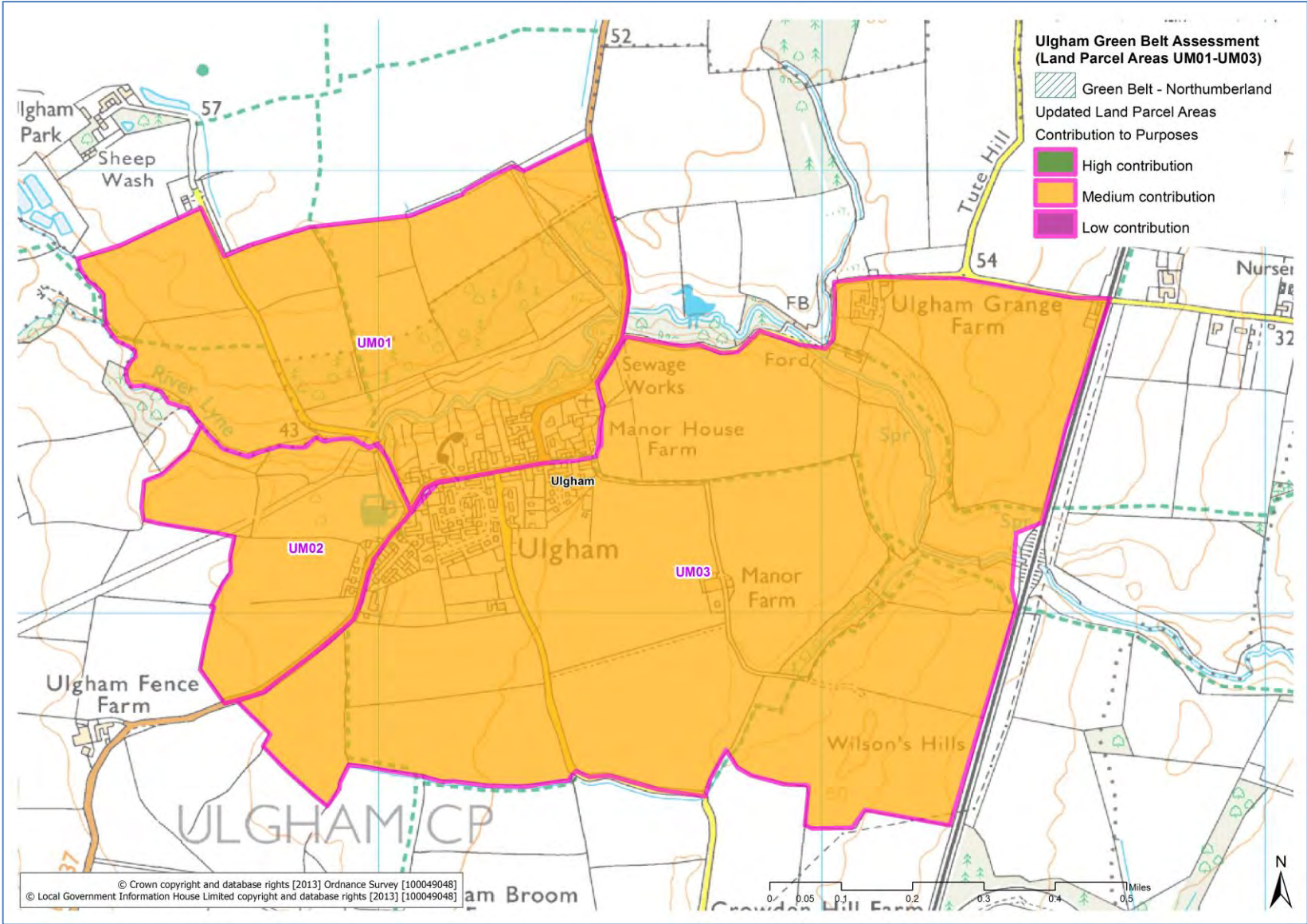
⊖	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 7: Matrix to assess Ulgham Land Parcel Areas (LPAs) against purposes of Green Belt

ULGHAM		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
UM01	Ulgham North	⊙ Although some distance from the Tyne Wear conurbation and there is some risk of 'leap-frog' development in the form of ribbon development along the B1337 and an unclassified road leading north west out of the village.	⊙ There is a long-term risk of merger with Widdrington Station just 1.2km to the north east.	⊙ Except for the built up garden edge of Ulgham this LPA comprises open countryside. However there are various opportunities for strong durable boundaries that would prevent the encroachment on the countryside including the R. Lyne and a belt of woodland.		⊙ LPA UM01 Overall medium contribution to Green Belt purposes.
UM02	Ulgham West	⊙ Although some distance from the Tyne Wear conurbation and there is some risk of sprawl through 'leap-frog' development in the form of ribbon development along the B1337 and unclassified road on the west edge of the settlement.	× There is no risk of merger with any substantial settlement in this direction.	⊙ Apart from the built up edge of Ulgham this LPA comprises open countryside however there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.		⊙ LPA UM02 Overall medium contribution to Green Belt purposes. The lower contribution to prevention of merger is outweighed by the higher contribution to prevention of sprawl and encroachment on the countryside.

ULGHAM		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
UM03	Ulgham East	⊙ Although some distance from the Tyne Wear conurbation and there is some risk of sprawl through 'leap-frog' development in the form of ribbon development along the C124 south of the village and the B1337.	⊙ There is a long-term risk of merger with Widdrington Station just 1.2km to the north east.	⊙ This LPA comprises open countryside however there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.		⊙ LPA UM03 Overall medium contribution to Green Belt purposes

Map 6: Ulgham Land Parcel Areas - contribution to Green Belt purposes



Central Delivery Area

Hexham and Acomb

Step 6a: Land Parcel Area identification

Green Belt towns and villages assessed in the matrices below include Hexham and the satellite settlement of Acomb. As a result of comments on the Core Strategy Full Draft Plan a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 8: Hexham and Acomb Land Parcel Areas description

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
HM01	Acomb West	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor ⁵	In Green Belt; around 45m OD; gently sloping flood plain of R.Tyne; bounded by R.Tyne to south A69 to south, A6079 to east, Howford Lane to north and edge of Acomb Industrial Estate in north east corner; grass/arable fields with sparse hedgerow trees and trees on river bank. Mid 18 th -19 th C. fieldscape in south part, 20 th C. fields and woodland in north part, disused railway along west edge and small part of riverside Ancient Woodland in north west corner.
HM02	The Hermitage	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt adjacent to settlement; around 45m OD; generally level R.Tyne floodplain; bounded by R.Tyne to south, A6079 to east, and A69 to north and west; open grass/arable fieldscape, grass parkland and trees. Mid 18 th -19 th C. fieldscape, riverside Ancient Woodland and ornamental designed landscape around the Hermitage.
HM03a	Anickgrange Haugh	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; around 30m OD; generally level R.Tyne floodplain adjacent to industrial area; bounded by A69 to north, edge of Egger UK Industrial plant to west, R. Tyne to south and field boundary to the east; crossed

⁴ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

⁵ Natural England, September 2013. *NCA Profile: 12 Mid Northumberland*. Available at <http://publications.naturalengland.org.uk/category/587130>

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			northwest to south east by overhead powerlines; grass fields with some sporadic hedgerow trees and rough ground with trees near river bank and on island. Mainly mid 18 th –19 th fieldscape with some pre-1860s and some 20 th C. fields, pre-1860 wooded island and river bank, and pre-1860 moorland on river bank.
HM03b	Redhouse Haughs	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; around 30m OD; generally level R.Tyne floodplain adjacent to industrial area; bounded by A69 to north, R.Tyne to south and field boundaries to west and east; scrub woodland along river bank. Mainly mid 18 th –19 th fieldscape with some 20 th C. fields and pre-1860 moorland on river bank.
HM03c	Broomhaugh Island	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; around 30m OD; generally level R.Tyne floodplain adjacent to industrial area; bounded by R.Tyne to north and A695 to south; crossed by west to east railway line; grass fields with some sporadic hedgerow trees and rough ground with trees near river bank. Mainly mid pre 1860 enclosure with some 17 th -mid 18 th C. woodland.
HM04a	Acomb East	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides / Glacial Trough Valley Floor	In Green Belt; 45-110m OD sloping steeply down towards river valley and the south west, bounded by A69 to south, A6079 to west, built up edge of Acomb and C238 road to north west and unclassified roads to north east and east. Open countryside of fields, hedges, individual trees and small areas of woodland. Complex field patterns from mid 18 th - late 19 th C. with small areas of woodland including Ancient Woodland, pre-1860s ornamental designed landscapes, pre-1860s woodland and 20 th C. woodland scrub.
HM04b	West Oakwood	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 35-140m OD; south west facing slope of R.Tyne valley with spur forming east to west ridge in south part of LPA, bounded by unclassified roads on all sides including that on the edge of the built up area of Oakwood. Grass/arable fields, central woodland and wooded

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			Birkey Burn flowing east to west across middle of LPA. Complex fieldscape from 17 th to 20 th C. and Ancient Woodland along Burn.
HM05	East Park	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides/ Glacial Trough Valley Floor	In Green Belt; 45-75m OD; steep south facing slope towards R.Tyne including buildings at East Park, Anick and Bank Foot; bounded by A69 to south and unclassified roads elsewhere. Grass/arable fields, dense hedgerow and other individual trees, concentration of woodland in centre of LPA. 17 th -mid 18 th to east and mid 18 th -20 th C. with areas of pre-1860 and 20 th C. woodland.
HM06a	Howford Quarry	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley / Glacial Trough Valley Floor	In Green Belt; 45-80m OD; sloping downhill west towards R.Tyne with steeper slope at west edge; bounded by R. Tyne to west, A6079 to east and Howford Lane to south. Some recent quarrying activity and approval for industrial (B2) uses (Howford Quarry, Acomb) in south west corner, wooded Tyne valley and disused railway line on west edge and otherwise open fieldscape with some hedgerow trees. Blocks of fields enclosed at various times from mid 18 th to 20 th C. and strip of riverside Ancient Woodland.
HM06b	Acomb Steading	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley	In Green Belt; 55-90m OD; steep valley side sloping down towards south and R.Tyne; bounded by built up edge of Acomb to south, A6079 (Cross Bank) to west, field boundaries to north and unclassified road to south ; open fieldscape with some hedges and hedgerow trees, wooded above river banks and small plantations. Enclosure: mid 18 th - late 19 th C. fieldscape.
HM07	Red Burn	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland	In Green Belt; 70-140m OD; R.Tyne valley sloping down toward R.Tyne in south west and dissected by the Red Burn; grass/arable fields with sparse hedgerow trees and wooded valleys. Enclosure: mid 18 th -19 th , late 19 th and 20 th century fields with pre-1860 and ancient woodland along Red Burn.

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
HM08	Acomb Fell	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland / Glacial Trough Valley Sides	In Green Belt; 140-250m OD; R.Tyne valley sloping down towards south west from small summits close to Roman Wall in the north part; bounded by field boundaries to the north but otherwise by unclassified roads on all sides; this large LPA is further dissected by unclassified roads but it was considered that the assessment against contribution to Green Belt purposes would be similar in all parts. Generally open fieldscape with hedges, and wooded valleys. Complex fieldscape from 17 th to 20 th C. including wooded recreational landscape around caravan site on north edge and Ancient woodland along Red Burn.
HM09	Oakwood	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides / Glacial Trough Valley Floor	In Green Belt; 40-160m OD; steep R.Tyne valley side sloping down towards south; bounded by A69 to south and otherwise by unclassified roads; includes small settlements of small pre-1860 settlements of Anickgrange and Anick, and slightly larger 20 th C. settlement of Oakwood; open fieldscape with some hedges and reasonable hedgerow trees and central small woodland. Mid 18 th -19 th and some 20 th century.
HM10	Beaufront Castle	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides / Glacial Trough Valley Floor	In Green Belt; 45-130m OD; steep R.Tyne valley side sloping down towards south; bounded by unclassified roads and in south west corner by field boundaries; includes historic assests of Beaufront Castle and Sandhoe Hall and their settings; grass parkland with ornamental trees and woodland. Mainly ornamental designed landscape with elsewhere a mixed fieldscape from 17 th to 20 th C.
HM11	Sandhoe	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides / Upland Commons and Farmland	In Green Belt; 70-230m OD; steep R.Tyne valley side sloing down towards the south east; bounded by Dere Street Roman Road on east edge and elsewhere by unclassified roads; grass parkland with ornamental trees and woodland; this large LPA is further dissected by unclassified roads but it was considered that the assessment against contribution to Green Belt purposes would be similar in all parts. Enclosure: 17 th -mid18 th and mid

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			18 th -19 th century fields, pre-1860 settlement and associated cultivation terrace. Complex fieldscape from 17 th to late 19 th C. including smallpockets of pre 1860s, late 19 th and 20 th C., historic cultivation terraces, woodland with 19th century woodland and ornamental designed landscape at Stagshaw House on east edge
HM12	Stagshaw Bank	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland	In Green Belt; 150-260m OD; sloping down towards R.Tyne valley but dissected by wetland around head of Stagshaw Burn; bounded by Hadrian's Wall and B6318 on north edge, Dere Street Roman Road on east edge and unclassified roads on west and south edges; grass/arable fields with sporadic hedgerow trees, plantations and wooded valleys. Complex fieldscape with some 17 th -mid 18 th C. but mainly mid 18 th -to 20 th C., 1860 woodland and heritage rich environment associated with Hadrian's Wall and Dere Street.
HM13a	Wide Haugh	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; around 30m OD; generally level valley floor; bounded by R.Tyne to north and west, Devil's Water to east and A695 to south. Open fieldscape with few hedges or hederow trees but ytrees along boundaries. Mid 18 th -20 th fields with pre-1860s woodland scrub along riverbank.
HM13b	Dilston Plains	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor Floor / Glacial Trough Valley Sides	In Green Belt; 30-120m OD; valley side sloping down to the north and the R.Tyne; bounded the A695 to the north and field boundary tracks to the south and west; grass/arable fieldscape with some hedgerow trees and woodland in south west corner. Mid 18 th -19 th C. with pre 1860s woodland.
HM14	Cock Wood	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 50-150m OD; ridge formed by valley side sloping down towards the R. Tyne valley in the north and to the Develi's Water in the east; mainly woodland with grass/arable fields and ornamental tree planting. 17 th -18 th in north west corner but otherwise pre 1860s

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			woodland around core of 19 th C. ornamental designed landscape (Duke's House) and mid 18 th -19 th C. fields.
HM15	Mount Pleasant	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides / Upland Commons and Farmland	In Green Belt; 110-210n OD; steeply sloping down towards the north and the R.Tyne. bounded by B6306 to east, unclassified roads to south and west and the built up edge of Hexham to the north; grass/arable fields with hedges, hedgerow trees and parkland woods. Mid 18 th -19 th and 20 th century, pre-1860 woodland and two areas of ornamental designed landscape.
HM16a	Racecourse	11. Tyne Gap and Hadrian's Wall / 10. North Pennines Upland Commons and Farmland / Farmed River Valleys	In Green Belt; running along the to west to east ridge between the Tyne valley to the north and the Devil's Water vballey to the south; bounded by unclassified roads to the north and east and by field boundaries and tracks to the south and west; open fieldscape with hedes and hedgerow tress and open grass recreational area. Mainly mid 18 th -19 th with some 17 th -mid 18 th C. adjacent to 20 th C horse racing course.
HM16b	Blackhill Farm	11. Tyne Gap and Hadrian's Wall / 10. North Pennines Upland Commons and Farmland / Farmed River Valleys	In Green Belt; 150-250m OD; continuation of racecourse ridge between Tyne valley to north and to the deeply incised Devil's Water valley to south; grass/arable fieldscape with hedges and hedgerow trees. Mid 18 th – 19 th century Ancient Woodland on south edge.
HM17a	Causey Hill	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland	In Green Belt; 100-210m OD; steeply sloping down towards R.Tyne valley to the north; bounded by unclassified roads to south and east, field boundarfies to west and built up edge of Hexham to north; rereational grassland to north narrow fields with hedges and hedgerow trees in centre and woodland screened caravan park to south. Mid 18 th to 20 th C. fields and woodland.
HM17b	Highford Farm	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland	In Green Belt; 80-220m OD; R.Tyne valley side sloping down towards north; bounded by B6305 to north built up edge of Hexham to north east and elsewhere by watercourse and field boundaries; open grassland and

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			fieldscape with hedges and hedgerow trees. Mainly mid 18 th -19 th C. fields with narrow strip of Ancient woodland along Cockshaw Burn; designed landscape around school and medieval fields on north edge adjacent to B6305.
HM17c	Cockshaw Burn	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland	In Green Belt; 180-240m OD; R.Tyne valley side sloping down towards north; bounded by B6305 to north, unclassified roads and tracks to west and south and field boundaries to the east; grass/arable fields with hedges and hedgerow trees dissected by the wooded Cockshaw Burn in the north part. Mainly mid 18 th -19 th c.with Ancient Woodland along Cockshaw Burn and medieval fields in north east corner adjacent to B6305.
HM17d	Snape Farm	11. Tyne Gap and Hadrian's Wall Upland Commons and Farmland	In Green Belt; 180-230m OD; Tyne valley side sloping down towards north west; bounded by B6305 to north, unclassified roads and tracks to east and south and a watercourse and woodland/field boundaries to the east; open fieldscape with hedges and hedgerow trees. Mid 18 th -19 th C. except for pre1860s buildings in centre at Snape Farm and Low Gate in north east corner and small area of pre 1860s woodland on south edge.
HM18a	The Shaws and Leazes	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 80-140m OD; Tyne valley side sloping down towards north and east; bounded by B6305 to south, built up edge of Hexham to east; the B6531 to the north and field and woodland boundaries to west; fields and grassland with some hedges and hedgerow trees. Mid 17 th to 20 th C. fieldscape with ornamental designed landscape around Leazes in the south part.
HM18b	High Wood	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; bounded by B6531 and A69 to north, field and woodland boundaries to east, the B6305 to the south and a track to the west; grass/arable fields with hedges and hedgerow trees and woodland. Mainly mid 18 th -19 th C. fieldscape around core of Pre 1860s woodland

HEXHAM		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁴
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			and rifle range across centre and small area of Ancient Woodland in north west corner.
HM18c	Whinny Fell	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 90-200m OD; R.Tyne valley side sloping down towards north west; bounded by watercourse on north west edge, the B6305 on the south edge grass/arable fields with hedges and hedgerow trees and woodland. Mid 18th-19 th century fieldscape around core of 19 th C. and pre 1860s woodland and Ancient Woodland along Darden Burn on west edge.
HM19a	Spital Lane	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; around 40m OD; generally level valley floor; narrow strip between R.Tyne and the railway line up to the A69 crossing in the west and the A6079 bridge to the east; mainly recreational grassland (golf) with trees. 20 th C. grassland with pre 1860s scrub along R.Tyne, horticultural activity on east edge and small area of pre 1860s woodland on west edge.
HM19b	Tyne Green	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor / Glacial Trough valley Sides	In Green Belt; 40-70m OD; gentle lower slopes of Tyne valley sloping towards north; bounded by railway line and A69 to north, B6351 to south and built up edge of Hexham to east; Mainly golf course grass and trees with fields and woodland at west part. 20 th C recreational grassland (golf), mid 18 th -19 th C. fields at west end and pre 1860s woodland mainly along riverbank and area of designed landscape around cemetery on south edge.
HM19c	Kingshaw Haugh	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor Glacial Trough valley Sides	In Green Belt; 35-60m OD; gentle lower slopes of Tyne valley sloping towards east; bounded by A69 to south, R.Tyne to east and north and C234 to west; fields without hedgerows, dissected by railway and edged with scrub woodland on riverbank. Mid 18 th -19 th C. with small area of pre-1860 fields on north edge.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Hexham.

Step 6c: Land Parcel Area assessment

Key to matrix below:

✓	High contribution to purposes of Green Belt
⊗	Medium contribution to purposes of Green Belt
×	Low contribution to purposes of Green Belt

Table 9: Matrix to assess Hexham and Acomb Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
HM01	Acomb West	⊗ This LPA is contained between major roads and the R.Tyne however there is a medium risk of ribbon development along the A6079 and Howford Lane in association with industrial uses in the north west corner	⊗ While development in this LPA would increase the risk of merger with Hexham approximately 0.5km to the south the area is well separated by the A69 corridor.	⊗ While this LPA comprises open countryside the belt of woodland connecting Acomb Industrial Estate with the R.Tyne provides an opportunity for a strong, durable boundary to prevent encroachment on the countryside.	✓ For a large number of people travelling along the A69 corridor this LPA contributes to the experience of the steep, green valley in which Hexham sits and therefore makes a high contribution to the wider setting of the historic town.	⊗ LPA HM01 Overall medium contribution to Green Belt purposes is not entirely moderated by the higher contribution to historic setting.
HM02	The Hermitage	⊗ This LPA is contained by the R.Tyne, the railway, the A69 and A6079 however there is a risk of non-compact development at the east end adjacent to the Bridge End interchange.	⊗ While development in this LPA would increase the risk of merger with Hexham, in places 100m to the south, the area is well separated by the R.Tyne.	⊗ There is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside in this LPA, a large part, but not all of which, comprises countryside.	⊗ LPA only briefly glimpsed from bridges approaching town but recreational use of historic ornamental parkland means LPA contributes to the wider setting of the historic town.	⊗ LPA HM02 Overall medium contribution to Green Belt purposes.
HM03a	Anickgrange Haugh	⊗ There is a risk of non-	⊗ Development in this	⊗ While this LPA	⊗ Glimpsed from the	⊗ LPA HM03

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		compact development adjacent to the Egger industrial site but this would be limited by strong containment between the R.Tyne and the A69.	LPA would increase the risk of merger with Corbridge, 3km to the east however the west part of the area is well contained by meanders of the R.Tyne.	comprises open countryside clearly marked field boundaries create an opportunity to provide strong, durable boundaries to prevent encroachment on the countryside.	A69 this contributes to the wider setting of the historic town.	Overall medium contribution to Green Belt purposes.
HM03b	Redhouse Haughs	✗ There is a low risk of sprawl in this LPA.	✓ This LPA forms a large part of the 3km gap between Hexham and Corbridge and development in this LPA would increase the risk of merger.	✓ This LPA comprises open countryside and there is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside.	✓ Long views of Hexham along the A69 contribute significantly to the wider setting of the historic town	✓ LPA HM03b Overall high contribution to Green Belt purposes. The high risk of merger, encroachment and impact on historic setting outweigh the lower risk of sprawl.
HM03c	Broomhaugh Island	⊖ There is a slight risk of ribbon development along the A695 however this is likely to be contained by the railway line and beyond that the R.Tyne.	⊖ This LPA forms part of the 3km gap between Hexham and Corbridge However development in this LPA would not extend beyond the development at Craneshaugh, which already extends towards the east and therefore there is only a moderate risk of merger.	⊖ While this LPA comprises open countryside the Birkey Burn creates an opportunity to provide strong, durable boundaries to prevent encroachment on the countryside.	✓ This LPA contributes to the experience of the steep, green valley in which Hexham sits and therefore makes a high contribution to the wider setting of the historic town.	⊖ HM03c Overall medium contribution to Green Belt purposes. High contribution to the prevention of impact on historic setting is outweighed by the lower risks of merger, sprawl and encroachment on countryside.
HM04a	Acomb East	⊖ There is a risk of non-compact development from the south east	✓ This LPA forms a large part of the 1-2km gap between Acomb and	⊖ While this LPA comprises open countryside the Birkey	✓ This LPA contributes to the experience of the steep, green valley in	⊖ HM04a Overall high contribution to Green Belt purposes.

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		edge of Acomb and ribbon development along the A6079 however this is likely to be contained by the Birkey Burn and beyond that by the A69.	Hexham and development in this LPA would increase the risk of merger.	Burn creates an opportunity to provide strong, durable boundaries to prevent encroachment on the countryside.	which Hexham sits and therefore makes a high contribution to the wider setting of the historic town.	High contribution to the prevention of merger and impact on historic setting outweighs the lower risks of sprawl and encroachment on countryside.
HM04b	West Oakwood	⊗ There is a slight risk of ribbon development along the C239 and other non-compact development from the west edge of Oakwood.	✓ This LPA forms a large part of a 1.5km gap between Acomb and Hexham and development in this LPA would increase the risk of merger.	✓ This LPA comprises open countryside and there is little opportunity to provide a strong, durable boundary therefore development would create a high risk of encroachment on the countryside.	✓ This LPA contributes to the experience of the steep, green valley in which Hexham sits and therefore makes a high contribution to the wider setting of the historic town.	✓ LPA HM04 Overall high contribution to Green Belt purposes. The high risk of merger, encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl.
HM05	East Park	⊗ While this LPA is strongly contained by the A69 there is a slight risk of leap-frog development associated with the A69 interchange.	✓ This LPA forms a large part of a 1.5km gap between Acomb and Hexham and development in this LPA would increase the risk of merger on open hillside would increase prospect of merger with Acomb, across a narrow gap to the A69	✓ This LPA comprises open countryside and there is little opportunity to provide a strong, durable boundary therefore development would create a high risk of encroachment on the countryside.	✓ This LPA contributes to the experience of the steep, green valley in which Hexham sits and therefore makes a high contribution to the wider setting of the historic town.	✓ LPA HM05 Overall high contribution to Green Belt purposes. The high risk of merger, encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl.
HM06a	Howford Quarry	⊗ There is a slight risk of ribbon development along Howford Lane and non-compact development associated	× There is a low risk of merger in this LPA.	✓ The greater part of this LPA, excepting the former Howford Quarry, comprises open countryside and there is	✓ This LPA contributes to the experience of the steep, green valley in which Hexham sits and therefore makes a high	✓ HM06a Overall high contribution to Green Belt purposes. The high risk of encroachment on

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		with former Howford Quarry.		little opportunity to provide a strong, durable boundary to prevent encroachment on the countryside.	contribution to the wider setting of the historic town.	countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM06b	Acomb Steading	⊖ There is a slight risk of non-compact development, and therefore a medium risk of sprawl, from the northern edge of Acomb.	× There is no risk of merger with other settlements	✓ This LPA comprises open countryside and there is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside.	✓ Views between Hexham and parts of this LPA contribute to the wider historic setting of the town.	✓ HM06b Overall high contribution to Green Belt purposes. The high risk of encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM07	Red Burn	⊖ There is a slight risk of ribbon and other non-compact development along the unclassified and C class roads north of Acomb and therefore a medium risk of sprawl.	× There is no risk of merger with other settlements	✓ This LPA comprises open countryside and there is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside.	✓ Views between Hexham and parts of this LPA contribute to the wider historic setting of the town.	✓ LPA HM07 Overall high contribution to Green Belt purposes. The high risk of encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM08	Acomb Fell	× There is no risk of sprawl in LPA	× There is no risk of merger with other settlements	✓ This LPA comprises open countryside and there is a high risk of encroachment.	✓ Views between Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns and in particular their relationship to the wider setting of Hadrian's Wall World Heritage Site to	✓ LPA HM 08 Overall high contribution to Green Belt purposes. The high risk of encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl and merger.

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
					the north.	
HM09	Oakwood	⊗ There is a slight risk of ribbon and other non-compact development along the unclassified and C class roads east of Acomb as well as from small settlements of Anick and Anick Grange and therefore a medium risk of sprawl.	✓ This LPA forms part of the approximately 3km gap between Hexham and Corbridge.	✓ This LPA largely comprises open countryside and while there are some opportunities to provide strong, durable boundaries to prevent the encroachment within it, development in any part would contribute to encroachment.	✓ Views between Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns.	✓ LPA HM09 Overall high contribution to Green Belt purposes. The high risk of merger, encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl.
HM10	Beaufront Castle	× There is a low risk of sprawl in this LPA.	✓ This LPA forms part of the approximately 3km gap between Hexham and Corbridge.	✓ This LPA comprises open countryside.	✓ Views between Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns.	✓ LPA HM10 Overall high contribution to Green Belt purposes. The high risk of merger, encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl.
HM11	Sandhoe	× There is a low risk of sprawl in this LPA.	× There is a low risk of merger in this LPA.	✓ This LPA comprises open countryside.	✓ Views between Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns, particularly their relationship with Hadrian's Wall World Heritage Site and Dere Street Roman Road.	✓ LPA HM11 Overall high contribution to Green Belt purposes. The high risk of encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM12	Stagshaw Bank	× There is no risk of	× There is no risk of	✓ This LPA comprises	✓ Views between	✓ LPA HM12

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		sprawl in LPA	merger with other settlements	open countryside.	Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns and in particular their relationship to the wider setting of Hadrian's Wall World Heritage Site to the north.	Overall high contribution to Green Belt purposes. The high risk of encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM13a	Wide Haugh	⊗ There is a slight risk of ribbon development, along the A695 at the west end of this LPA however it would be strongly contained by the R.Tyne and the railway line and therefore there is a medium risk of sprawl.	✓ This LPA forms part of the approximately 3km gap between Hexham and Corbridge.	✓ This LPA comprises open countryside.	✓ Views between Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns.	✓ LPA HM13a Overall high contribution to Green Belt purposes. The high risk of merger, encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl.
HM13b	Dilston Plains	⊗ There is a slight risk of ribbon development along the A695 at the west end of this LPA and therefore a medium risk of sprawl.	✓ This LPA forms part of the approximately 3km gap between Hexham and Corbridge.	✓ This LPA comprises open countryside.	✓ Views between Hexham, Corbridge and this LPA contribute to protecting the setting of these historic towns.	✓ LPA HM13c Overall high contribution to Green Belt purposes. The high risk of merger, encroachment on countryside and impact on historic setting outweigh the lower risk of sprawl.
HM14	Cock Wood	⊗ There is a slight risk of non-compact development from the south edge of Hexham	× There is no risk of merger with other settlements	⊗ This LPA comprises open countryside however the Duke's House main drive is an	⊗ Views to and from Hexham and Corbridge are restricted by the dominance of woodland	⊗ LPA HM14 Overall medium contribution to Green Belt purposes. The risks

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		and therefore a medium risk of sprawl.		opportunity to provide a strong, durable boundary to prevent encroachment on the countryside.	cover but due to the steep slope any development at the south part of the LPA is likely to affect the historic settings of Hexham.	of encroachment on countryside and impact on historic setting are higher in the south part of the LPA and that together with the medium risk of sprawl outweigh the lower risk of merger.
HM15	Mount Pleasant	⊖ There is a risk of non-compact development from the south edge of Hexham and therefore there is a medium risk of sprawl.	× There is no risk of merger with other settlements	⊖ This LPA comprises open countryside however a track west of High Shield is an opportunity to provide a strong, durable boundary to prevent encroachment on the countryside.	⊖ Views to and from Hexham are restricted by close to the urban edge but due to the steep slope any development at the south part of the LPA is likely to affect the historic setting of Hexham.	⊖ LPA HM15 Overall medium contribution to Green Belt purposes. The risks of encroachment on countryside and impact on historic setting are higher in the south part of the LPA and that together with the medium risk of sprawl outweigh the lower risk of merger.
HM16a	Racecourse	× There is no risk of sprawl in this LPA.	× There is no risk of merger with other settlements	✓ This LPA largely comprises open countryside.	✓ This LPA is prominent on the skyline above Hexham and due to the steep slope any development is likely to affect the wider setting of the historic town.	✓ LPA HM16a Overall high contribution to Green Belt purposes. The high risk of encroachment on the countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM16b	Blackhill Farm	× There is no risk of	× There is no risk of	✓ This LPA largely	✓ This LPA is prominent	✓ LPA HM16b

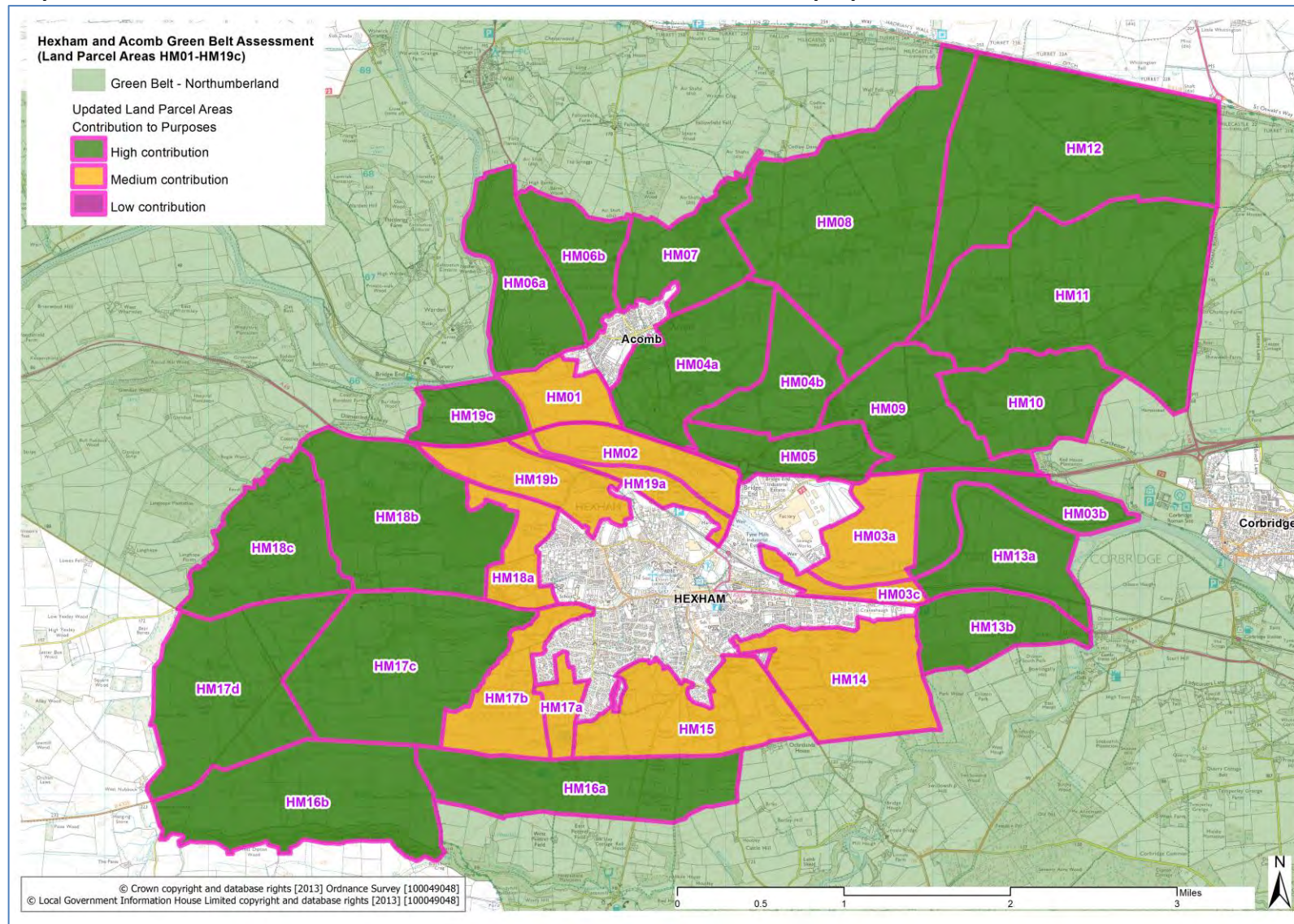
LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		sprawl in this LPA.	merger with other settlements	comprises open countryside.	on the skyline above Hexham and due to the steep slope any development is likely to affect the wider setting of the historic town.	Overall high contribution to Green Belt purposes. The high risk of encroachment on the countryside and impact on historic setting outweigh the lower risk of sprawl and merger.
HM17a	Causey Hill	✓ There is a risk of non-compact development from the south edge of Hexham and therefore there is a risk of sprawl.	✗ There is no risk of merger in this LPA	⊙ This LPA comprises recreational grassland and open countryside however a track both a track joining Highford with Causey Hill Road, the and the north boundary of the caravan site are opportunities for providing a strong, durable boundary to prevent encroachment on the countryside.	⊙ The southernmost edge of this LPA is close to the skyline above Hexham however, due to the steep slope, development is less likely to affect the wider setting of the historic town.	⊙ LPA HM17a Overall medium contribution to Green Belt purposes. The potential for alternative boundaries within the LPA moderates the high risk of sprawl.
HM17b	Highford Farm	✓ There is a risk of non-compact development in the north of this LPA and therefore there is a risk of sprawl.	✗ There is no risk of merger in this LPA	⊙ This LPA comprises open countryside however the access track to Low Yarridge is an opportunity for providing a strong, durable boundary to prevent encroachment on the countryside.	⊙ The southernmost edge of this LPA is close to the skyline above Hexham however, due to the steep slope, development is less likely to affect the wider setting of the historic town.	⊙ LPA HM17b Overall medium contribution to Green Belt purposes. The potential for alternative boundaries within the LPA moderates the risk of sprawl.
HM17c	Cockshaw Burn	⊙ There is a risk of	✗ There is no risk of	✓ This LPA comprises	✓ The steep slopes of	✓ LPA HM17c

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		ribbon development along the B6305, opposite Leazes, and therefore a high risk sprawl.	merger with other settlements	open countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	this LPA are clearly visible and form part of the green setting for the historic town.	Overall high contribution to Green Belt purposes. The high risks of sprawl, encroachment on the countryside and impact on the historic town setting outweigh the lower risk of merger.
HM17d	Snape Farm	✗ There is no risk of sprawl in this LPA.	✗ There is no risk of merger with other settlements	✓ This LPA comprises countryside and, while there are opportunities to create strong, durable boundaries to prevent encroachment on the countryside, development in any part of this LPA would encroach.	✓ This LPA is on the more exposed slopes of the Tyne valley and therefore contributes to the wider setting of the historic town.	✓ LPA HM18 Overall high contribution to Green Belt purposes. The high risk of encroachment on the countryside and impact on wider setting of the historic town outweigh the lower risks of sprawl and merger.
HM18a	The Shaws and Leazes	⊖ There is a risk of non-compact and ribbon development from the west edge of Hexham however such sprawl would be contained by the dominant feature of High Wood. Therefore there is a medium risk of sprawl.	✗ There is no risk of merger with other settlements	⊖ The north part of this open countryside in character but there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.	⊖ The northernmost part of this LPA is on the slopes of the Tyne valley but not as highly exposed as the LPAs south of Hexham. The south part of the LPA slopes to the east and screened by tree cover. Therefore this LPA makes a medium contribution to protecting the wider setting of the historic	⊖ LPA HM18a Overall medium contribution to Green Belt purposes.

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
					town.	
HM18b	High Wood	× There is no risk of sprawl in this LPA.	× There is no risk of merger with other settlements	✓ This LPA comprises countryside and, while there are opportunities to create strong, durable boundaries to prevent encroachment on the countryside, development in any part of this LPA would encroach.	✓ This LPA is on the more exposed slopes of the Tyne valley and therefore contributes to the wider setting of the historic town.	✓ LPA HM18b Overall high contribution to Green Belt purposes. The high risk of encroachment on the countryside and impact on wider setting of the historic town outweigh the lower risks of sprawl and merger.
HM18c	Whinny Fell	× There is no risk of sprawl in this LPA.	× There is no risk of merger with other settlements	✓ This LPA comprises countryside and, while there are opportunities to create strong, durable boundaries to prevent encroachment on the countryside, development in any part of this LPA would encroach.	✓ This LPA is on the more exposed slopes of the Tyne valley and therefore contributes to the wider setting of the historic town.	✓ LPA HM18c Overall high contribution to Green Belt purposes. The high risk of encroachment on the countryside and impact on wider setting of the historic town outweigh the lower risks of sprawl and merger.
HM19a	Spital Lane	⊖ This LPA is contained the R.Tyne, the railway, the A69 and A6079 however there is a slight risk of non-compact development associated with the Auction Mart at the east end.	⊖ While development in this LPA would increase the risk of merger across the 0.8km gap between Hexham and Acomb to the north, the area is well contained by the R.Tyne.	⊖ Parts of this LPA comprise open recreational land and countryside however there is little opportunity to provide strong, durable boundary that would prevent encroachment on the countryside.	⊖ Riverside scrub woodland screens this low lying land from the A69 but it does form part of the green valley corridor around the north of Hexham. Therefore this LPA makes a medium contribution to the wider setting of this historic town.	⊖ LPA HM19a Overall medium contribution to Green Belt purposes.

LPA	HEXHAM and ACOMB LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
HM19b	Tyne Green	⊗ This LPA is contained the R.Tyne, the railway, the A69 and B6531 however there is a risk of non-compact development at the east end adjacent to Tyne Green and Shaws Park.	⊗ While development in this LPA would increase the risk of merger with Acomb, in places 0.8km to the north, the area is well separated by the R.Tyne.	⊗ This LPA comprise open recreational land and countryside however Spital Lane is an opportunity to provide strong, durable boundary that would prevent encroachment on the countryside.	⊗ Woodland screens part of this low lying land from the A69 but it does form part of the green valley corridor around the north of Hexham. Therefore this LPA makes a medium contribution to the wider setting of this historic town.	⊗ LPA HM19b Overall medium contribution to Green Belt purposes.
HM19c	Kingshaw Haugh	✗ There is low risk of sprawl in this LPA.	✓ While not directly on a line between Hexham and Acomb development in this LPA would increase the risk of merger between the two settlements.	✓ This LPA comprises open countryside.	✓ For a large number of people travelling along the A69 and railway corridor this LPA contributes to the experience of the green valley in which Hexham sits and therefore makes a high contribution to the wider setting of the historic town.	✓ LPA HM19c Overall high contribution to Green Belt purposes. The high risks of merger, encroachment on the countryside and impact on wider setting of the historic town outweigh the lower risk of sprawl.

Central Delivery Area - 65



Morpeth

Step 6a: Land Parcel Area identification

Green Belt towns and villages assessed in the matrices below include Bothal, Hebron, Hepscott, Longhirst, Mitford, Nedderton, Pegswood, St Mary's Hospital, Stannington (north), Stannington Station and Tranwell Woods. As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 10: Morpeth Land Parcel Area description

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
MH01	Peacock Gap	12. Mid Northumberland Broad Lowland Valley	40-65m OD; sloping E to Cotting Burn valley and rising back up towards Cottingwood Common; grass/arable fields with hedges (some missing), hedgerow trees and wooded valley. Enclosure: 17 th -mid 18 th , mid 18 th -19 th century and Ancient Woodland.
MH02	St George's Hospital	12. Mid Northumberland Broad Lowland Valley	25-65m OD; R.Wansbeck valley gently sloping down to SE with slight rise close to N edge, includes steep valley of How Burn on E edge; amenity trees and grass and open grassland with woodland. Enclosure: 20 th century hospital buildings and designed landscape and fields with Ancient Woodland along How Burn.
MH03	Cottingwood Common	12. Mid Northumberland Lowland Rolling Farmland	40-65m OD; plateau with W edge above steep sided Cotting Burn valley and east edge dissected by How Burn from NW to SE; grass/arable fields with some hedges and reasonable hedgerow tree cover. Enclosure: mainly mid 18 th -19 th century with 17 th to mid 18 th century to N, Ancient Woodland along How Burn and 20 th century restoration long NE edge.
MH04a	East Lane End Farm	12. Mid Northumberland Lowland Rolling Farmland	55-70m OD; plateau dissected by steep valley of the Cotting Burn; triangle bounded by line of Morpeth Northern Bypass to north A192 to

⁶ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			south east and and built up edge of Morpeth (Fulbeck) to south east; grass/arable fields with hedges, hedgerow trees, denser along burn. Enclosure: mid 18 th -mid 19 th century.
MH04b	South of Northgate Hospital	12. Mid Northumberland Lowland Rolling Farmland	55-70m OD; plateau dissected by steep valley of the Cotting Burn; triangle bounded by line of Morpeth Northern Bypass to south east, A192 to south west and and built up edge of Northgate hospital to north; grass/arable fields with hedges, hedgerow trees, denser along burn and cluster of commercial buildings around Fairmoor Garage. Enclosure: mid 18 th -mid 19 th century.
MH05a	Northgate Hospital	12. Mid Northumberland Lowland Rolling Farmland	65-95m OD; generally sloping down towards the R.Wansbeck and Cotting Burn to the south east; bounded by A1 to the west, unclassified road to the east and the hospital grounds boundaries to the north and south; dissected by the Cotting Burn in the east part; built up area, amenity grassland and woodland. Enclosure: 20th century hospital buildings and designed landscape, amenity grassland and woodland.
MH05b	North of Northgate Hospital	12. Mid Northumberland Lowland Rolling Farmland	65-95m OD; generally sloping toward R. Wansbeck and Cotting Burn to the east with distinct rise on north edge, dissected in the east by head waters of Cotting Burn; bounded by A1 to the west, hospital grounds boundary to south and unclassified roads to north and east; grass/arable fields with some hedges and trees along burn valleys. Enclosure: mainly 17 th -mid 18 th , mid 18th-19 th and 20th century to the west.
MH06	Silver Hill	12. Mid Northumberland Lowland Rolling Farmland	50-75m OD; R.Wansbeck valley gently sloping to SE, distorted on SE edge by head of the How Burn; dissected in southern half by W-E proposed bypass route. Enclosure: 17 th -mid 18th century with top end of How Burn Ancient Woodland in SE corner.
MH07	Pegswood Moor	12. Mid Northumberland	60-70m OD; R.Wansbeck valley gently sloping to SW above steep valley

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LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
		Coalfield Farmland	of How Burn on SW edge; bounded by B137 on E edge and dissected W to E by proposed bypass route; 20 th century opencast reclaimed.
MH08	Hebron Hill	12. Mid Northumberland Lowland Rolling Farmland	70-125m OD; R.Wansbeck valley sloping SE, with distinct ridge from Heighley Gate to Hebron Reservoir via Hebron Hill and separate rise to 95m Se of Hebron village; minor distortions by head waters of Coting Burn; grass/arable fields and hedges (some missing) with hedgerow trees and shelter belts. Enclosure: 17 th -mid18th, mid 18 th -19 th , late 19 th and 20 th century with pre-1860 settlement with 20 th century additions (Hebron) and clusters of farm buildings.
MH09	Longhirst Hall Golf Club	12. Mid Northumberland Coalfield Farmland	55-75m OD; mainly E facing slope down onto coastal plain with distinct rise to 90m OD at N edge, continuing Cockle Park ridge dissected by Longhirst Burn; bounded by C125 on E edge Enclosure: 20 th century restored landscape mainly golf course, hedges, with plantations and ponds and some formal fields.
MH10	Blubbery Wood	12. Mid Northumberland Lowland Rolling Farmland	80-110m OD; distinct ridge on NE edge and mainly E facing slope down onto coastal plain, including rise to 90m OD SW of Hebron, rise to 90m OD in Blubbery Wood; grass/arable fields with some hedges and sparse hedgerow trees and managed woodlands. Enclosure: 20th century with pre-1860 settlement and replanted Ancient Woodland.
MH11	The Cockles	12. Mid Northumberland Coalfield Farmland 13. SE Northumberland Coastal Plain Coalfield Farmland	40-90m OD; gentle E facing slope down onto coastal plain rising to end of Cockle Park ridge in N and dissected N to S by Longhirst Burn parallel to the B1337– this is a transitional landscape on boundaries between NCAs and LCTs. Grass/arable fields with hedges and some hedgerow trees. Enclosure: mainly 20 th century restored landscape with formal fields, hedges and plantations with small area of mid 18 th - 19 th c immediately N of Longhirst and large area of late 19 th c fields NE of Longhirst and strip of

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			17 th –mid 18 th c on N edge; pre-1860s settlement (Longhirst) on S edge.
MH12a	West Lane End	12. Mid Northumberland Lowland Rolling Farmland	55-65m OD; gently sloping down towards north east; bounded by A1 to north west, A192 to north east and line of Morpeth Northern Bypass to southeast; grass/arable fields with hedges and some hedgerow trees. Enclosure: 17 th -mid 18 th century.
MH12b	Northgate Interchange	12. Mid Northumberland Lowland Rolling Farmland	55-65m OD; gently sloping down towards north east; triangle bounded line of Morpeth Northern Bypass to north west, A192 to north east and to NE, dissected SW-NE by route of proposed Morpeth Northern Bypass; grass/arable fields with hedges and some hedgerow trees. Enclosure: 17 th -mid 18 th century.
MH13	Benridge	12. Mid Northumberland Lowland Rolling Farmland	60-80m OD; sloping S to R.Wansbeck valley but distorted by slope to SW towards Benridge Burn in Mitford Dean to SW; grass/arable fields with some hedges, hedgerow trees and small shelter belt around East Benridge. Enclosure: 17 th – mid18 th , mid 18 th -mid 19 th century including pre-1860 settlement (W. Benridge) and 20 th century settlement (Fairmoor).
MH14	Heighley Gate	12. Mid Northumberland Lowland Rolling Farmland	65-125m OD; distinct ridge top at Heighley Gate sloping SSE facing slopes of R.Wansbeck valley; includes clusters of buildings, a garden centre and cemetery; grass/arable fields with hedges and hedgerow trees but some hedges missing, grass cemetery and substantial woodlands. Enclosure: 17 th -18 th , mid 18 th -19 th and 20 th century, Ancient Woodland (Cockshot), pre-1860 woodland and settlement, 20 th century settlement (Lough House), horticultural and cemetery uses and.
MH15a	Scotch Gill Wood	12. Mid Northumberland Broad Lowland Valley	25-65m OD; steep south facing slope down to the R.Wansbeck; bounded by A1 to the west, R.Wansbeck to the south, field boundaries and the built up edge of Morpeth to the north and east; includes water

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			treatment works near river; grass and woodland with hedges and hedgerow trees. Enclosure: mainly 17 th -mid 18 th C. in west part, extensive Ancient Woodland in centre and north east corner and otherwise 20 th C. grassland.
MH15b	Abbey Mills	12. Mid Northumberland Broad Lowland Valley	25-70m OD; steep north facing slope down to the R.Wansbeck, distorted by Athy's Dean flowing down to main river ; bounded by A1 to the west, R.Wansbeck to the north, field boundaries and the built up edge of Morpeth to the south and east; grass/arable fields with hedges and hedgerow trees and significant woodland along watercourses. Enclosure: 17 th -mid 18 th C. fields and woodland belts around historic abbey and elsewhere mid 18 th -19 th and 20 th C. fieldscape and Ancient Woodland along Athy's Dean
MH16	Mitford	12. Mid Northumberland Broad Lowland Valley	35-70m OD; complex valley sides and floodplains around convergence of two main rivers, the R.Wansbeck in the S and R.Font in the N; distorted by several smaller tributaries, highest land to N edge at West Benridge; bounded by raised section of the A1 to the E; grass/arable fields with hedges, sparse hedgerow trees and significant valley side woodland. Enclosure: mainly 17 th -mid 18 th and Ancient Woodland with small area of 20 th century and large areas of historic and ornamental designed landscapes around village of Mitford and Spital Hill Farm, pre-1860 settlements at Newton Underwood, West Benridge and Mitford.
MH17	Mitford Steads	12. Mid Northumberland Broad Lowland Valley	40-75m OD; N facing slope down to R.Wansbeck dissected by small streams; bounded by R.Wansbeck to N and A1 to E; grass/arable fields with hedges and sparse hedgerow trees with river valley woodland on NE edge. Enclosure 17 th -mid 18 th , mid 18 th -19 th & 20 th century with pre-1860 woodlands close to R.Wansbeck & pre-1860 settlement Mitford Steads.

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
MHG18	Morpeth Common	12. Mid Northumberland Lowland Rolling Farmland with Broad Lowland Valley on north edge	NE facing slope down onto coastal plain and into R.Wansbeck valley; includes distinct rise to 80m near S edge at Grindle Hill; bounded by A1 on SW edge; common land with recreational landscape of trees and golf greens and some woodland. Enclosure: 17 th -mid 18 th , mid 18 th -19 th & 20 th century with pre-1860 & 20 th C. woodland.
MH19a	Pharmaceutical factory	12. Mid Northumberland Lowland Rolling Farmland	85-95m OD; gentle down towards north east; bounded by A1 to east, field boundaries to west and north and Whalton Road to south; active industrial site; "0 th C.
MH19b	Gubeon	12. Mid Northumberland Lowland Rolling Farmland with Broad Lowland Valley on north edge	70-110m OD; mainly N facing slope down to R.Wansbeck valley with distinct rise to 115m at Gubeon near S edge; SW edge overlooks slope down to R.Tyne valley; bounded by A1 and pharmaceutical factory to east and B6524 (Whalton Rd) on S edge; grass/arable with sparse hedgeow trees and some woodland. Enclosure: 17 th -mid 18 th , mid 18 th -19 th and 20 th century.
MH20	Clifton	12. Mid Northumberland Lowland Rolling Farmland	60-85m OD; mainly E facing slope down onto coastal plain with distinct rise to 85m on SW edge and steep drop into Catch Burn valley on N edge; bounded by A1 to SW and A197 to E; grass/arable field with hedges and hedgerow trees, including trees along Catch Burn, around caravan storage site and adjacent to A197. Enclosure: 17 th -mid 18 th , mid 18 th -19 th and 20 th century in NE corner, pre-1860 settlement and some pre 1860s buildings at Clifton and 20 th century plantation on NE edge.
MH21	Tranwell Farm	12. Mid Northumberland Lowland Rolling Farmland	70-110m OD; mainly E facing slope down onto coastal plain with distinct NW-SE ridge from Gubeon to Glororum dissected by Catch Burn valley; bounded by A1 to NE and B6524 to NW; grass/arable fields with some hedges missing and sparse hedgerow trees, with plantations and wooded Catch Burn valley. Enclosure: 17 th -mid 18 th mid 18 th -19 th and 20 th

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			centurywith pre-1860 woodland at Gubeon and Crag Plantations. Includes a disused quarry, disused reservoirs and pre-1860 settlementst at Tranwell Farm and Glororum.
MH22a	North Whitehouse Farm	12. Mid Northumberland Lowland Rolling Farmland	80-110m OD; sloping down towards south and east to coastal plain with distinct NW-SE ridge from Gubeon to Glororum dissected by Catch Burn valley; bounded C class and unclassified roads; includes low density residential area at Tranwell Woods in the north west corner rural diversification development around North Whitehouse Farm in the centre; grass/arable fields with sparse hedges and hedgerow trees and plantations on west edge. Enclosure: 17 th -mid 18 th C. fields in the north east and south east corners, mid 18 th -19 th fields in the west part, 20 th century fields in the east part with pre-1860 woodland on the west edge
MH22b	St Mary's Hospital	12. Mid Northumberland Lowland Rolling Farmland Coalfield Farmland	Adjacent to existing Geen Belt on S edge; 80-110m OD; sloping down towards south and south east from distinctive north to south ridge between North Saltwick and Saltwick House; grass/arable fieldscape with plantations around built up area of the former St Mary's Hopsital site. Enclosure mid 18 th -late 19 th C. with pre 1860s plantation on north edge and designed hospital landscape in centre.
MH22c	Tranwell Airfield	12. Mid Northumberland Lowland Rolling Farmland	90-105m OD; sloping down towards the east and the coastal plain; includes the former military Tranwell Airfield now used used for car boot sales etc.; open grassland with plantations on the north edge. Enclosure: mid 18 th -19 th and 20 th C. fieldscape with 20 th C. woodland on north edge, and 20 th C. former military airfield designed landscape.
MH23	Broadlaw	12. Mid Northumberland Lowland Rolling Farmland	Adjacent to existing Geen Belt on S edge; 75-110m OD; mainly SW facing towards R.Tyne valley but distorted near W edge by Shilvington Burn; grass/arable fields with sparse hedges and some hedgerow trees;

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			bounded by C-class roads to W and E. Enclosure: mainly mid 18 th -19 th c with large area of 17 th –mid 18 th associated with Broadlaw Farm, which also has small area of 20 th c and pre 1860s woodland
MH24a	Catchburn	12. Mid Northumberland Coalfield Farmland 13. SE Northumberland Coastal Plain Coalfield Farmland	55-75m OD; generally eas facing slope distorted by valley of the Coal Burn in south part; bounded by A197 and A1 to the west, the Catch Burn to the north, the East Coast Mainline Railway to the east and an unclassified road (Clifton Lane) to the south; grass/arable fields with hedges and some hedgerow trees. Enclosure: mid 18 th -20 th C. fieldscape.
MH24b	Hepscott Manor Farm	12. Mid Northumberland Coalfield Farmland 13. SE Northumberland Coastal Plain Coalfield Farmland	45-65m OD; generally sloping down to the east but dissected by the Catch Burn and Coal Burn valleys in the north part; bounded by the A192 to the east, unclassified road (Clifton Lane) to the south, the East Coast Mainline Railway to the west and the Catch Burn and built up edge of Morpeth to the north; grass/arable fields with hedges and some hedgerow trees and small areas of woodland. Enclosure: mid 18 th -20 th C. with small areas of pre 1860s and 20 th C. shelterbelt planting.
MH25	Stannington North	13. Mainly SE Northumberland Coastal Coastal Plain with 12. Mid Northumberland to NE Mainly Coalfield Farmland	Adjacent to existing Geen Belt on S edge; 60-80m OD; mainly E facing slope down onto coastal plain disected by Catraw Burn; includes village of Stannington at SE corner; grass/arable fields with some hedges missing and sparse hedgerow trees, with plantations and wooded Catraw valley. Enclosure: 17 th -mid 18 th , mid 18 th -19 th and 20 th century, with 20 th century woodland on sections of Catraw valley. Includes pre-1860 settlements at Dovecote Farm, West House Farm & Stannington centre.
MH26a	Stannington Station	13. SE Northumberland Coastal Plain Lowland Rolling Farmland	Adjacent to existing Green Belt on south edge; 60-75m OD; bounded by A1 to the west, East Coast Mainline Railway to the east, an unclassified road (Clifton Lane) to the north and a farm track to the south;

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			grass/arable fields with some hedgerows and sparse hedgerow trees. Enclosure: complex fieldscape of mid 18 th -20 th C. small pre 1860s plantations and pre 1860s designed landscape at Netherton Park.
MH26b	Hepscott Park	13. SE Northumberland Coastal Plain Lowland Rolling Farmland	Adjacent to existing Green Belt on south edge and including small area of existing Green Belt at Netherton Wood on the east side; 40-60m OD; mainly east facing slope down onto coastal plain but including distinct rise to Briery Hill and steep slope down to R.Blyth valley on S edge; bounded by the East Coast Mainline Railway to the west; grass/arable fields with some hedgerows and sparse hedgerow trees and woodland along R.Blyth valley side includes clusters of small-holdings at Stannington Station. Enclosure: 17 th - 20 th C. with 20 th C. designed landscape around Hepscott Park and Ancient Woodland along R.Blyth valley.
MH27	West of Nedderton	13. SE Northumberland Plain Coalfield Farmland	In Green Belt; 50-35m OD; Gentle-moderate slope downward S-N away from settlement; Arable fields bordered by Netherton Letch N, woodland S/SE and hedgerow/trees E and W; Enclosure: 20 th century fields E and W, 17 th – mid-18 th century fields central.
MH28	South West of Nedderton	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 50-60 OD; Generally level with gentle slope in E of LPA towards E; Arable fields bordered by trees and hedgerow; Enclosure: 17 th – mid-18 th century fields.
MH29	South East of Nedderton	13. SE Northumberland Plain Coalfield Farmland	In Green Belt; 55-65m OD; Gentle slope to Se away from Nedderton; Arable field bordered by trees and hedgerow trees and shelter belts. Enclosure: 20 th century fields and settlement.
MH30	North of Nedderton	13. SE Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 35-65m OD; Gentle-moderate slope downward to NS-N away from settlement; Arable fields, some woodland, hedgerow and trees. Enclosure: 17 th – mid-18 th , mid-18 th – 19 th and 20 th .

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
MH31a	Stobhill North	On boundary between 12. Mid Northumberland and 13. SE Northumberland Coastal Plain Coalfield Farmland	Approx. 50m OD; generally level; bounded by A196 to north and railway lines to east and west; grassland; Enclosure: 20 th C.
MH31b	Stobhill South	On boundary between 12. Mid Northumberland and 13. SE Northumberland Coastal Plain Coalfield Farmland	Approx. 50m OD; generally level; bounded by A196 to north and railway lines to east / west; grassland. Enclosure: mid 18 th -19 th C.
MH32a	Hepscott Red House	13. SE Northumberland Coastal Plain Coalfield Farmland	30-50m OD; Generally level; bounded by A196 to north, mainline railway, to south west and unclassified road to east; grass/arable fields, some hedges and sparse hedgerow trees. Enclosure: mainly 20 th C with mid 18 th -19 th C in south west corner.
MH32b	Hepscott West	13. SE Northumberland Coastal Plain Coalfield Farmland	35-50m OD; gentle slope towards coastal plain to south east; bounded by mainline railway to north, field boundaries to north west, A192 to west and Hepscott main street to east; grass/arable fields with some hedges and hedgerow trees. Enclosure: 20 th century,
MH32c	Healeywood	13. SE Northumberland Coastal Plain Coalfield Farmland	25-50m OD; gentle slope down towards the coastal plain to the east; bounded by Willow Burn to east, mainline railway to south A196 to north and unclassified road to west; grass/arable trees with hedges, hedgerow trees and wooded valley of the Willow Burn. Enclosure: 20 th C. with Ancient Woodland along Willow Burn.
MH32d	Hepscott East	13. SE Northumberland Coastal Plain Coalfield Farmland	25-45m OD; gently sloping down towards coastal plain to the east; bounded by mainline railway to north, Netherton Letch to south east, A192 to west and Hepscott main street to north west; grass/arable fields

MORPETH		National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁶
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			with hedges, hedgerow trees and wooded valleys of Hepscott Burn and Netherton Letch. Enclosure: mixture of 17 th -mid 18 th C., mid 18 th -19 th C. and 20 th C with pre 1860 woodland along Hepscott Burn.
MH33	Shadfen Park	13. SE Northumberland Coastal Plain Coalfield Farmland	Adjacent to existing Green Belt on N edge; 10-50m OD; includes steep R.Wansbeck valley sides and plateau above the valley, distorted by small stream valley flowing N into main river; bounded by R.Wansbeck to N and to S by A196; grass/arable fields with some hedges, sparse hedgerow trees and wooded valley sides. Enclosure; 17 th –mid 18 th , mid 18 th -19 th , late 19 th and 20 th century, former mine site, pre 1860s buildings at Park House and Ancient Woodland on valley sides.
MH34	Parish Haugh	12. Mid Northumberland Broad Lowland Valley	25-55m OD; includes steep R.Wansbeck valley sides, level floodplain and small plateau above the valley; bounded by R.Wansbeck to W, N and E and dissected SW to NE by mainline railway; includes sewage treatment works in flood plain; grass/arable fields with hedges, hedgerow trees and scrub woodland on valley sides. Enclosure; 17 th –mid 18 th , mid 18 th -19 th and 20 th century with a former quarry site, pre-1860 woodland and Ancient Woodland on valley sides.
MH35a	Whorral Bank	12. Mid Northumberland Broad Lowland Valley / Coalfield Farmland	Mainly 50-65m OD gentle slope down toward south west but steeply slopes down to 10m in R. Wansbeck valley floor; bounded by R. Wansbeck to the south, east coast mainline railway to east, A197 to west and north; includes a small area of household waste recovery centre near W edge; grass/arable fields with some hedges missing and sparse hedgerow trees with dense tree cover on steeper valley slopes. Enclosure: Mid18 th -19 th C. fieldscape with thick belt of 17 th -mid 18 th C. Ancient Woodland along R. Wansbeck on south edge.
MH35b	Climbing Tree Farm	12. Mid Northumberland and 13.	Includes Green Belt from Former Wansbeck District on E edge; mainly 50-

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LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
		SE Northumberland Coastal Plain Broad Lowland Valley / Coalfield Farmland	65m OD but steeply down to 10m in R. Wansbeck valley; bounded by East Coast Mainline Railway to the east, R. Wansbeck to the south, the A197 to the north and field boundaries to the east; grass / arable fields with sparse hedgerows and isolated hedgerow trees and thick belt of riverside woodland. Enclosure: 17 th -mid 18 th C in east part and mid 18 th -19 th C. in west part, with small strip of 20 th C. on north edge and thick belt of pre 1860s woodland and 17 th -mid 18 th C. and Ancient Woodland along R. Wansbeck on south edge.
MH35c	Pegswood South	13. SE Northumberland Coastal Plain Coalfield Farmland	50-60m OD; gentle slope down towards coastal plain; bounded by East Coast Mainline Railway to north, A197 to south and C395 to east; grass / arable fields with sparse hedgerows, isolated hedgerow trees and Miners Welfare Park and Fire Station at east end. Enclosure: mixed fieldscape of 17 th -20 th C.
MH35d	Pegswood South East	13. SE Northumberland Coastal Plain Coalfield Farmland	Bounded by East Coast Mainline Railway to north, A197 to south and woodland edge to east; grassland and fields with some hedgerows and sparse hedgerow trees and allotment and sewage treatment works in north part and cemetery in south part. Enclosure mainly 20 th C. fieldscape with strip of 17 th -mid 18 th C along A197 and two areas of designed landscape around cemetery to south and allotments to the north.
MH36	West of Bothal	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; 10-50m OD; Sloping downwards to R. Wansbeck on S edge of LPA; includes grounds of Bothal Castle and road connecting Bothal with Pegswood, bounded on N edge by A197; Grass/arable fields bordered with sparse hedgerow trees and some woodland. Enclosure: 17 th – mid-18 th , Mid-18 th – 19 th century fields.
MH37	South of Bothal	13. South East Northumberland	In Green Belt; 5-40m OD; gentle slopes leading to steeper slopes of

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LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
		Plain Coalfield Farmland	wooded R. Wansbeck. Includes Bothal Castle estate grounds and prominent river meander. Fields enclosed by surrounding woodland; Enclosure: 17 th – Mid 18 th century fields and 17 th – Mid 18 th century ancient woodland.
MH38	North of Bothal	13. South East Northumberland Plain Coalfield Farmland	In Green Belt; 45-10m OD; Steep slopes in areas of woodland down towards Bothal Burn W, generally level across remainder; Grass/arable fields E, woodland and burn W. Road bisects site W-E, single dwelling adjacent; Enclosure: Late 19 th century fields NE, mid-18 th – 19 th century fields SE, pre 1860 Replanted ancient woodland W.
MH39	West of Pegswood	12. Mid Northumberland Coalfield Farmland	Undulating around 65m OD; above R.Wansbeck valley; bounded by B1337 to W and dissected by A197 near S edge; grass/arable fields with some hedges missing and part used as community open space. Enclosure: mid18th-19 th and 20 th century.
MH40a	North of Pegswood	13. SE Northumberland Coastal Plain Coalfield Farmland	45-65m OD; gentle east facing slope down onto coastal plain; adjacent to N edge of Pegswood; grass/arable with hedges and hedgerow trees and small shelterbelts. Enclosure: 17 th -19 th fieldscape.
MH40b	East of Butcher's Lane	13. SE Northumberland Coastal Plain Coalfield Farmland	Adjacent to existing Green Belt on east edge; 35-45m OD; gentle east facing slope down towards Bothal Burn on east edge with raised land on restored coal heap site in south part; grass and woodland for recreational purposes in south part and grass/arable fields in north part. Enclosure: mainly 20th C. fieldscape with mid 18 th -19 th C. fields in north west corner.
MH41a	Bothal Park	13. SE Northumberland Coastal Plain Coalfield Farmland	Is in Green Belt; undulating land around 45m OD with steep slope down to Bothal Burn, 30m OD, in south west corner; bounded by A197 to south woodland edge to west, East Coast Mainline Railway to the north and dismantled railway to east; grass/arable fields with hedgerows and

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LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			hedgerow trees and woodland along Brun on west edge. Enclosure: mainly mid 18 th -19 th C. fieldscape with 20 th C. fields in north corner.
MH41b	Brock's Hill	13. South East Northumberland Plain Coalfield Farmland	Includes part of existing Green Belt in south part; 35-45m OD; gentle slope down to Bothal Burn on west edge; bounded by East Coast Mainline Railway to south east, C125 to north and Bothal Burn to west; Grass and arable throughout with some hedgerow trees and woodland along Bothal Burn and in north east corner. 20 th C. fields and woodland.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Morpeth.

Step 6c: Land Parcel Area assessment

Key to matrix below:

✓	High contribution to Green Belt purposes
⊗	Medium contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 11: Matrix to assess Morpeth Land Parcel Areas (LPAs) against purposes of Green Belt

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
MH01	Peacock Gap	⊗ There is a risk of ribbon development along the B6343 and other non-compact development north of the High School	× There is no risk of merger with other settlements	⊗ This LPA comprises open countryside however there are opportunities to create strong, durable	⊗ In general this LPA contributes to the wider setting of the historic town of Morpeth however due to topography it is not all	⊗ LPA MH01 Medium contribution to Green Belt purposes. Medium contribution to

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		however the LPA is well contained by woodland and other built up areas.		boundaries to prevent encroachment on the countryside.	clearly visible from many locations. Therefore it makes a medium contribution to historic town setting.	prevention of sprawl, encroachment on countryside and impact on historic setting outweigh the lower contribution to preventing merger.
MH02	St George's Hospital	× The principle of development has already been approved within this major brownfield site	× There is no risk of merger with other settlements	× This LPA comprises a major brownfield site within a broad, nature conservation designated woodlands (How Burn) on the east edge, which is an opportunity to create strong, durable boundaries within the LPA.	⊖ The wider setting of Morpeth is appreciated from the A197 (Whorral Bank) entry to the town however the north part has fragmented views, which moderates risk of impact on the wider setting of the historic town.	× LPA MH02 Overall low contribution to Green Belt purposes. Medium contribution to prevention of impact on historic setting is moderated by lower contributions to prevention of sprawl, merger and encroachment.
MH03	Cottingwood Common	⊖ Strong containment by the line of the Morpeth Northern Bypass reduces the risk of non-compact development in this LPA.	× There is no risk of merger with other settlements	✓ This LPA comprises open countryside with limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.	⊖ A greater contribution to the wider setting of Morpeth is expected on completion of the bypass.	⊖ LPA MH03 Medium contribution to Green Belt purposes. High contribution to prevention of encroachment on countryside is moderated by lower contribution to the prevention of sprawl,

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
						merger and impact on historic setting.
MH04a	East Lane End	⊙ Strong containment by the line of the Morpeth Northern Bypass reduces the risk of non-compact development in this LPA.	× There is no risk of merger with other settlements	⊙ This LPA comprises open countryside however there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.	⊙ The contribution of this LPA to the wider setting of Morpeth is moderated by the urban edge character of the commercial developments at Fairmoor Garage.	⊙ LPA MH04a Overall medium contribution to Green Belt purposes. Medium contributions to the prevention of sprawl, encroachment on countryside and impact on historic setting outweigh the lower contribution to the prevention of merger.
MH04b	South of Northgate Hospital	⊙ Strong containment by the line of the Morpeth Northern Bypass reduces the risk of non-compact development in this LPA.	× There is no risk of merger with other settlements	⊙ This LPA comprises a mixture of countryside and urban edge development.	⊙ The contribution of this LPA to the wider setting of Morpeth is moderated by the urban edge character of existing development.	⊙ LPA MH04b Overall medium contribution to Green Belt purposes. Medium contributions to the prevention of sprawl, encroachment on countryside and impact on historic setting outweigh the lower contribution to the prevention of merger.

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
MH05a	Northgate Hospital	✗ The principle of development has already been approved within this largely brownfield site	✗ There is no risk of merger with other settlements	✗ With the exception of woodland on the edges this LPA largely comprises previously developed land and buildings.	✗ This LPA does not contribute to the setting of the historic town of Morpeth.	✗ LPA MH05a Overall low contribution to Green Belt purposes.
MH05b	North of Northgate Hospital	✓ There is a risk of non-compact development from the north edge of Northgate Hospital.	✗ There is no risk of merger with other settlements	✓ This LPA comprises open countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	✗ This LPA does not contribute to the setting of the historic town of Morpeth.	✓ LPA MH05b Overall high contribution to Green Belt purposes. High contribution to prevention of sprawl and encroachment on the countryside outweigh lower contributions to prevention of merger and impact on setting of the historic town.
MH06	Silver Hill	⌚ There is a long-term risk of leap-frog development in this LPA, which could take the form of non-compact development from the south west corner of this LPA.	✗ There is no risk of merger with other settlements	✓ This LPA comprises open countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	✓ Expansive views across this LPA due to raised topography contribute to the wider setting and character of Morpeth	✓ LPA MH06 Overall high contribution to Green Belt purposes. High contribution to the prevention of encroachment on the countryside and impact on historic setting outweigh lower

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
						contributions to prevention of sprawl and merger.
MH07	Pegswood Moor	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, however strong containment by the line of the Morpeth Northern Bypass and the B1337 reduces the risk of long-term risk of non-compact development in this LPA.	✓ Development in this LPA would increase the risk of merger with the adjacent settlement of Pegswood	✓ This LPA comprises open countryside.	✓ Expansive views across this low ridge above the steep wooded slopes of the R. Wansbeck contribute to the wider setting and character of Morpeth.	✓ LPA MH07 Overall high contribution to Green Belt purposes. High contributions to the prevention of merger, encroachment on the countryside and impact on historic setting outweigh lower contribution to prevention of sprawl.
MH08	Hebron Hill	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, which could take the form of non-compact development and ribbon development along the unclassified road and C130 flowing out of the small settlement of Hebron.	⊗ Development in this LPA would increase the long-term risk of merger between Hebron and Morpeth.	✓ Apart from the small rural settlement of Hebron this LPA comprises open countryside. While there are opportunities for strong, durable boundaries development in any part of this LPA would encroach on the countryside.	✓ Expansive views to and from this high ridge contribute to the wider setting and character of Morpeth	✓ LPA MH08 Overall high contribution to Green Belt purposes. High contribution to the prevention of encroachment on the countryside and impact on historic setting outweigh lower contribution to prevention of sprawl and merger.

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
MH09	Longhirst Hall Golf Club	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation.	✓ Development in this LPA would increase the risk of merger of Longhirst, Pegswood and Morpeth	✓ This LPA comprises open countryside for recreational (golf) uses and there is limited opportunity for strong, durable boundaries to prevent encroachment on the countryside.	✓ Expansive views across this low ridge above the steep wooded slopes of the R. Wansbeck contribute to the wider setting and character of Morpeth	✓ LPA MH09 Overall high contribution to Green Belt purposes. High contributions to the prevention of merger, encroachment on the countryside and impact on historic setting outweigh lower contribution to prevention of sprawl.
MH10	Blubbery Wood	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation.	✗ There is no risk of merger with other settlements	✓ Potential development adjacent to Hebron and expansion of built facilities associated with higher education at Cockle Park could increase the risk of encroachment on what is currently open countryside.	⊗ Expansive views to and from this high ridge contribute to the wider setting and character of Morpeth but views from the northern part of the LPA are screened by dense woodland and by being on the crest of the ridge	✓ LPA MH10 Overall high contribution to Green Belt purposes. High contribution to prevention of encroachment on the countryside outweighs lower contributions of sprawl, merger and impact on historic setting.
MH11	The Cockles	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, which could take the form of	✗ There is no risk of merger with other settlements	✓ Potential development expansion of leisure facilities at Longhirst part of the LPA could risk encroachment on open	⊗ Expansive views across parts of this valley side contribute to wider setting and character but the north part has no relationship	✓ LPA MH11 Overall high contribution to Green Belt purposes. High contribution to

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		ribbon development along the B1337 north of Longhirst.		countryside. While there are opportunities for strong, durable boundaries development in any part of this LPA would encroach on the countryside.	with Morpeth	prevention of encroachment on the countryside outweighs lower contributions to prevention of sprawl, merger and impact on historic setting.
MH12a	West Lane End	⊖ There is a risk of non-compact development on the north edge of Morpeth (Lancaster Park) but strong containment by the A1, A192, the Morpeth Northern Bypass and Scotch Gill woods and burn reduces the risk of sprawl in this LPA.	⊖ Strong containment by the A1 reduces the risk of merger between Morpeth and Mitford.	⊖ This LPA is open countryside however there are opportunities for strong, durable boundaries to prevent encroachment of the countryside.	⊖ This LPA is partially surrounded by road structures and the built up edge of Morpeth however it makes a medium contribution to the wider setting of Morpeth	⊖ LPA MH12a Overall medium contribution to Green Belt purposes.
MH12b	Northgate Interchange	⊖ Strong containment by the A1, A192 and the Morpeth Northern Bypass reduces the risk of sprawl in this LPA.	⊖ There is a long-term risk of merger between Morpeth and Fairmoor (Northgate Hospital).	⊖ While the land use of this LPA is currently agricultural it has been urbanised by the surrounding major roads.	⊖ This LPA is surrounded by road structures however it makes a medium contribution to the wider setting of Morpeth.	⊖ LPA MH12b Overall medium contribution to Green Belt purposes.
MH13	Benridge	✓ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, which could take the form of non-compact development from the edge of Fairmoor and	⊖ There is a long-term risk of merger between Morpeth, Fairmoor and Mitford.	✓ Apart from the built up area of Fairmoor this LPA comprises open countryside. While there are opportunities for strong, durable boundaries development	✓ Due to the rising topography this LPA forms the lower slopes of a 'bowl' within which the historic town of Morpeth is set.	✓ LPA MH13 Overall high contribution. The high contribution to prevention sprawl, encroachment on the countryside and impact

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		ribbon development along the C144 and C148.		in any part of this LPA would encroach on the countryside.		on the historic setting of Morpeth outweigh the lower contribution to prevention of merger.
MH14	Heighley Gate	⚠ There is a long-term risk of leap-frog development in this LPA.	✗ There is no risk of merger with other settlements	✓ Apart from the potential development of the Heighley Gate Garden Centre and to the cemetery in the south east corner, this LPA comprises open countryside. While there are opportunities for strong, durable boundaries development in any part of this LPA would encroach on the countryside.	✓ Due to the prominent ridge this LPA is clearly visible from the historic town of Morpeth contributes its setting and character	✓ LPA MH14 Overall high contribution to Green Belt purposes. High contribution to prevention of encroachment on the countryside and impact on historic setting outweigh lower contributions to prevention of sprawl and merger.
MH15a	Scotch Gill Wood	✓ As well as a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation there is a risk of non-compact development in the east part of the LPA.	✓ Development in this LPA would increase the risk of merger between Morpeth and Mitford	✓ This LPA comprises countryside and there is little opportunity for strong, durable that would prevent encroachment on the countryside.	✓ This LPA dominated by woodland and pastures of the R. Wansbeck valley contributes significantly to the historic setting and character of Morpeth and Mitford	✓ LPA MH15a Overall high contribution to Green Belt purposes.
MH15b	Abbey Mills	✓ As well as a risk of leap-frog development from Morpeth and the Tyne and	✓ Development in this LPA would increase the risk of merger between Morpeth	✓ This LPA comprises countryside and while the C146 (Highhouse	✓ This LPA dominated by woodland and pastures of the R. Wansbeck valley and	✓ LPA MH15b Overall high

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		Wear conurbation there is a risk of non-compact development in the east part of the LPA.	and Mitford	road) is an opportunity for a strong, durable boundary, development in any part of this LPA would encroach on the countryside.	heritage assets contributes significantly to the historic setting and character of Morpeth and Mitford	contribution to Green Belt purposes.
MH16	Mitford	✓ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, which could take the form of non-compact development around the fragmented but historic village of Mitford.	✓ Development in this LPA would increase the risk of merger between Morpeth and Mitford	✓ This LPA comprises open countryside. While there are various opportunities, including the R. Font, R. Wansbeck and B6343, for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ This LPA dominated by woodland and pastures of the R. Wansbeck valley contributes significantly to the historic setting and character of Morpeth and Mitford	✓ LPA MH16 Overall high contribution to Green Belt purposes.
MH17	Mitford Steads	✓ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation.	✓ Development in this LPA would increase the risk of merger between Morpeth and Mitford.	✓ This LPA comprises open countryside. While there are various opportunities, including the C149, for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ This LPA dominated by woodland and pastures of the R. Wansbeck valley affects the historic setting and character of Morpeth and Mitford	✓ LPA MH17 Overall high contribution to Green Belt purposes.
MH18	Morpeth Common	✓ There is a risk of leap-frog development the Tyne and	✓ Development in this LPA would increase the risk of	✓ This LPA comprises open country with rural	✓ Forming the top of the 'bowl' around Morpeth this	✓ LPA MH18 Overall high

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		Wear conurbation and non-compact development from the south edge of Morpeth.	merger with Mitford, Tranwell Woods and St Mary's Hospital	and recreational land uses. While there are various opportunities, including the B6524 and C146, for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	LPA provides expansive views affect the wider setting of Morpeth	contribution to Green Belt purposes.
MH19a	Pharmaceutical factory	× There is no risk of sprawl in this LPA.	× There is no risk of merger in this LPA	× This LPA is largely built up industrial land use	× This LPA does not contribute to the setting of historic Morpeth	× LPA MH19a Overall low contribution to Green Belt purposes.
MH19b	Gubeon	✓ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation.	× There is no risk of merger in this LPA	✓ This LPA comprises open countryside. While there are various opportunities, including the C149, for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ This LPA dominated by woodland and pastures of the R. Wansbeck valley affects the historic setting and character of Morpeth	✓ LPA MH19b Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, encroachment on the countryside and impact on historic setting outweigh the lower risk of merger.
MH20	Clifton	✓ There is a risk of leap-frog development from the Tyne and Wear conurbation and ribbon development along the A197 from both	✓ Development in this LPA would increase the risk of merger between Morpeth, Clifton, Stannington Station and in the long-term with	✓ Apart from buildings at Clifton this LPA is open countryside. While there are various opportunities, including the Catchburn,	✓ Expansive views across this LPA provide a green gateway into the built area of Morpeth.	✓ LPA MH20 Overall high contribution to Green Belt purposes.

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		Morpeth and the small settlement of Clifton.	the Tyne and Wear conurbation.	for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		
MH21	Tranwell Farm	✓ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, which could take the form of non-compact development around Gubeon Plantations and ribbon development from Tranwell Farm along the C150.	✓ Development in this LPA would increase the risk of merger between Morpeth and area of low density development within Tranwell Woods	✓ Apart from buildings at Tranwell Farm and Gubeon Plantation this LPA is open countryside. While there are various opportunities, including the Catchburn, for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ The slopes of this LPA create part of the 'bowl' around Morpeth and expansive views, which contribute to the wider setting of Morpeth	✓ LPA MH21 Overall high contribution to Green Belt purposes.
MH22a	North Whitehouse Farm	✓ There is a risk of leap-frog development, which could take the form of non-compact development around North Whitehouse Farm and Tranwell Woods.	✓ Development in this LPA would increase the risk of merger between Morpeth, Stannington and the Tyne and Wear conurbation.	✓ Apart from low density housing in woodland at Tranwell Woods and rural diversification development at North Whitehouse Farm this LPA comprises open countryside.	✓ Forming part of a 'bowl' around Morpeth this LPA provides expansive views, which contribute to the historic setting of Morpeth.	✓ LPA MH22a Overall high contribution to Green Belt purposes.
MH22b	St Mary's Hospital	✓ There is a risk of leap-frog development, which could take the form of non-compact development	✓ Development in this LPA would increase the risk of merger between Morpeth, Stannington and the Tyne	✓ Apart from recent brownfield development at the former hospital site this LPA comprises	✓ Forming part of a 'bowl' around Morpeth this LPA provides expansive views, which contribute to the	✓ LPA MH22b Overall high contribution to Green Belt purposes.

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		around the approved development site at St Mary's Hospital.	and Wear conurbation.	open countryside.	historic setting of Morpeth.	
MH22c	Tranwell Airfield	✓ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation, which could take the form of non-compact development around the former military airfield.	✓ Development in this LPA would increase the risk of merger between Morpeth, Stannington, Stannington Station and brownfield development at the former St Mary's Hospital	✓ Apart from North Whitehouse Farm and built up areas within woodland around St Mary's Hospital and Tranwell Woods, this LPA comprises open countryside.	⊗ This LPA forms part of a 'bowl' around Morpeth, however expansive views of Morpeth's wider setting are partially screened by Tranwell Woods.	✓ LPA MH22c Overall high contribution to Green Belt purposes. High contribution to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH23	Broadlaw	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation.	✓ Development in this LPA would increase the risk of merger between Morpeth, Hepscott, Stannington Station and the Tyne and Wear conurbation.	✓ This LPA comprises open countryside	⊗ Due to its south west facing slopes down towards the R. Tyne this LPA contributes only slightly to the wider setting of the historic town.	✓ LPA MH23 Overall high contribution to Green Belt purposes. High contribution to prevention of merger and encroachment on the countryside outweighs lower contributions to prevention of sprawl and historic setting.
MH24a	Catchburn	✓ As well as a risk of leap-frog development from the	✓ Development in this LPA would increase the risk of	✓ This LPA comprises open countryside. While	✓ This LPA is part of a 'bowl' around Morpeth with	✓ LPA MH24a

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		Tyne and Wear conurbation there is a risk of ribbon development from both the Morpeth and Clifton ends of the A197.	merger between Morpeth, Stannington and the Tyne and Wear conurbation.	the Coal Burn is an opportunity for a strong, durable boundary, development in any part of this LPA would encroach on the countryside	expansive views that contribute to the wider setting of the historic town.	Overall high contribution to Green Belt purposes.
MH24b	Hepscott Manor Farm	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development from both Morpeth and Hepscott along the A192.	✓ Development in this LPA would increase the risk of merger between Morpeth, Hepscott, Clifton, Stannington Station and the Tyne and Wear conurbation.	✓ This LPA comprises an open countryside. While the Coal Burn is an opportunity for a strong, durable boundary, development in any part of this LPA would encroach on the countryside.	✓ This LPA is part of a 'bowl' around Morpeth with expansive views that contribute to the wider setting of the historic town.	✓ LPA MH24a Overall high contribution to Green Belt purposes.
MH25	Stannington North	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of non-compact development immediately north of Stannington towards the A1 interchange.	✓ Development in this LPA would increase the risk of merger between Morpeth, Stannington, Stannington Station and brownfield development at the former St Mary's Hospital	✓ Apart from the settlement of Stannington this LPA comprises open countryside.	✗ This does not affect the setting of Morpeth. .	✓ LPA MH24a Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH26a	Stannington	✓ As well as a risk of leap-	✓ Development in this LPA	✓ Apart from existing	✗ This does not affect the	✓ LPA MH26a

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	Station	frog development from the Tyne and Wear conurbation there is a risk of non-compact development around Stannington Station and Netherton Park.	would increase the risk of merger between Morpeth, and the Tyne and Wear conurbation	development at Stannington Station and Netherton Park this LPA comprises open countryside. While there are opportunities for strong, durable boundaries to prevent encroachment on the countryside, development in any part of this LPA would encroach on the countryside.	setting of Morpeth.	Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH26b	Hepscott Park	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of non-compact development around Stannington Station and Hepscott Park.	✓ Development in this LPA would increase the risk of merger between Morpeth, and the Tyne and Wear conurbation	✓ Apart from existing development at Stannington Station and Hepscott Park this LPA comprises open countryside. While there are opportunities for strong, durable boundaries to prevent encroachment on the countryside, development in any part of this LPA would encroach on the countryside.	× This does not affect the setting of Morpeth.	✓ LPA MH26b Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH27	West of	✓ As well as a risk of leap-	✓ Development in this LPA	✓ This LPA comprises	× This does not affect the	✓ LPA MH27

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	Nedderton	frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the B1331.	would increase the risk of merger between Morpeth and Bedlington.	open countryside and there is little opportunity for strong, durable boundaries that would prevent encroachment.	setting of Morpeth.	Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH28	South West of Nedderton	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development around along the B1331.	✓ Development in this LPA would increase the risk of merger between Morpeth and Bedlington	✓ This LPA comprises open countryside and there is little opportunity for strong, durable boundaries that would prevent encroachment.	✗ This does not affect the setting of Morpeth.	✓ LPA MH26b Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH29	South East of Nedderton	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development around along the B1331.	✓ Development in this LPA would increase the risk of merger between Morpeth and Bedlington	✓ This LPA comprises open countryside. While there are opportunities for strong, durable boundaries that would prevent encroachment development in any part	✗ This does not affect the setting of Morpeth.	✓ LPA MH26b Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and

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				of this LPA would encroach on the countryside.		encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH30	North of Nedderton	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the B1331.	✓ Development in this LPA would increase the risk of merger between Morpeth and Bedlington	✓ This LPA comprises open countryside. While there are opportunities for strong, durable boundaries that would prevent encroachment development in any part of this LPA would encroach on the countryside.	✗ This does not affect the setting of Morpeth.	✓ LPA MH26b Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl, merger and encroachment on the countryside outweigh the lower contribution to prevention of impact on historic setting.
MH31a	Stobhill North	⊗ While there is a low risk of leap-frog development in this LPA a risk of sprawl is prevented by strong containment within the A196 and two railway lines.	✓ Development in this LPA would increase the risk of merger across the 0.4km gap between Morpeth and Hepscoth	✗ This LPA is undeveloped but urbanised by its strong containment between road and railway lines.	✗ This is a small parcel of land between railway tracks from which there are no expansive views of the historic town of Morpeth.	⊗ LPA MH31a Overall medium contribution to Green Belt purposes. Low risk of sprawl, encroachment on countryside or impact on historic setting are moderated by the high risk of merger
MH31b	Stobhill North	✓ As well as a risk of leap-frog development from the	✓ Development in this LPA would increase risk of	✓ This LPA comprises countryside and there is	✓ Expansive views across this LPA contribute to the	✓ LPA MH31b Overall high

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		Tyne and Wear conurbation there is a risk of ribbon development along the A196 and A192.	merger between Hepscoth and Morpeth	little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	wider setting of Morpeth	contribution to Green Belt purposes.
MH32a	Hepscoth Red House	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the A196.	✓ Development in this LPA would increase the risk of merger across the 3km gap between Morpeth and Guidepost to the east.	✓ This LPA comprises countryside and there is little opportunity for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ Expansive views across this LPA contribute to the wider setting of Morpeth.	✓ LPA MH32a Overall high contribution to Green Belt purposes
MH32b	Hepscoth West	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the A192 and other non-compact development from the west edge of Hepscoth.	✓ Development in this LPA would increase risk of merger between Morpeth, Hepscoth and, in the long-term, Bedlington.	✓ With the exception of the built up area of Hepscoth this LPA comprises countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	✓ Expansive views across this LPA contribute to the wider setting of Morpeth.	✓ LPA MH32b Overall high contribution to Green Belt purposes.
MH32c	Healeywood	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the A196.	✓ Development in this LPA would increase the risk of merger across the 3km gap between Morpeth and Guidepost to the east.	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the	✓ Expansive views across this LPA contribute to the wider setting of Morpeth.	✓ LPA MH32c Overall high contribution to Green Belt purposes.

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				countryside.		
MH32d	Hepscott East	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the A192 and other non-compact development from the east edge of Hepscott.	✓ Development in this LPA would increase risk of merger between Morpeth, Hepscott and, in the long-term, Bedlington.	✓ With the exception of the built up area of Hepscott this LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ Expansive views across this LPA contribute to the wider setting of Morpeth.	✓ LPA MH32d Overall high contribution to Green Belt purposes.
MH33	Shadfen Park	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is a risk of ribbon development along the A196.	✓ Development in this LPA would increase the risk of merger across the 3km gap between Morpeth and Guidepost to the east.	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries, any development in this LPA would encroach on countryside.	✓ Expansive views across this LPA contribute to the wider setting of Morpeth	✓ LPA MH33 Overall high contribution to Green Belt purposes.
MH34	Parish Haugh	⊙ As well as leapfrog development from the Tyne and Wear conurbation there is a risk of non-compact development from the urban edge of Morpeth however the risk of sprawl is moderated by strong containment by the river	✓ Development in this LPA would increase risk of merger across the 1.5km gap between Pegswood and Morpeth	✓ Except for the sewage treatment works and railway line this LPA comprises countryside and, while there are opportunities for strong, durable boundaries, any development in this LPA would encroach on	✓ The low lying area, which contains very early enclosures and Ancient Woodland, is part of the historic setting of Morpeth	✓ LPA MH34 Overall high contribution to Green Belt purposes. The high contribution to prevention of merger, encroachment on the countryside and impact on historic setting

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		Wansbeck and the railway line.		countryside.		outweigh the lower risk of sprawl.
MH35a	Whorral Bank	✓ As well as a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation there is a risk of ribbon development along the A197 particularly associated with the road interchange.	✓ Development in this LPA would increase risk of merger across the 1.3-1.7km gap between Pegswood and Morpeth.	✓ Within the containment of roads and railway this LPA mainly comprises countryside and, while there are opportunities for strong durable boundaries, any development in this LPA would encroach on the countryside.	✓ Expansive views across this LPA and across the steep wooded R. Wansbeck valley contribute to the wider setting of Morpeth.	✓ LPA MH35a Overall high contribution to Green Belt purposes.
MH35b	Climbing Tree Farm	⊖ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation in this LPA	✓ Development in this LPA would increase risk of merger across 1.75km gap between Pegswood and Morpeth.	✓ This LPA comprises countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	✓ Expansive views across this LPA and across the steep wooded R. Wansbeck valley contribute to the wider setting of Morpeth.	✓ LPA MH35b Overall high contribution to Green Belt purposes. High contributions to prevention of merger, encroachment on countryside and impact on setting outweigh the lower risk of sprawl.
MH35c	Pegswood South	✓ As well as a risk of leap-frog development from the Tyne and Wear conurbation there is risk of non-compact development from the south edge of Pegswood.	✓ Development in this LPA would increase risk of merger across 1.75km gap between Pegswood and Morpeth.	✓ This LPA comprises countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.	✓ Expansive views across this LPA and across the steep wooded R. Wansbeck valley contribute to the wider setting of Morpeth.	✓ LPA MH35c Overall high contribution to Green Belt purposes

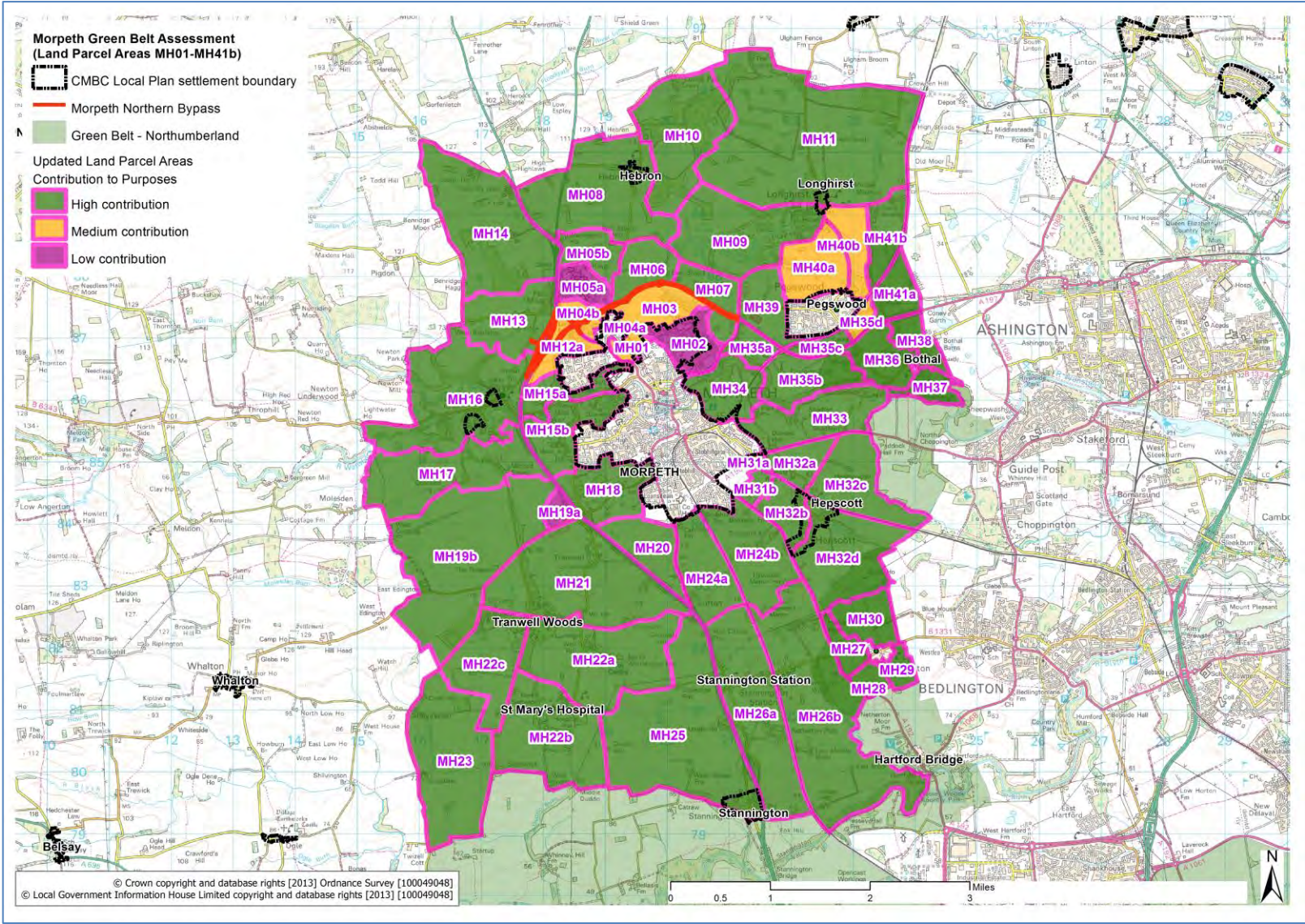
LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
MH35d	Pegswood South East	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation in this LPA	✓ Development in this LPA would increase risk of merger across a 3km gap between Pegswood and Ashington.	⊗ Apart from a sewage treatment works this LPA mainly comprises open land including allotments, a cemetery and some grassland.	× This LPA does not contribute to the setting of historic Morpeth.	⊗ LPA MH35d Overall medium contribution to Green Belt purposes. High contribution to the prevention of merger is moderated by the lower contributions to prevention of sprawl, encroachment on the countryside and impact on historic setting.
MH36	West of Bothal	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation in this LPA	⊗ Development in this LPA would increase risk of merger between Pegswood, Morpeth and Guidepost.	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries, any development in this LPA would encroach on the countryside.	× This LPA does not contribute to the setting of historic Morpeth.	✓ LPA MH36 Overall high contribution to Green Belt purposes. High risk of encroachment on the countryside outweighs the lower contributions to prevention of sprawl, merger and impact on historic setting.
MH37	South of Bothal	⊗ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation in this LPA	⊗ Development in this LPA would increase risk of merger between Pegswood, Bothal and Guidepost.	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries, any development in this LPA would encroach on the	× This LPA does not contribute to the setting of historic Morpeth.	✓ LPA MH36 Overall high contribution to Green Belt purposes. High risk of encroachment on the countryside outweighs the lower contributions

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				countryside.		to prevention of sprawl, merger and impact on historic setting.
MH38	North of Bothal	⊖ There is a risk of leap-frog development from Morpeth and the Tyne and Wear conurbation in this LPA	⊖ Development in this LPA would increase risk of merger between Pegswood, Bothal and Guidepost.	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries, any development in this LPA would encroach on the countryside.	✗ This LPA does not contribute to the setting of historic Morpeth.	✓ LPA MH36 Overall high contribution to Green Belt purposes. High risk of encroachment on the countryside outweighs the lower contributions to prevention of sprawl, merger and impact on historic setting.
MH39	West of Pegswood	✓ As well as a risk of leap-frog development there is a risk of non-compact development from the west edge of Pegswood and ribbon development along B1337 adjacent to the highway interchange.	✓ Development in this LPA would increase risk of merger between Pegswood and Morpeth	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries to prevent encroachment on the countryside, development in any part of this LPA would encroach on the countryside.	✓ Expansive views across this LPA contribute to the wider setting of Morpeth	✓ LPA MH39 Overall high contribution to Green Belt purposes.
MH40a	North of Pegswood	✓ As well as a risk of leap-frog development there is a risk of non-compact development from the built up edge of Pegswood.	⊖ There is a long-term risk of merger in this LPA across the 1km gap between Pegswood and Longhirst.	⊖ This LPA comprises countryside and open recreational land associated with the school however there is	✗ This LPA does not contribute to the setting of historic Morpeth.	⊖ LPA MH40a Overall medium contribution to Green Belt purposes. The high contribution to

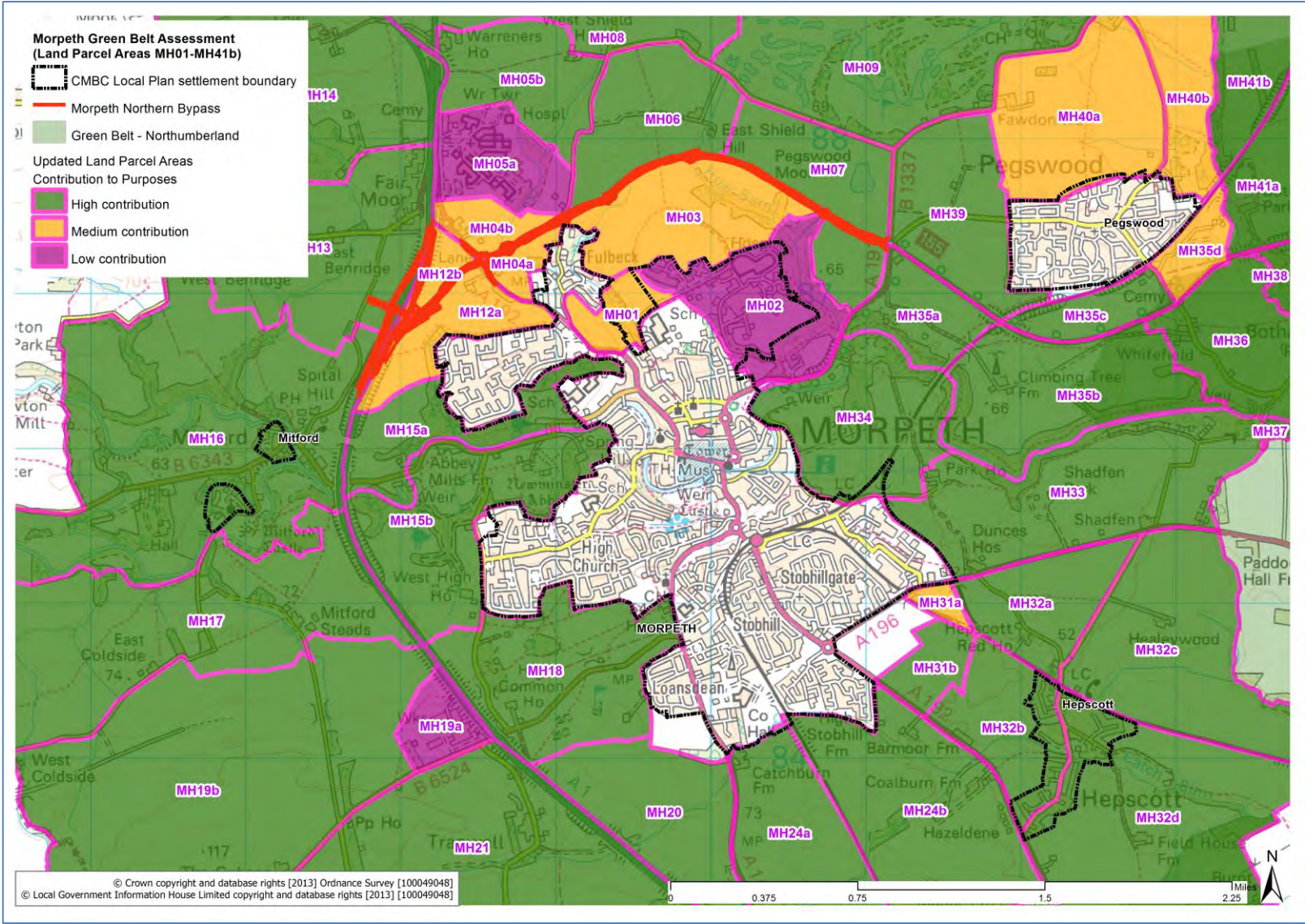
LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				an opportunity for a strong durable boundary around the edge of the small watercourse that marks the edge of the school playing fields.		prevention of sprawl is moderated by the lower contributions to merger, encroachment on the countryside and impact on historic setting.
MH40b	East of Butcher's Lane	✓ As well as a risk of leap-frog development there is a risk of non-compact development from the built up edge of Pegswood.	× There is no risk of merger in this LPA.	⊖ This LPA comprises countryside however there are opportunities for a strong durable boundary to prevent encroachment on the countryside.	× This LPA does not contribute to the setting of historic Morpeth.	⊖ LPA MH40b Overall medium contribution to Green Belt purposes. The high contribution to prevention of sprawl is moderated by the lower contributions to merger, encroachment on the countryside and impact on historic setting.
MH41a	Bothal Park	⊖ Apart from leap-frog development from the Tyne and Wear conurbation there is no risk of sprawl in this LPA.	✓ Development in this LPA would increase risk of merger between Pegswood and Ashington	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside	× This LPA does not contribute to the setting of historic Morpeth.	✓ LPA MH41a Overall high contribution to Green Belt purposes. The high contribution to the prevention of merger and impact on the countryside outweigh the lower contributions to the prevention of sprawl and impact on

LPA Label	MORPETH and adjacent settlements LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
						historic setting.
MH41b	Brocks Hill	⊙ Apart from leap-frog development from the Tyne and Wear conurbation there is no risk of sprawl in this LPA.	✓ Development in this LPA would increase risk of merger between Pegswood and Ashington	✓ This LPA comprises countryside and, while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside	× This LPA does not contribute to the setting of historic Morpeth.	✓ LPA MH41a Overall high contribution to Green Belt purposes. The high contribution to the prevention of merger and impact on the countryside outweigh the lower contributions to the prevention sprawl and impact on historic setting.

Map 8: Morpeth Land Parcel Areas – contribution to Green Belt purposes



Map 9: Morpeth Land Parcel Areas – contribution to Green Belt purposes (inner boundary)



Prudhoe

Step 6a: Land Parcel Area identification

Green Belt towns and villages assessed in the matrices below include Horsley, Mickley Square, Ovingham, Ovington and Wylam. As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 12: Prudhoe Land Parcel Areas Description

PRUDHOE LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁷
		Northumberland Landscape Character Type (LCT)	
PE01	Country Park	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt adjacent to Ovingham; 20-30m OD; gently sloping flood plain of R.Tyne; grass/arable fields with sparse hedgerow trees and wooded river bank. Enclosure mid 18 th -19 th , late 19 th and 20 th century with 17 th -18 th century fields associated with Tyne Green, clusters of houses at Ferry Landing in south west corner and 20 th century school and school fields, Ancient woodland on W edge.
PE02	Ovington	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt around Ovington; 15-95m OD; R.Tyne valley side sloping down to S and SE with several summits around Hunters Hill on N edge; includes settlement of Ovington; bounded by West Dean and Cockermere Dean on W edge; C254 on south edge, Whittle Burn and built up edge of Ovingham on east edge and track on north edge; grass/arable with hedges and sparse hedgerow trees. Enclosure: includes 17 th -mid18th, mid 18 th -19 th and 20 th century fields and 20 th century settlement around pre-1860 core and small area of Ancient Woodland along Burn.
PE03	The Hermitage	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt adjacent to Ovingham; 10-30m OD; gently sloping R.Tyne valley floor; grass fields with hedgerow trees and trees along Kitty's Burn on E edge; includes caravan park and cemetery. Enclosure: mainly 17 th -mid 18 th

⁷ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

PRUDHOE LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁷
		Northumberland Landscape Character Type (LCT)	
			century with some late 19 th century and pre-1860 woodland on river bank.
PE04a	Horsley	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 25-140m OD; S facing slopes of R.Tyne valley, bounded by B6528 and village of Horsley to N, Howdene Burn to E and Whittle Burn to W; grass/arable fields, significant tree cover along burns and around Acomb. Enclosure: 17 th -18 th , mid 18 th - 19 th , with pre-1860 settlements, 20 th century ater treatm,ent works, pre-1860 woodland at Dukes Dean and Ancient Woodland along Whittle Dean.
PE04b	Horsley Marsh	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 100-140; on a steeply sloping ridge facing sout and east, part of the R.Tyne valley distorted by the Howdene Burn in the east part; bounded by the A69 to the north, the B6528 and built up edge of Horsley to the south and the C257 to the east; grass/arable fields with hedges, hedgerow trees and wooded verge to A69. Enclosure: mainly 20 th C. with area of 17 th -mid 18 th C. in east part.
PE05	Horsley Wood	11. Tyne Gap and Hadrian's Wall 14. Tyne and Wear Lowlands Glacial Trough Valley Sides	In Green Belt; 15-90m OD; generally S facing R.Tyne valley side with steep E facing valley side of How Dene. Replanted Woodland Ancient.
PE06a	Wylam, The Haughs	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt adjacent to Wylam; 20-30m OD; R.Tyne valley sloping down to the south west and generally level land at river edge;bounded by R.Tyne to south, C254 road to north and Wylamd Bridge to east; woodland, field area, allotments and recreational grassland. Enclosure: 17 th -mid 18 th C., 20 th C. and Ancient Woodland.
PE06b	W of Holeyn Hall Road	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt adjacent to Wylam; 10-105m OD; R.Tyne valley sloping down to S; bounded by R.Tyne and built up edge of Wylam to south, How Dene to west, B6528 to north and Holeyn Hall Road to the east; to the south; grass/arable fields with some hedges and hedgerow trees. Enclosure: mid 18 th -19 th , a small area of ornamental designed landscape at Wylam Hills Farm

PRUDHOE LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁷
		Northumberland Landscape Character Type (LCT)	
			and Ancient Woodland next to the river.
PE07	Holeyn Hall	11. Tyne Gap and Hadrian's Wall 14. Tyne and Wear Lowlands Glacial Trough Valley Sides	In Green Belt; 40-95m OD; R.Tyne valley slope generally to SW but dissected b Red Burn valley; grass/arable fields with sporadic hedgerow trees and wooded valleys. Enclosure: 17 th -mid 18 th and mid 18 th -19 th , 20 th century fields around Acomb Drive, Ornamental Designed Landscape and Ancient Woodland along Dayhole Dene.
PE08	Stephenson's Cottage	14. Tyne and Wear Lowlands Glacial Trough Valley Floor	In Green Belt; 5-10m OD; gentle sloping R.Tyne valley floor; bounded by railway and R.Tyne to south built up edge of Wylam to west, field boundaries to north and golf course boundary to east; grass/arable fields with hedges and hedgerow trees. Enclosure: mid 17 th -18 th century plus horticulture and moorland scrub on R.Tyne banks.
PE09	Hagg Bank Bridge	11. Tyne Gap and Hadrian's Wall 14. Tyne and Wear Lowlands Glacial Trough Valley Sides	In Green Belt; 5-25m OD; sloping NE towards R.Tyne; bounded by R.Tyne to north, small watercourse to east, unclassified road to west and railway line to south; grass/ arable fields with hedges and hedgerow trees and some woodland. Enclosure: apart from built up area of South Wylam mainly 17 th - mid 18 th C. fields with Ancient Woodland in south corner.
PE10	Cattyside Wood	14. Tyne and Wear Lowlands Glacial Trough Valley Sides	In Green Belt; 5-70m OD; R.Tyne valley side generally to E and NE with highest point at S edge; bounded on S edge by B6395, to E by Stanley Burn (edge of Green Belt) and dissected N-S by A695; well treed golf parkland with woodland along Stanley Burn. Enclosure: 17 th – mid 18 th century, pre- 1860 woodland at Wylam Wood Farm, 20 th century designed landscape (golf) and Ancient Woodland along Stanley Burn.
PE11a	Priestclose Wood	16. Durham Coalfield Pennine Fringe Coalfield Upland Fringe	In Green Belt; 70-120m OD; R.Tyne valley sloping down to north east; bounded by B6395 to north built up edge of Prudhoe to west and woodland field boundary to south and east; woodland nature reserve. Enclosure: 17 th - mid 18 th C. Ancient Woodland and strip of 20 th C. design landscape woodland

PRUDHOE LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁷
		Northumberland Landscape Character Type (LCT)	
			on southern edge.
PE11b	Prudhoe Hospital	16. Durham Coalfield Pennine Fringe Coalfield Upland Fringe	In Green Belt; 50-135m OD; R.Tyne valley sloping towards Stanley Burn to east; ; bounded by unclassified road (Moor Road) to west built up edge of Prudhoe to northwest, woodland field boundary and B6395 to north and Stanley Burn to east; grass and woodland around hospital buildings; Enclosure: 20 th C. designed landscape and grassland with Ancient Woodland along Stanley Burn.
PE12	South Park	16. Durham Coalfield Pennine Fringe Coalfield Upland Fringe	In Green Belt; 80-115m OD; R.Tyne valley sloping down to R.Tyne valley distorted to face SE by Stanley Burn valley N; grassland and small clump of trees. Enclosure: 20 th century.
PE13	Prudhoe Moor	16. Durham Coalfield Pennine Fringe (11. Tyne Gap and Hadrian's Wall on north edge) Coalfield Upland Fringe Glacial Trough Valley Sides	In Green Belt; 135-205m OD; R.Tyne valley sloping down to the north and to Stanley Burn to the east; bounded by built up edge of Prudhoe to north, C393 (Edgewell House Road) to west, unclassified (Moor Road) to east and tracks and field boundaries to south; grass/arable fields with hedges and some hedgerow trees. Enclosure: 17 th -mid 18th in east part, mid 18 th -19 th C in west part and 20 th C. to north.
PE14	High Mickley	16. Durham Coalfield Pennine Fringe 11. Tyne Gap and Hadrian's Wall on north edge Coalfield Upland Fringe Glacial Trough Valley Sides	In Green Belt; 95-205m OD; R.Tyne valley side sloping steeply down to the northwest; bounded by A695 to north, Prudhoe built up edge to east, unclassified (Edgewell House Road) to south east and unclassified road (Eastgate Bank) to west; grass/arable fields with sparse hedgerow trees and shelterbelt plantations. Enclosure: 17 th -mid 18 th C. in west part with mid 18 th -19 th C. in east part, and small blocks of pre-1860s woodland.
PE15	Hallyards	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 65-165m OD; R.Tyne valley side sloping steeply down to the north west; bounded by A695 to north west, unclassified (Eastgate Bank) to

PRUDHOE LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁷
		Northumberland Landscape Character Type (LCT)	
			east and another unclassified road to the south; grass arable fields with hedges, hedgerow trees and woodland around small settlement of West Mickley. Enclosure: mid 18 th -19 th century with pre-1860 woodland between 20 th C. settlements.
PE16a	Mickley Square	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 20-100m OD; R.Tyne valley floor sloping steeply to north west, bounded by A695 to the south, unclassified road (Station Bank) to west, railway to north and built up edge of Prudhoe to the east; grass/arable fieldscape with hedges and some hedgerow trees and wooded stream valleys. Enclosure: mid 18 th -19 th C. around pre 1860s and 20 th C. Buildings with pre 1860s woodland.
PE16b	Eltringham House	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 20-100m OD; R.Tyne valley side generally sloping down to the north west interrupted by twin peaks of the Bullion Hills rising to 55 and 60m OD; bounded by field boundaries to west, railway line to the north, unclassified road (Station Bank) to the east and A695 to the south; grassland with trees and woodland. Enclosure: 17 th -mid 18 th century, mid 18 th -19 th C. in centre and 20 th C to north with pre-1860s and 20 th C. woodland 20 th C. fields and scrubland adjacent to mainline railway.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Prudhoe.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Prudhoe.

Key to matrix below:

⊗	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes

x	Low contribution to Green Belt purposes
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Table 13: Matrix to assess Prudhoe Land Parcel Areas (LPAs) against purposes of Green Belt

LPA Label	PRUDHOE LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
PE01	Wellburn - adjacent to Ovingham	✓ There is a risk of ribbon development along the unclassified road leading west out of Ovingham and non-compact development from Ferry Landing in the south west corner.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Ovingham and Ovington	⊖ This LPA mainly comprises countryside however there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE01 Overall high contribution to Green Belt purposes. High contribution to the prevention of sprawl and merger outweigh the lower risk of encroachment on the countryside.
PE02	Ovington	✓ There is a risk of ribbon development along the four roads leading out of Ovington and the road leading west out of Ovingham.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Ovingham and Ovington	✓ Apart from the built up area of Ovington this LPA mainly comprises countryside and there are limited opportunities for strong, durable boundaries around Ovington to prevent encroachment on the countryside		✓ LPA PE02 Overall high contribution to Green Belt purposes.
PE03	The Hermitage – adjacent to Ovingham	✓ There is a risk of ribbon development along the C254 between Ovingham and Wylam	✓ Development in this LPA would increase the risk of merger between Prudhoe, Ovingham and Wylam	✓ This LPA mainly comprises countryside and there are limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE03 Overall high contribution to Green Belt purposes..
PE04a	Horsley	⊖ There is a risk of non-	✓ Development in this LPA	✓ This LPA mainly		✓ LPA PE04

LPA Label	PRUDHOE Name	LPA	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
			compact development south of Horsley and a slight risk of ribbon development north of Ovingham.	would increase the risk of merger between Prudhoe, Ovingham, Horsley and Wylam	comprises countryside and, while there are opportunities for strong, durable boundaries, any development in this LPA would encroach on the countryside.		Overall high contribution to Green Belt purposes. The high contribution to prevention of merger and encroachment on the countryside outweigh the lower contribution to prevention of sprawl.
PE04b	Horsley Moor		⊗ There is a slight risk of ribbon development along the B6528,	× There is no risk of merger in this LPA	✓ This LPA mainly comprises countryside and there are limited opportunities for strong, durable boundaries.		✓ LPA PE04 Overall high contribution to Green Belt purposes. The high contribution to prevention of encroachment on the countryside outweighs the lower contribution to prevention of sprawl and merger.
PE05	Horsley Wood		⊗ There is a risk of low level ribbon development along the C254 Ovingham to Wylam road.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Ovingham, Wylam and Prudhoe.	✓ This LPA comprises wooded countryside and there is no opportunity for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE05 Overall high contribution to Green Belt purposes. The high contribution to prevention of merger and encroachment on the countryside outweigh the lower contribution to prevention of sprawl.
PE06a	Wylam The Haughs		⊗ There is a risk of non-compact development on the south edge of Wylam,	⊗ Development in this LPA would make a limited contribution to merger	⊗ This LPA has a natural countryside appearance that is moderated by		⊗ LPA PE06a Overall medium contribution to Green Belt

LPA Label	PRUDHOE Name	LPA	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
			however this would be strongly contained by the R.Tyne.	across the river between Wylam and South Wylam which already face each other.	containment between built up areas and there are some opportunities for strong durable boundaries to prevent encroachment on the countryside.		purposes
PE06b	West of Holeyn Hall Road		✓ There is a risk of ribbon development along Holeyn Hall Road.	✓ Development in this LPA would increase the risk of merger between Wylam and Ovingham	✓ This LPA comprises countryside and there are limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA 06b Overall high contribution to Green Belt purposes.
PE07	Holeyn Hall		✓ There is a risk of ribbon development along Holeyn Hall Road and the other unclassified road leading north out of Wylam as well as potential for non-compact development into fields west, north and east of Wylam.	✓ Development in this LPA would increase the risk of merger between Wylam and Heddton on the Wall	✓ This LPA mainly comprises countryside and, while there are opportunities for strong, durable boundaries, any development in the LPA would encroach on the countryside.		✓ LPA PE07 Overall high contribution to Green Belt purposes.
PE08	Stephenson's Cottage		✓ There is a risk of ribbon development along the minor road east of Wylam.	✓ Development in this LPA would increase the risk of merger between Wylam, Heddton on the Wall and Throckley (Newcastle upon Tyne) approximately 3km to the east.	✓ This LPA comprises countryside and there is limited opportunity for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE08 Overall high contribution to Green belt purposes.
PE09	Hagg Bank Bridge		✓ As well as a risk of leap-frog development from	✓ Development in this LPA would increase the risk of	✓ Apart from the built up area of South Wylam this		✓ LPA PE09 Overall high contribution

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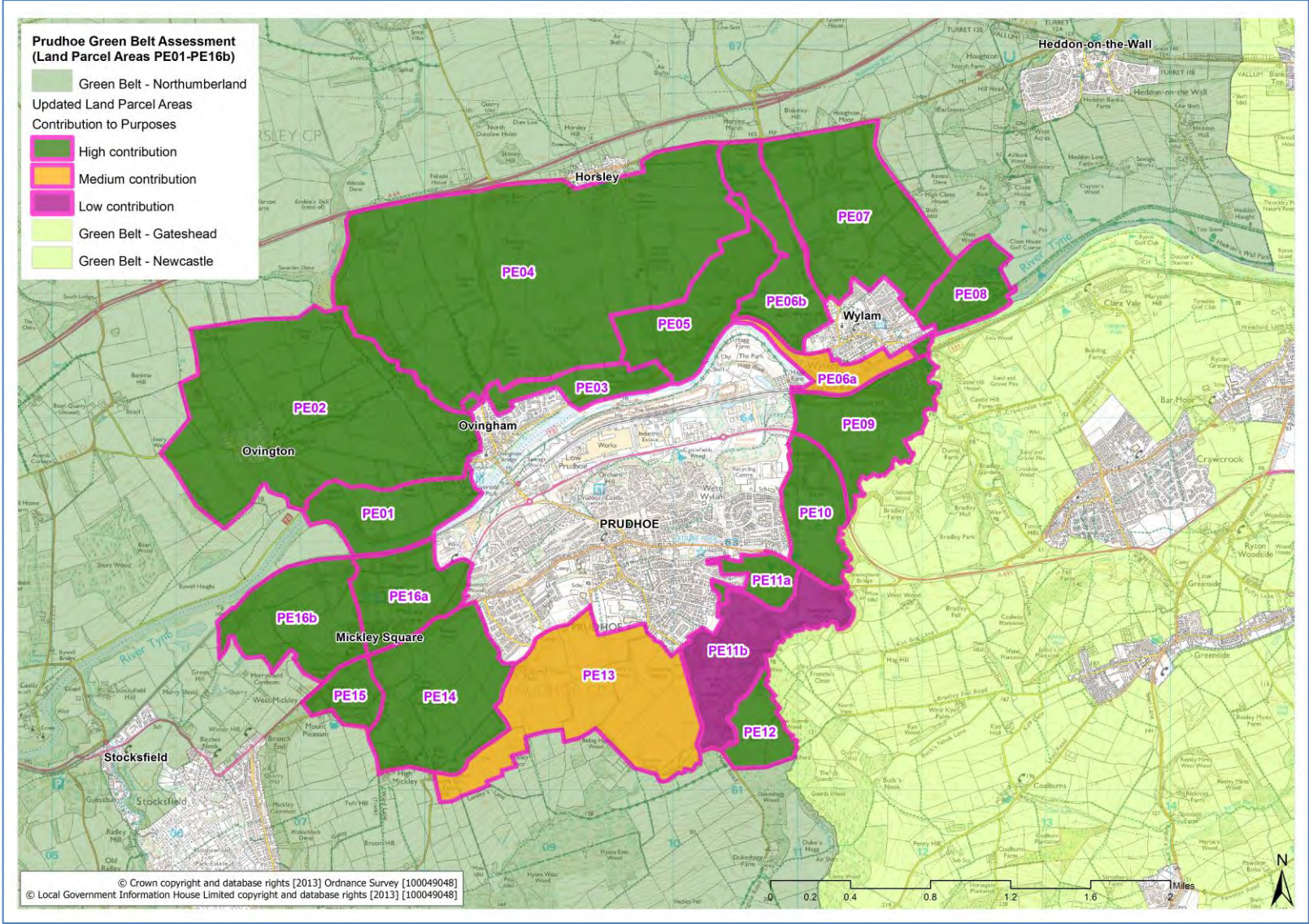
LPA Label	PRUDHOE LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		Gateshead there is a risk of ribbon development along the unclassified road between Prudhoe and South Wylam.	merger between Prudhoe, South Wylam and Crawcrook (Gateshead) approximately 1.2-2km to the east.	LPA mainly comprises countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.		to Green Belt purposes.
PE10	Cattyside Wood	✓ As well as a risk of leap-frog development from Gateshead there is a risk of ribbon development along Eastwoods Road on the east edge of the built up area.	✓ Development in this LPA would increase the risk of merger between Prudhoe and Crawcrook, (Gateshead) just over 2km to the east.	✓ This LPA comprises countryside and open recreational (Golf) land and there are limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE10 Overall high contribution to Green Belt purposes.
PE11a	Priestclose Wood	✓ As well as a risk of leap-frog development from Gateshead there is a risk of ribbon development along the B6395.	⊖ Containment by the steep sided Stanley Burn and extensive woodland moderates the risk of merger between Prudhoe and Greenside (Gateshead) nearly 3km to the east.	✓ This LPA comprises wooded countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE10 Overall high contribution to Green Belt purposes. The high contribution to prevention of sprawl and encroachment on the countryside outweighs the lower contributions to prevention of merger.
PE11b	Prudhoe Hospital	⊖ There is a slight risk of ribbon development along the unclassified Moor Road.	⊖ Containment by the steep sided Stanley Burn and extensive woodland moderated the risk of merger between Prudhoe and Greenside (Gateshead)	✗ This LPA comprises previously developed land and the principle for reuse of the former Prudhoe Hospital has been established is already well through masterplanning.		✗ LPA PE11 Overall low contribution to Green Belt purposes.

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LPA Label	PRUDHOE LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
			approximately 2.5km to the east.			
PE12	South Park	✓ As well as a risk of leap-frog development from Gateshead there is a long-term risk of ribbon development along the Moor Road once development has taken place at Prudhoe Hospital.	✓ Development in this LPA would increase the long-term risk of merger between Prudhoe and Greenside (Gateshead) just over 2km to the east.	✓ This LPA comprises countryside and there is little opportunity for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE12 Overall high contribution to Green Belt purposes.
PE13	Prudhoe Moor	⊖ The C393 on the north edge of the LPA reduces the risk of non-compact development.	⊖ Development in this LPA would increase the long-term risk of merger between Prudhoe and Chopwell (Gateshead)	⊖ This LPA comprises countryside however field boundaries offer some opportunities for strong durable boundaries to prevent encroachment on the countryside.		⊖ LPA PE13 Overall medium contribution to Green Belt purposes.
PE14	Edgewell House Farm	✓ There is a risk of ribbon development along the A695, Eastgate Bank and Edgewell House Road.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Mickley Square, High Mickley and Stocksfield	✓ This LPA comprises countryside and there are only limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ Overall high contribution to Green Belt purposes.
PE15	Hallyards	✓ There is a risk of ribbon development along the A695, Eastgate Bank and the unclassified road on the south edge.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Mickley Square, High Mickley and Stocksfield.	✓ Apart from the built up area of West Mickley this LPA mainly comprises countryside and there are only limited opportunities for strong, durable		✓ LPA PE16b Overall high contribution to Green Belt purposes.

LPA Label	PRUDHOE LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				boundaries to prevent encroachment on the countryside.		
PE16a	Mickley Square	✓ There is a risk of ribbon development along the A695 and non-compact development down the slope towards Cherryburn.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Mickley Square and Stocksfield.	✓ Apart from the built up area of Mickley Square this LPA mainly comprises countryside and there are only limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PE16a Overall high contribution to Green Belt purposes.
PE16b	Eltringham House	✓ There is a risk of ribbon development along the A695 and non-compact development from the north west corner of Mickley Square.	✓ Development in this LPA would increase the risk of merger between Prudhoe, Mickley Square and Stocksfield.	✓ Apart from the built up area of Mickley Square this LPA mainly comprises countryside and, while there are some opportunities for strong, durable boundaries to prevent encroachment, any development in this LPA would encroach on the countryside.		✓ LPA PE16b Overall high contribution to Green Belt purposes.

Map 10: Prudhoe Land Parcel Areas – contribution to Green Belt purposes



Ponteland and Medburn

Step 6a: Land Parcel Area identification

As a result of comments on the Core Strategy Full Draft Plan consultation number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 14: Ponteland and Medburn Land Parcel Areas description

PONTELAND LPA Label	LPA Name	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁸
		Northumberland Landscape Character Type (LCT)	
PD01	Coldcoats Burn	12. Mid Northumberland Lowland Rolling Farmland ⁹	In Green Belt; 55-65m OD; generally NE facing slope down towards R.Pont; bounded by Coldcoats Burn to north, C358 to east, the Small Burn and Police HQ to the south and A696 to south; grass/arable fields with gappy hedges and lightly wooded Small Burn valley. Enclosure mid 18 th -19 th century.
PD02	Police HQ	13. South East Northumberland Coastal Plain Coalfield Farmland ¹⁰	In Green Belt; 55-65m OD; gentle slope down towards tributary of the Small Burn in the centre; includes Police HQ site in north part; bounded by A696 to the west the Small Burn to the north, the C358 to the east and the built up edge of Ponteland to the south; grass/arable fields with hedges and hedgerow trees. Enclosure: 17 th -mid 18 th century and small area of 20 th century.
PD03a	Tudor Croft	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 50-55m OD; gently undulating land; bounded by the Small Burn and the R.Pont to the north, C358 to the west, C356 to the east and built up edge of Ponteland to the south; grass/arable fields with sparse hedges and some hedgerow trees. Enclosure: 17 th -mid 18 th C. in west

⁸ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

⁹ Natural England, September 2013. *NCA Profile: 12 Mid Northumberland*. Available at <http://publications.naturalengland.org.uk/category/587130>

¹⁰ Land use Consultants for Northumberland County Council, August 2013. *Northumberland Landscape Character Assessment*. Available at <http://www.northumberland.gov.uk/Default.aspx?page=3458>

PONTELAND LPA Label	LPA Name	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁸
		Northumberland Landscape Character Type (LCT)	
			part and late 19 th C in east part.
PD03b	Ecklindale	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 50-80m OD; gently undulating land dissected by R.Pont with land sloping down from Berwick Hill; bounded by C358 to the west, the Small Burn and R.Pont to the south, C356 to the east and field boundaries and the Coldcoats Burn to the north; grass/arable fields with sparse hedges and some hedgerow trees. Enclosure: 17 th -mid 18 th C. in west part with mid 18 th -19 th C. in west part and 20 th C. on east edge.
PD04	Berwick Carr	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt adjacent to Northumberland County boundary with Newcastle; 55-89m OD; south facing slope down from Berwick Hill; bounded by C356 to west and north, field boundaries to east and south; includes rifle range & associated 'Danger Area'; grass/arable fields, rifle range grass and sporadic hedgerow trees. Enclosure 17 th -mid 18 th century, mid 18 th -19 th century and small area 20 th century and small area 20 th century woodland.
PD05	Eland Hall	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 55-65m OD; generally level rising to slight mound SE of Eland Hall; bounded by C356 to west, unclassified road and C354 to east, field boundaries and ditches to south and built up edge of Ponteland to south west mainly golf course (R.Pont to W); grass/arable fields, sporadic hedgerow trees and golf course greens and tree groups. Enclosure: 17 th -18 th , late 19 th , 20 th century, parkland (golf) and tracked grass area with lost field boundaries
PD06a	Clickemin	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 55-60m OD; gentle slope to north; bounded by A696 to south west, field boundaries with ditches to north east and road track to south; arable fields with sporadic hedgerow trees. Enclosure: 17 th -18 th , mid 18 th -19 th century, small area of 20 th century and ornamental designed landscape.
PD06b	Dobbie's Garden	13. South East Northumberland	In Green Belt; 55-75m OD; gentle slope to north; bounded by A696 to

PONTELAND LPA Label	LPA Name	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁸
		Northumberland Landscape Character Type (LCT)	
	Centre	Coastal Plain Coalfield Farmland	south west, C354 to east, edge of Prestwick to north and road track to north; arable fields with sporadic hedgerow trees. Enclosure: mid 18 th -19 th century and ornamental designed landscape.
PD07	Prestwick	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 55-70m OD; gentle slope down towards R.Pont to the north; bounded mainly by field boundaries and centred on the small settlement of Prestwick; grass/arable fields with densely wooded hedges and belts of trees. Enclosure: pre-1860 settlement, mid 18 th -19 th , 20 th century and airfield communications area.
PD08	Rotary Drive	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 60-70m OD; Fairney Burn valley gently slopes down towards Fairney Burn in centre; bounded by B6545 to south, B6323 to west built up edge of Ponteland to north and A696 to east; contains school and former railway line to be safeguarded for future transport use; grass/arable fields with densely wooded hedges. Enclosure: 20 th century.
PD09a	Edge Hill	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 75-100m OD; sloping gently down towards R.Pont to the north; bounded by built up edge of Darras Hall to the west and the B6323 to the east; long, narrow field with hedges and hedgerow trees on edges and small watercourses on west edge;. Enclosure: 20 th C.
PD09b	Callerton Hall	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt; 70-100m OD; generally sloping to N from low hill ridge but includes head of small Ouseburn tributary on SE edge; bounded by B6545 to north, B6323 to west, A696 to east and field boundaries on count boundary to south grass/arable fields with sporadic hedgerow trees, a shelter belt plantation and wooded valleys along Ferney Burn and Ouseburn. Enclosure: 17 th -mid18 th , mid 18 th -19 th , 20 th century, late 19th century woodland and industry active site (opencast coal).
PD10	Birney Hall	13. South East Northumberland Coastal Plain	In Green Belt adjacent to village; 110-140m OD; sloping towards NNW (includes former windmill site); bounded by B6323 to east, unclassified

PONTELAND LPA Label	LPA Name	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁸
		Northumberland Landscape Character Type (LCT)	
		Lowland Rolling Farmland	road and C345 to south, C348 to west and built up edge of Darras Hall Ponteland to the north; smaller scale grass/arable field units with sporadic hedgerow trees. Enclosure: mid 18th-19th century. Enclosure: mid 18th-19th century.
PD11	Heddon Birks	13. South East Northumberland Coastal Plain Lowland Rolling Farmland	In Green Belt; 80-150m OD; sloping towards SSE; bounded by farm track across top of Heddon Laws ridge and C343 to north, B6323 (Callerton lane and Ponteland Road) to east, A69 to south and unclassified road to west; smaller scale grass/arable field units with sparse hedgerow trees. Enclosure: pre-1860, mid 18 th -19 th and 20 th C
PD12	Heddon Laws /E of Medburn	13. South East Northumberland Coastal Plain Lowland Rolling Farmland	In Green Belt adjacent to village; 110-140m OD rising from N to ridge on S edge at Breckney Hill; bounded by unclassified roads, field boundaries, the C345 and built up edge of Medburn to the west, field boundaries to the north, built up edge of Darras Hall, Ponteland and C348 to the east and track across the ridge of Heddon Laws to the south; includes small clusters of buildings; grass/arable fields with sparse hedgerow trees. Enclosure 17 th -mid18th, mid 18 th -19 th , late 19 th and 20 th century.
PD13	Heddon Steads	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt; 110-140m OD (part of ridge between Breckney Hill in E and Turpin's Hill to W) but dissected N-S by valley of Dewley Burn tributary; bounded by the C343 to the north, C257 to the west, field boundaries to the south and unclassified road to the east; grass/arable fields with some hedges and more dense hedgerow trees. Enclosure: mid 18 th – 19 th century and small area 20 th C.
PD14	South Dissington	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt (adjacent to W edge of Medburn); 100-110 gently sloping to E and dissected by Med Burn R. and other drainage; bounded by unclassified road to the west and north, C345 and built up edge of Medburn to the east and mainly the C343 to the south; small scale grass/arable field units with residual estate tree planting between

PONTELAND LPA Label	LPA Name	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁸
		Northumberland Landscape Character Type (LCT)	
			Dissington Hall and Medburn with larger plantation adjacent to Medburn. 17 th -mid 18 th and mid 18 th -19 th century.
PD15	Medburn		As the inset village of Medburn this LPA is not assessed.
PD16	Donkin House	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt; 60-80m OD; gentle slope to SW and village edge; bounded by built up edge of Ponteland to the east, field boundaries and edge of Medburn to the south, C345 to the west and R. Pont to the north; grass/arable fields with sporadic hedgerow trees and denser tree planting along Med Burn. Enclosure: Pre-1860 settlement, 17 th -mid 18 th , mid 18 th -19 th and 20 th C.
PD17	Dissington East Houses	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt; sloping ESE to R.Pont valley; bounded by R.Pont to south and railway line to east, C347 to north and C345 to the west; grass arable fields with sporadic hedgerow trees. Enclosure: Pre-1860 settlement, 17 th -mid 18 th , mid 18 th -19 th and 20 th century.
PD18	Coat Hill	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt adjacent to village; 60-85m OD gentle slope to E and S to R.Pont on S edge; bounded by built up edge of Ponteland to south and field boundaries to west and east and C357 (Limestone Lane) to north; large grass/arable fields with no hedges but several coniferous plantations. Enclosure: 17 th -mid 18 th , mid 18 th -19 th and 20 th C.
PD19	West House	13. South East Northumberland Coastal Plain Coalfield Farmland	In Green Belt adjacent to village; 60-75m OD similar in character and aspect to PD22 but included in different Landscape Character Type; bounded by A696 on NE edge, field boundaries to west and built up edge of Ponteland to south; large grass/arable fields with no hedges but very sparse hedgerow trees. Enclosure: mid 18 th -19 th century.
PD20	Coldcotes Moor	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt; 55-80m OD; Small Burn valley generally sloping to NE; bounded by A696 to east, C357 (Limestone Lane) to south, field boundaries to west and unclassified road (Striker's Bank) to north; grass/arable fields with hedges and hedgerow trees. Enclosure: pre-1860

PONTELAND LPA Label	LPA Name	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ⁸
		Northumberland Landscape Character Type (LCT)	
			woodland, 17 th -mid 18 th , mid 18 th -19 th and 20 th century.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Ponteland.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Ponteland.

Key to matrix below:

✓	High contribution to Green Belt purposes
⊙	Medium contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 15: Matrix to assess Ponteland and Medburn Land Parcel Areas (LPAs) against purposes of Green Belt

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
PD01	Coldcoats Burn	✓ There is a risk of leap-frog development from Newcastle and ribbon development along the C358 beyond the Police HQ.	× There is no risk of merger	✓ This LPA comprises countryside and there is limited opportunity for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PD01 Overall high contribution to Green Belt purposes. High contribution to the prevention of encroachment on the countryside and sprawl outweighs the

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
						lower contribution to merger.
PD02	Police HQ	⊖ There is a risk of leap-frog development from Newcastle and ribbon development along the C358 and A696 however the risk of sprawl is reduced by containment between the Police HQ site, A696 and C358.	× There is no risk of merger in this LPA	⊖ Apart from the built up area of the Police HQ and adjacent sites this areas partially comprises countryside however there opportunities for strong, durable boundaries to prevent encroachment and the principle of development in part of this LPA has already been established.		⊖ LPA PD02 Overall medium contribution to Green Belt purposes. The low contribution to prevention of merger is outweighed by higher contributions to the prevention of sprawl and encroachment on the countryside.
PD03a	Tudor Croft	⊖ There is a slight risk of leap-frog development from Newcastle and ribbon development along the C358 and C356.	× There is no risk of merger in this LPA	⊖ This LPA comprises countryside however the R. Pont and the Small Burn provide an opportunity for a strong, durable boundary to prevent		⊖ LPA PD03a Overall medium contribution to Green Belt purposes. Higher contributions to prevention of sprawl and encroachment on

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				encroachment on the countryside.		the countryside outweigh the lower contribution to prevention of merger.
PD03b	Ecklindale	⊖ There is a slight risk of leap-frog development from Newcastle.	× There is no risk of merger in this LPA	✓ This LPA comprises countryside with poor opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PD03 Overall high contribution to Green Belt purposes. The lower contributions to prevention of sprawl and merger are outweighed by higher contribution to the prevention of encroachment on the countryside.
PD04	Berwick Carr	⊖ There is a slight risk of leap-frog development from Newcastle.	× There is no risk of merger	✓ This LPA comprises countryside and open recreational land and, while there are some opportunities for strong durable boundaries, any development in this		✓ LPA PD04 Overall high contribution to Green Belt purposes. High contribution to prevention of encroachment on countryside

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				LPA would encroach on countryside.		outweighs lower contributions to prevention of sprawl and merger.
PD05	Eland Hall	⊖ There is a slight risk of leap-frog development from Newcastle and ribbon development along the C356.	⊖ Development in this LPA would only provide a low risk of merger Ponteland and Dinnington due to at Prestwick Carr Local Wildlife and Geological Site.	⊖ This LPA comprises countryside and open recreational land. However there are opportunities for strong, durable boundaries to prevent encroachment on countryside.		⊖ LPA PD05 Overall medium contribution to Green Belt purposes.
PD06a	Clickemin	⊖ There is a slight risk of leap-frog development from Newcastle	⊖ Given that Cheviot View already extends along a considerable part of this LPA, development in this LPA would have a medium risk of merger between Ponteland and Newcastle	⊖ Apart from the residential area of Ridgely Drive this LPA comprises countryside however there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.		⊖ LPA PD06 Overall medium contribution to Green Belt purpose.
PD06b	Dobbies's Garden centre	✓ There is a risk of non-compact	✓ There is a risk of merger between	✓ Apart from the garden centre		✓ LPA PD06 Overall high

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		development associated with the garden centre and leap-frog development from Newcastle	Newcastle, Ponteland and Prestwick.	development this LPA comprises countryside with poor opportunities for strong, durable boundaries to prevent encroachment on the countryside.		contribution to Green Belt purpose.
PD07	Prestwick	✓ There is a risk of leap-frog development from Newcastle and ribbon development along the C354 through Prestwick village.	✓ Development in this LPA would increase risk of merger between Ponteland and Newcastle.	✓ Apart from the built up area of Prestwick this LPA comprises countryside and there are limited opportunities for strong, durable boundaries to prevent encroachment on the countryside.		✓ LPA PD07 Overall high contribution to Green Belt purpose.
PD08	Rotary Drive	⊖ There is a slight risk of leap-frog development from Newcastle and ribbon development along the A696, B6545 and B6323.	× Development in this LPA would not increase risk of merger between Ponteland and Newcastle as the built up area already	⊖ This LPA comprises the residential area of Cheviot View, the School / Leisure some countryside and open recreational land. There are		⊖ LPA PD08 Overall medium contribution to Green Belt purpose.

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
			extends to the edge of this LPA.	opportunities also for strong, durable boundaries to prevent encroachment on the countryside.		
PD09a	Edge Hill	⊖ Sprawl would be strongly contained by the B6323 to the east.	× Development in this LPA would not increase the risk of merger between Ponteland and Newcastle given the presence of the road as a strong eastern boundary.	⊖ The B6323 would provide a strong, durable boundary to prevent encroachment on the countryside.		⊖ LPA PD09a Overall medium contribution to Green Belt purposes.
PD09b	Callerton Hall	✓ There is a risk of leap-frog development from Newcastle and non-compact development around the A696 / Airport interchange.	✓ Development in this LPA would increase the risk of merger between Ponteland and Newcastle.	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD09b Overall high contribution to Green Belt purposes.
PD10	Birney Hall	✓ There is a risk of	✓ Development in	✓ This LPA comprises		✓ LPA PD10

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		leap-frog development from Newcastle and non-compact development from the urban edge of Darras Hall.	this LPA would increase the risk of merger between Ponteland and Newcastle.	countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		Overall high contribution to Green Belt purposes.
PD11	Heddon Birks	✓ There is a risk of leap-frog development from Newcastle and a risk of non-compact development associated with the A69 / B6323 interchange.	✓ Development in this LPA would increase the risk of merger between Ponteland and Newcastle as well as between Ponteland and Heddon on the Wall.	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD11 Overall high contribution to Green Belt purposes.
PD12	Heddon Laws /E of Medburn	✓ There is a risk of leap-frog development from Newcastle and a risk of non-compact development from	✓ Development in this LPA would increase the risk of merger between Ponteland and Medburn as well as	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries,		✓ LPA PD12 Overall high contribution to Green Belt purposes.

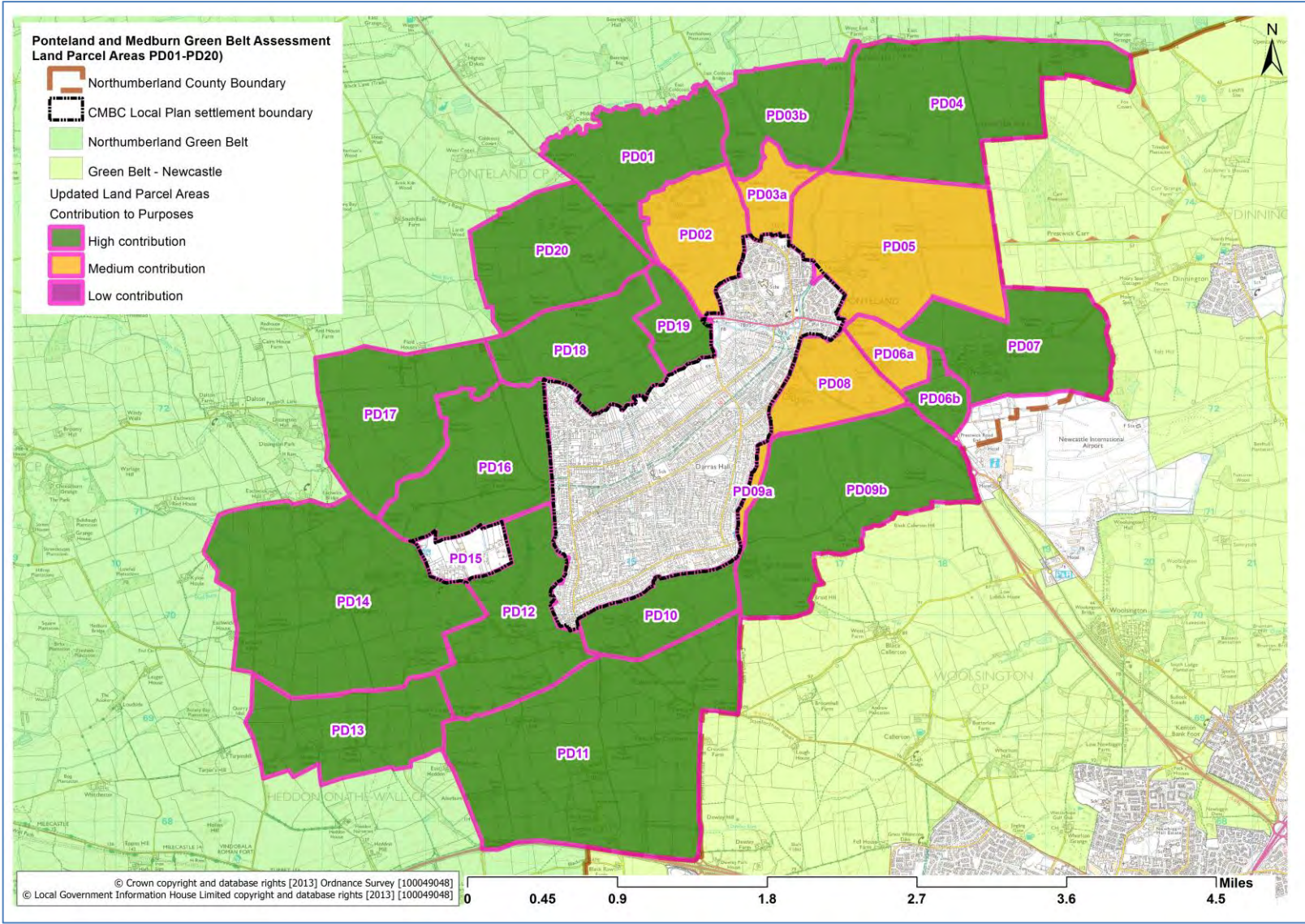
LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
		the urban edge of Darras Hall and from Medburn.	between Ponteland and Heddon on the Wall and Newcastle	development in any part of this LPA would encroach on the countryside.		
PD13	Heddon Steads	⊘ There is a slight risk of leap-frog development from Newcastle.	✓ Development in this LPA would increase the risk of merger between Ponteland, Heddon on the Wall and Newcastle	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD13 Overall high contribution to Green Belt purposes. The high contribution to the prevention of merger and encroachment on the countryside outweigh the lower risk of sprawl.
PD14	South Dissington	✓ There is a risk of leap-frog development from Newcastle	× There is no risk of merger in this LPA	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD14 Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl and encroachment on the countryside outweigh the lower contribution to

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
						prevention of merger.
PD15	Medburn (Inset settlement)					LPA PD15 This LPA is inset within the Green Belt and is therefore not assessed.
PD16	Donkin House	✓ There is a risk of leap-frog development from Newcastle and non-compact development from Darras Hall and Medburn.	✓ Development in this LPA would increase the risk of merger between Ponteland and Medburn	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD16 Overall high contribution to Green Belt purposes.
PD17	Dissington East Houses	⊖ There is a slight risk of leap-frog development from Newcastle.	✗ There is no risk of merger in this LPA	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would		✓ LPA PD17 Overall high contribution to Green Belt purposes. The high contribution to prevention of encroachment on the

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				encroach on the countryside.		countryside outweighs the lower contributions to prevention of sprawl and merger.
PD18	Coat Hill	✓ There is a risk of leap-frog development from Newcastle and non-compact development from the urban edge of Darras Hall.	✗ There is no risk of merger in this LPA	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD18 Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl and encroachment on the countryside outweigh the lower contribution to prevention of merger.
PD19	West House	✓ There is a risk of leap-frog development from Newcastle and non-compact development from the urban edge of Darras Hall.	✗ There is no risk of merger in this LPA	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the		✓ LPA PD19 Overall high contribution to Green Belt purposes. High contributions to prevention of sprawl and encroachment on the countryside outweigh the lower

LPA Label	PONTELAND LPA Name	Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
				countryside.		contribution to prevention of merger.
PD20	Coldcotes Moor	⊖ There is a slight risk of leap-frog development from Newcastle.	× There is no risk of merger	✓ This LPA comprises countryside and while there are opportunities for strong, durable boundaries, development in any part of this LPA would encroach on the countryside.		✓ LPA PD20 Overall high contribution to Green Belt purposes. High contribution to prevention of encroachment on the countryside outweighs the lower contributions to prevention of sprawl and merger.

Map 11: Ponteland and Medburn Land Parcel Areas - contribution to Green Belt purposes



Corbridge

Step 6a: Land Parcel Area identification

As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 16: Corbridge Land Parcel Areas description

CORBRIDGE		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
CE01a	Corbridge North	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 50-120m OD; sloping moderately down to the south west and the R. Tyne with highest land in the north-east corner; bounded to the south by the built up area of Corbridge, field boundaries and Milkwell Lane, the B6529 to the west, B6321 to the east and A69 to the north; grass/arable fields with hedges and some hedgerow trees and highways grass verges. Enclosure: mid 18 th -19 th and 20 th C.
CE01b	Cor Burn – north of A69	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 70-130m OD; sloping moderately down to the west and the Cor Burn with highest land in the east corner; bounded to the south by the A69, to the west by the A68 field boundaries to the north and the B6321 to the east and crossed north to south by Milkwell Lane; grass/arable fields with hedges and hedgerow trees, highways verges and woodland along the Cor Burn at the A68/69 interchange. Enclosure: 17 th -mid 18 th C in east part around Gallowhill and remainder mid 18 th -19 th and 20 th C. with woodland along the Cor Burn.
CE02	Corbridge North West	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 45-80m OD; generally sloping down towards the R.Tyne valley to the south; bounded by the A69 to the south, Beaufront Red House to the west, the C241 and C242 roads to the south the A68 and C241 to the east; the LPA is crossed by a lane, the Corchester Road.

¹¹ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

CORBRIDGE		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			grass/arable fields with few hedgerow trees, small area of woodland to north and woodland belt along the A69. Enclosure: mostly large 20 th century fields and small area of mid 18 th -19 th C. field and woodland.
CE03	Corbridge West	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 25-50m OD; generally sloping gently down to the R.Tyne to the south; bounded by the A69 to the north, the Redhouse Burn to the west, the R.Tyne to the south and the built up edge of Corbridge to the east; this LPA includes the Corstopitum Roman Fort, part of the World Heritage site. Enclosure: notwithstanding the inclusion of ancient heritage sites the field patterns and small area of woodland are mainly 20 th C. with Ancient Woodland along the Redhouse Burn.
CE04a	Corbridge Station	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 25m OD; mainly flat 'haugh' areas, close to river; bounded by the B6529 to the west, R.Tyne to the north east and railway line to the south; grass arable field, woodland and large area of recreational grassland (playing fields and caravan site) around small clusters of houses and with railway station in south west corner. Enclosure: 17 th -mid 18 th C. meadows and late 19 th C. close to the bridge over the R.Tyne and along this part of the river and large part 20 th C.
CE04b	Dilston Haughs	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 25-30m OD; generally flat 'haugh' area close to R.Tyne; bounded by the R.Tyne to the north, B6529 to the east, railway line to the south and Devil's Water to the west; grass/arable fields with no hedgerow trees, scrub woodland along the Devil's Water, the R.Tyne and around a small cemetery off the B6321. Enclosure mid 18 th -19 th C.
CE04c	Dilston Crossings	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 30-60m OD steeper slope down towards R.Tyne to the north; bounded by A695 to the south, Devil's Water to the east; railway line to the north and B6529 to the east; grass/arable fields with some hedgerow trees and small area of woodland in north east corner; crossed by B6307 adjacent to small cluster of homes in a farm conversion. Enclosure: mid

CORBRIDGE		National Character Area (NCA)	Current Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
			18 th -19 th C.
CE05a	Farnley – south of railway	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 30-75M OD; r.Tyne valley sloping down towards the north east; bounded by the A695 to the south, B6529 to the west, railway line to the north and field boundaries to the east; grass/arable fields with woodland at west and east ends and along railway line. Enclosure: mainly mid 18 th -19 th C. with 17 th -mid 18 th C. at east part with pre-1860s and 20 th C. woodland.
CE05b	Farnley Haughs Gravel Pit	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 25-45m OD; generally flat land with spoil heaps in south west corner; bounded by railway line to south and enclosed by R.Tyne for the remainder; mainly woodland with extensive water filled gravel pits and some open grassland. Enclosure: mid 18 th -19 th C. field adjacent to worked gravel pits and small area of pre-1860s woodland in west corner along river.
CE06	Sidle Hill	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides Glacial Trough Valley Floor	In Green Belt; 25-80m OD; generally sloping valley sides and low valley floor with hill prominence on north east corner; bounded by R.Tyne to the south, the built up edge of Corbridge to the west, the B6530 to the north and field boundaries to the east; grass/arable fields, parkland with small woodlands and ornamental trees and tree clumps. Enclosure: mainly late 19 th C. designed, ornamental landscape interspersed with late 19 th and 20 th C. fields, scrub woodland along the river side extends into Ancient Woodland in the east part of the LPA.
CE07	Howden Dene Farm	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 65-110m OD; steep sloping R.Tyne valley sloping down towards more level ground in the south west corner; bounded by the B6530 field boundaries and an unclassified to the south, the built up edge of Corbridge to the west, the B6321 to the north west and the A69 to the north east; grass/arable fields and shelterbelts around estate buildings with allotments in the north west corner.. Enclosure: mainly mid 18 th -19 th C. fieldscape with 20 th C. woodland and 17 th -mid 18 th C. fields to the north.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Corbridge.

Step 6c: Land Parcel Area assessment

Key to matrix below:

✓	High contribution to Green Belt purposes
⊗	Medium contribution to Green Belt purposes
✗	Low contribution to Green Belt purposes

Table 17: Matrix to assess Corbridge Land Parcel Areas (LPAs) against purposes of Green Belt

CORBRIDGE		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
CE01a	Corbridge North	⊗ There is a risk of non-compact development from the north edge of Corbridge and ribbon development however a high contribution to the prevention of sprawl is reduced by the strong containment of the A69.	✗ There is no risk of merger in this LPA.	⊗ This LPA comprises open country however there are opportunities for strong, durable boundaries within it to prevent encroachment on the countryside.	✓ Although the historic centre of Corbridge is relatively concealed as viewed from this LPA parts of it are visible as a backdrop to the historic village when viewed from south of the R. Tyne, especially from locations such as Prospect Hill.	⊗ LPA CE01 Overall medium contribution to Green Belt purposes. A high contribution to preservation of historic setting is outweighed by lower contributions to prevention of sprawl, merger and encroachment on the countryside.
CE01b	Cor Burn – north of A69	✗ There is a low risk of leap-frog development in this LPA, which therefore makes a low contribution to the prevention of sprawl.	✗ There is no risk of merger in this LPA.	✓ This LPA comprises countryside and, while there are opportunities for strong durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ This LPA forms an important backdrop to the setting of the historic town of Corbridge.	✓ LPA CE01b Overall high contribution to Green Belt purposes. High contributions to the preservation of historic setting and prevention of encroachment on the countryside outweigh lower contributions to prevention of sprawl and merger.

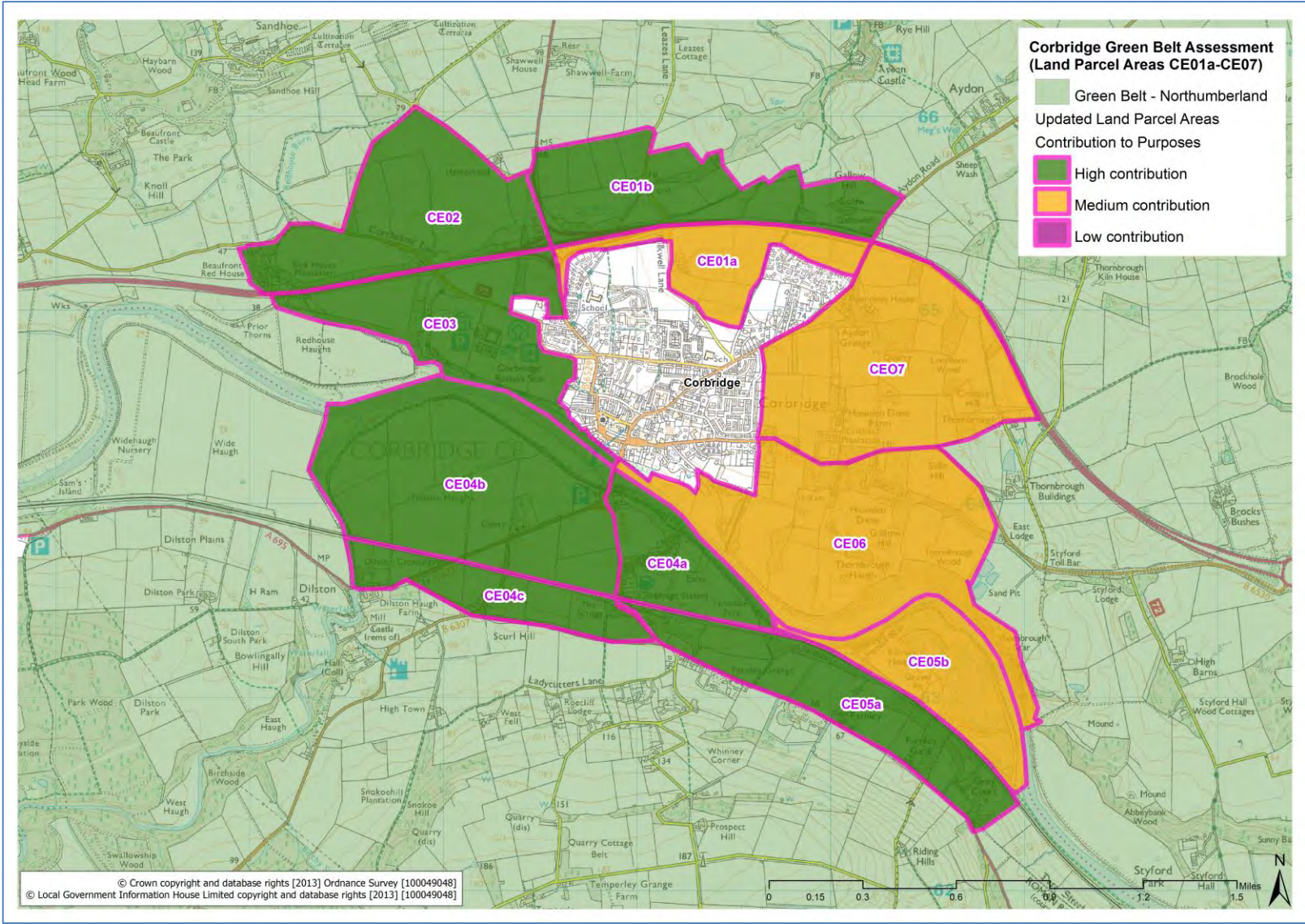
CORBRIDGE		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
CE02	Corbridge North West	✗ There is a low risk of leap-frog development in this LPA, which therefore makes a low contribution to the prevention of sprawl.	✗ There is no risk of merger in this LPA.	✓ This LPA comprises countryside and, while there are opportunities for strong durable boundaries, development in any part of this LPA would encroach on the countryside.	✓ This LPA forms an important backdrop to the setting of the historic town of Corbridge.	✓ LPA CE02 Overall high contribution to Green Belt purposes. High contributions to the preservation of historic setting and prevention of encroachment on the countryside outweigh lower contributions to prevention of sprawl and merger.
CE03	Corbridge West	⊙ There is a slight risk of ribbon development along Corchester Lane and the B6529.	✓ Development in this LPA would reduce the gap between Hexham and Corbridge.	✓ This LPA comprises the open countryside and open land associated with the historic Roman site.	✓ The LPA contains the important heritage asset of the Roman fort. The countryside surrounding of the fort is important in providing its setting, as well as contributing to the setting of the historic town of Corbridge.	✓ LPA CE03 Overall high contribution to Green Belt purpose. High contributions to prevention of merger, encroachment on the countryside and preservation of the historic town setting outweigh the lower contribution to prevention of sprawl.
CE04a	Corbridge Station	✓ There is a risk of non-	✓ Development in this LPA	✓ Apart from the built up	✓ This LPA contributes to	⊙ LPA CE04a

CORBRIDGE		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
		compact development around existing development on Station Road.	would increase the risk of merger across the 3.5km gap between Hexham and Corbridge.	part round Station Road and the Station this LPA comprises countryside and open recreational grassland and there are limited opportunities for strong, durable boundaries.	the historic setting of Corbridge.	Overall high contribution to Green Belt purposes.
CE04b	Dilston Haughs	⊗ There is a slight risk of ribbon development along the B6321.	✓ Development in this LPA would increase the risk of merger across the 3.5km gap between Hexham and Corbridge.	✓ Apart from the cemetery this LPA comprises countryside and there are limited opportunities for strong, durable boundaries.	✓ This LPA contributes to the historic setting of Corbridge.	⊗ LPA CE04b Overall high contribution to Green Belt purposes. High contributions to the prevention of merger, encroachment on the countryside and preservation of the historic town setting outweigh the lower contribution to prevention of sprawl.
CE04c	Dilston Crossings	⊗ There is a slight risk of ribbon development along the A695.	✓ Development in this LPA would increase the risk of merger across the 3.5km gap between Hexham and Corbridge.	✓ This LPA mainly comprises countryside.	✓ Parts of this LPA form a backdrop to the village when viewed from certain angles. Parts of it can be seen from parts of the village centre. However, the most important aspect is that the haugh areas provide an important swathe of openness across which the dramatic views of the village, rising above the river can be observed.	✓ LPA CE04c Overall high contribution to Green Belt purposes. High contributions to the prevention of merger, encroachment on the countryside and preservation of the historic town setting outweigh the lower contribution to prevention of sprawl.

CORBRIDGE		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
					This means that the LPA is highly important to the historic setting.	
CE05a	Farnley – south of railway	✓ There is a risk of ribbon development along the A695.	✓ Development in this LPA would increase the risk of merger with Broomhaugh and Riding Mill less than 1km to the east.	✓ This LPA mainly comprises countryside	✓ This LPA contributes to the setting of the historic town	✓ LPA CE05a Overall high contribution to Green Belt purposes.
CE05b	Farnley Haughs Gravel Pit	⊖ There is a slight risk of ribbon development along the A695.	⊖ Development in this LPA would increase the risk of merger with Broomhaugh and Riding Mill less than 1km to the east.	⊖ This LPA represents damaged and restored countryside but the high proportion of woodland reduces its contribution to the prevention of encroachment on the countryside.	⊖ The LPA forms part of the approaches to Corbridge but there is relatively low intervisibility.	⊖ LPA CE05 Overall medium contribution to Green Belt purposes.
CE06	Sidle Hill	✓ There is a risk of ribbon development along the B6530.	✗ There is no risk of merger in this LPA	⊖ This LPA comprises countryside of a well ordered estate parkland type however there are opportunities for strong, durable boundaries to prevent encroachment on the countryside.	⊖ This area of Green Belt provides part of the rural approach into the historic settlement of Corbridge and, while it is not visible from the village centre (or vice versa), can be regarded as making a moderate contribution to this purpose of the Green Belt.	⊖ LPA CE06 Overall medium contribution to Green Belt purposes. The high contribution to prevention of sprawl is outweighed by lower contributions to the prevention of merger, encroachment on the countryside and impact on historic setting.
CE07	Howden Dene Farm	✓ There is a risk of ribbon development along the B6530 and B6321.	✗ There is no risk of merger in this LPA	⊖ This LPA comprises countryside however there are opportunities for strong, durable boundaries to prevent encroachment on the	⊖ This area of Green Belt provides part of the rural approach into the historic settlement of Corbridge and, while it is not visible from the village centre (or	⊖ LPA CE06 Overall medium contribution to Green Belt purposes. The high contribution to prevention of sprawl is outweighed by

CORBRIDGE		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
				countryside.	vice versa), can be regarded as making a moderate contribution to this purpose of the Green Belt.	lower contributions to the prevention of merger, encroachment on the countryside and impact on historic setting.

Map 12: Corbridge Land Parcel Areas – contribution to Green Belt purposes



Belsay

Step 6a: Land Parcel Area identification

As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 18: Belsay Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹²
		Northumberland Landscape Character Type (LCT)	
BY01	Belsay East	12. Mid Northumberland Lowland Rolling Farmland	Within Policy S5 Green Belt outer boundary; 100-115m OD; Gently undulating, generally slopes downward W-E. Gentle slopes towards Belsay Burn and from the A696 downwards towards Gallow Burn S; The settlement of Belsay lies to the W of the LPA along the A696, with some detached clusters of development at Redhouse and along the B6524. Belsay Burn bisects the N of the LPA E-W. Grass/arable fields cover majority, with areas of woodland bordering E and W; Enclosure: Mid-18 th – 19 th c. fields across majority, 20 th c. fields NW. Small area pre-1860 & late 19 th c. settlement NW (Belsay).
BY02	Belsay West	12. Mid Northumberland Lowland Rolling Farmland	Within Policy S5 Green Belt outer boundary; 110-135m OD; Relatively flat, gently undulating landscape. The NW and SW corners of the LPA incline into the wider landscape, whilst the NE and SE corners fall away; A large area of this LPA forms part of the Belsay Estate which includes Belsay Hall, Belsay Castle and Belsay Park. The landscape generally consists of maintained grassed areas and garden enclosures surrounded by treed areas and decorative vegetation. Belsay burn runs through the estate E-W. Grass/arable fields lie to the N and SE; Enclosure: Pre 1860 ornamental parkland recreation across a large area of LPA. 20 th century and mid-18 th – 19 th century fields N and SE. Small area of pre-1860 woodland NE.

¹² Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹²
		Northumberland Landscape Character Type (LCT)	
BY03	Belsay North	12. Mid Northumberland Lowland Rolling Farmland	Within Policy S5 Green Belt outer boundary; 90-115m OD; Generally slopes downwards S-N towards River Blyth; Grass/arable fields across majority with small clusters of dwellings S along the B6524. The River Blyth runs along the N boundary and is surrounded by trees and other vegetation; Enclosure: Mid-18 th – 19 th and late 19 th century fields across majority. Pre 1860s settlement S (Hedchester Law cottages, Belsay) and 20 th century woodland N.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Belsay.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Belsay.

Key to matrix below:

⊘	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 19: Matrix to assess Belsay Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	BELSAY LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
BY01	Belsay East	✓ Strong links to Tyne and Wear via A696, which runs through settlement.	× Intervening distance and wooded boundary E prevents long term	✓ Area of predominantly open countryside at risk of urbanisation.	Not Applicable	✓ LPA BY01 Overall high contribution to Green Belt Purposes. High

LPA	BELSAY LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		Dispersed rural settlement clusters form existing ribbon development. Weak containment and direct commuter links to Newcastle increase risk of 'leapfrog' and ribbon development.	encroachment towards Ogle.	Although there are areas of woodland and watercourses which provide some enclosure, there is little opportunity to provide strong durable boundaries that would prevent encroachment into wider countryside.		risk of sprawl and encroachment outweigh the low risk of merger in this LPA.
BY02	Belsay West	✓ Strong links to Tyne and Wear via A696, which runs through settlement. Dispersed clusters of development within parkland. Wooded area E provides some containment to the village. Risk of 'leapfrog' and non-compact development.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside. Although there are strong wooded boundaries within LPA, areas of enclosure are isolated from the settlement.	Not Applicable	✓ LPA BY02 Overall high contribution to Green Belt Purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.
BY03	Belsay North	✓ Strong links to Tyne and Wear via	✗ There is no risk of merger with any	✓ Area of predominantly open	Not Applicable	✓ LPA BY03 Overall high

LPA	BELSAY LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		A696, which runs through settlement. Dispersed rural settlement clusters form existing ribbon development. Weak containment and direct commuter links to Newcastle increase risk of 'leapfrog' and ribbon development.	substantial settlement in this direction.	countryside at risk of urbanisation. Lack of strong boundaries to prevent encroachment of development into wider countryside.		contribution to Green Belt Purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.

**Belsay Green Belt Assessment
(Land Parcel Areas BY01-BY03)**

- Green Belt - Morpeth extension
- CMBC Local Plan settlement boundary
- Updated Land Parcel Areas
- Contribution to Purposes
 - High contribution
 - Medium contribution
 - Low contribution

The map displays the Belsay Green Belt area, which is divided into three land parcel areas: BY01, BY02, and BY03. The map includes a legend for Green Belt - Morpeth extension, CMBC Local Plan settlement boundary, Updated Land Parcel Areas, and Contribution to Purposes (High, Medium, Low). The map also shows various landmarks, roads, and a scale bar.

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Broomhaugh and Riding Mill

Step 6a: Land Parcel Area identification

As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc.

Table 20: Broomhaugh and Riding Mill Land Parcels description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹³
		Northumberland Landscape Character Type (LCT)	
BHRL01(a)	Broomhaugh and Riding Mill North (a)	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 20-40m OD; Generally level, gradient increasing towards northern extent; grass/arable fields across majority. LPA is enclosed by River Tyne S and woodland/treed areas N. Forms the setting of Styford Hall; Enclosure: Pre-1860 ornamental designed landscape (Styford Hall), mid-18 th -19 th and 20 th century fields. Pre 1860 woodland and woodland scrub (river edge), 20 th century woodland E.
BHRL01(b)	Broomhaugh and Riding Mill North (b)	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 20-60m OD; Downward gradient towards river; grass/arable fields segmented by hedgerow across majority. Railway line N. LPA is enclosed by River Tyne, woodland/treed areas and settlement edge; Enclosure: Mid-18 th -19 th and 20 th century fields, pre 1860 woodland and woodland scrub (river edge). Pre-1860 communications railway.
BHRL02(a)	Broomhaugh and Riding Mill East	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor/Sides	In Green Belt; 40-90m OD; Downward gradient towards railway line; Grass/arable fields with some dispersed development, bordered by settlement, railway line and A68. Enclosure: 20 th century fields, pre-1860 woodland/replanted woodland. Pre-1860 settlement and 20 th century settlement NW.
BHRL02(b)	Broomhaugh and Riding Mill East (b)	11. Tyne Gap and Hadrian's Wall	In Green Belt; 20-35m OD; Relatively level, sloping downwards towards river along N edge; Cluster of development west transitioning into open fields. River Tyne

¹³ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹³
		Northumberland Landscape Character Type (LCT)	
		Glacial Trough Valley Floor	borders N, railway line S and A68 E. Sewage works N; Enclosure: Enclosure: Mid-18 th - 19 th century fields, pre-1860 woodland. Pre-1860 settlement (W), 20 th century industry utilities (sewage works N). Pre-1860 communications railway (S).
BHRL02(c)	Broomhaugh and Riding Mill East (c)	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor/Sides	In Green Belt; 20-95m OD; Steep downward gradient from S edge towards railway line, generally level N of railway but sloping gently towards river; Grass/arable fields and significant areas of woodland S of railway line. Route of A68 borders W, A695 and railway line bisects LPA. Small cluster of housing at Low Shilford; Enclosure: 17 th - 20 th century fields, pre-1860 and 17 th - mid-18 th century woodland. Communications road W (A68) and pre-1860 communications railway (bisects site).
BHRL03	Broomhaugh and Riding Mill South	11. Tyne Gap and Hadrian's Wall 10. North Pennines (Majority) Glacial Trough Valley Sides Upland Farmland and Plantations	In Green Belt; 40-160m OD; Significant slope downwards S-N towards settlement; Grass/arable fields segmented by hedgerow/trees across majority. Woodland (mainly W) and areas of trees/scrub (various). Dwelling and equestrian centre W; Enclosure: Mid-18 th - 19 th and 20 th century fields, pre-1860 moorland (SW). Pre-1860 woodland (significant area W). 20 th century communications road (A68).
BHRL04	Broomhaugh and Riding Mill West	11. Tyne Gap and Hadrian's Wall (majority) 10. North Pennines Glacial Trough Valley Sides	In Green Belt; 40-130m OD; Highest points along W boundary. Generally sloping downward W-E, particularly steep gradient N of Riding Lea. S fringe slopes downwards towards Ridingmill Burn; Residential area central (Riding Lea) with smaller clusters of housing SW. Grass/arable fields, burn and woodland running along S boundary, various areas of woodland E and SW; Enclosure: 17 th - 20 th century fields, late 19 th century settlement (Riding Lea). Pre 1860 and 17 th - mid-18 th century woodland.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Broomhaugh and Riding Mill.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Broomhaugh and Riding Mill.

Key to matrix below:

⊘	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 21: Matrix to assess Broomhaugh and Riding Mill Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	BROOMHAUGH AND RIDING MILL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
BHRL01(a)	Broomhaugh and Riding Mill North (a)	⊘ Limited risk of sprawl in isolated area of countryside which is detached from development and road links. LPA demonstrates strong containment. There is however, some risk of leapfrog and non-compact development occurring in this area.	×	✓ Open countryside landscape expanding along the river bank. Although LPA exhibits strong durable boundaries which restrict encroachment beyond LPA, this is an area of countryside detached from settlement. Countryside in this area contributes towards the wider openness of the		✓ LPA BHRL01(a) Overall high contribution to Green Belt purposes. Moderate risk of sprawl and low risk of merger is outweighed by high risk of encroachment.

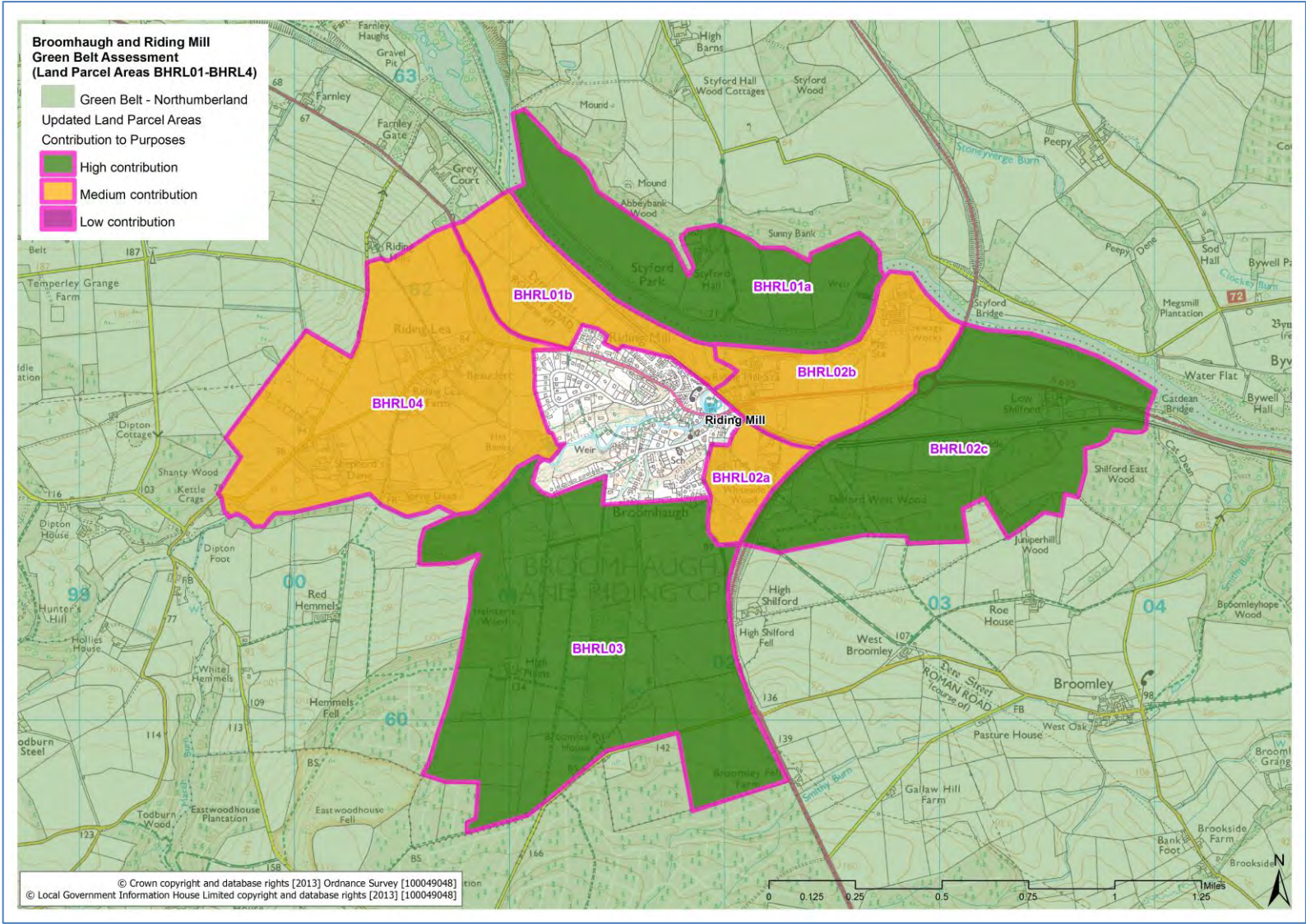
LPA	BROOMHAUGH AND RIDING MILL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
				Green Belt which is at risk along the Tyne Valley.		
BHRL01(b)	Broomhaugh and Riding Mill North (b)	⊖ Area to the south is partially contained by the existing settlement, however there is potential for long-term ribbon development to occur along A695 and river valley towards existing dispersed clusters of ribbon development beyond NW edge. Risk of 'leapfrog' development occurring in this LPA.	⊖ Green Belt in this area restricts further ribbon development associated with Farnley Grange, which could contribute to a degree of coalescence towards Corbridge. However, intervening distance and landscape elements would reduce risk.	⊖ Predominantly open landscape, however majority of the parcel is contained by strong boundaries and the area to the south is partly enclosed by the existing settlement and the railway line. There is potential for encroachment west of the LPA where boundaries are weaker.		⊖ LPA BHRL01(b) Medium contribution to Green Belt purposes.
BHRL02(a)	Broomhaugh and Riding Mill East (a)	× Limited risk of sprawl as LPA exhibits strong containment and little potential for	× There is no risk of merger with any substantial settlement in this	⊖ Strong enclosure and durable boundaries limit wider encroachment		⊖ LPA BHRL02(a) Overall medium contribution to Green Belt purposes. Lower

LPA	BROOMHAUGH AND RIDING MILL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		ribbon development. Areas of woodland provide some existing containment at the settlement edge.	direction.	into open countryside. There is some existing development within LPA, however the land is predominantly open.		risk of sprawl and merger is offset by some moderate risk of encroachment.
BHRL02(b)	Broomhaugh and Riding Mill East (b)	⊗ There are some urbanising features within this parcel although existing development is rural. Whilst development at Broomhaugh is divorced from Riding Mill by the railway line, it is well connected and is relatively compact. However, there is a risk that existing development at Broomhaugh could spread E along the A695. There is also	⊗ Whilst coalescence with Bywell, and Stocksfield is prevented by terrain and strong boundaries, long-term development along the A695 would erode separation between these settlements and would impinge upon the wider openness of the Green Belt along the Tyne Valley.	⊗ LPA is largely open with developed area to the W and some urbanising features. Although outer boundaries are durable, there is limited opportunity to form strong boundaries within this parcel without encroaching into countryside. A-road connections suggest high risk of urbanisation in this LPA which otherwise remain open.		⊗ LPA BHRL02(b) Medium contribution to Green Belt purposes. There is moderate risk of sprawl, merger and encroachment in this LPA.

LPA	BROOMHAUGH AND RIDING MILL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		risk of 'leapfrog' development in this area.				
BHRL02(c)	Broomhaugh and Riding Mill East (c)	⊖ Although LPA is detached from the settlement and is strongly contained, there is long-term risk of non-compact and ribbon development occurring along the A695 which would impinge upon the openness of the Green Belt along the Tyne Valley. There is also risk of 'leapfrog' development in this area.	⊖ Whilst coalescence with Bywell, Stocksfield or Broomley is prevented by terrain, development along the A695 would erode separation between these settlements and would impinge upon the wider openness of the Green Belt along the Tyne Valley.	✓ Although LPA has strong, durable boundaries, the parcel is predominantly open countryside which is at risk of urbanisation. Countryside in this area contributes towards the wider openness of the Green Belt which is at risk along the Tyne Valley.		✓ BHRL02(c) Overall high contribution to Green Belt purposes. Moderate risk of sprawl and merger is outweighed by risk of encroachment.
BHRL03	Broomhaugh and Riding Mill South	⊖ Steep gradient north forms existing settlement edge and provides some containment. There is potential for ribbon	× Low risk of coalescence with Broomley and Stocksfield due to the intervening distance and terrain.	✓ Sloping area of open countryside overlooking Riding Mill. Gradient and woodland form settlement enclosure.		✓ LPA BHRL03 Overall high contribution to Green Belt purposes. Risk of encroachment outweighs moderate

LPA	BROOMHAUGH AND RIDING MILL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		development to occur along the A68 corridor and risk of 'leapfrog' development.				risk of sprawl and low risk of merger.
BHRL04	Broomhaugh and Riding Mill West	⊖ There is potential for ribbon development associated with existing dispersed clusters of development, which could spread west. Terrain and topography provides some containment. There is also some lower risk of 'leapfrog' development in this area.	⊖ There is no real risk of merger with any substantial settlement in this direction. However, further development could contribute to a degree of coalescence towards detached clusters of development which may in turn impinge upon the wider openness of the Green Belt along the Tyne Valley.	✓ LPA is largely open with some dispersed development. Strong enclosure north, east and south, however high risk of countryside encroachment across majority of LPA, particularly to the west where there is little opportunity to provide durable boundaries. There may be some potential to create durable boundaries to the east.		⊖ LPA BHRL04 Overall medium contribution to Green Belt purposes. Overall high risk to encroachment, particularly west, is tempered by moderate risk of sprawl and merger overall.

Map 14: Broomhaugh and Riding Mill Land Parcel Areas - contribution to Green Belt purposes



Hartburn

Step 6a: Land Parcel Area identification

Table 22: Hartburn Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁴
		Northumberland Landscape Character Type (LCT)	
HN01	Hartburn North West	12. Mid Northumberland Lowland Farmed Ridges Broad Lowland Valley	Within Policy S5 Green Belt outer boundary; 100-140m OD; Incised landscape along the Hart Burn N/E, transitioning into undulating landform with ridges and hilltops; Rolling farmland covers significant area of LPA. Meandering woodland lies along the N and E, surrounding the Hart Burn. There are small clusters of development SE set within natural enclosures formed by woodland and ridges along the burn; Enclosure: 17 th – mid-18 th century and mid-18 th – 19 th century fields across majority, excluding E and N. Significant stretches of pre-1860 and 17 th – mid-18 th century woodland N/E (along burn). To the SE there is pre-1860 woodland scrub E of burn and small clusters of pre-1860s and 20 th century settlement W of the burn. Area of 20 th century woodland S.
HN02	Hartburn North East	12. Mid Northumberland Lowland Farmed Ridges (majority)	Within Policy S5 Green Belt outer boundary; 100-155m OD; Highest point Thornton House N, sloping downward S towards Hart Burn; Grass/arable fields across majority with small patches of woodland. Cluster of cottages to the SE along the B6343. Thornton House to the N. Hart Burn borders the S and W; Enclosure: Mid-18 th – 19 th century fields across majority with two small areas of 20 th century woodland towards W. Pre-1860s settlement at Thornton House N.
HN03	Hartburn South East	12. Mid Northumberland Broad Lowland Valley	Within Policy S5 Green Belt outer boundary; 80-125m OD; Incised landscape along the Hart Burn N. Remainder of LPA generally slopes downward N-S towards the River Wansbeck, levelling out along river bank; Grass/arable fields E and W with area of ornamental recreational landscape and woodland central, surrounding Angerton Hall. Hart Burn runs along the N of the LPA and is surrounded by stretches of woodland. Clusters of development central/N form High Angerton. There is also a small cluster of development E at Broom House Farm. River Wansbeck borders S

¹⁴ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁴
		Northumberland Landscape Character Type (LCT)	
			and the Pow burn bisects the S half of the LPA E-W; Enclosure: Significant central area of pre-1860 ornamental parkland recreation with 17 th – mid-18 th century fields E and mid-18 th – 20 th century fields NW. 16 th – 18 th century floodplain fields SE. Pre-1860 and 17 th – mid-18 th century woodland N (along burn), small area of 20 th century woodland S. Small area of pre-1860 settlement N (High Angerton).
HN04	Hartburn South West	12. Mid Northumberland Lowland Farmed Ridges Broad Lowland Valley	Within Policy S5 Green Belt outer boundary; 85-130m OD; Rolling landform, generally sloping downward towards the River Wansbeck S; Grass/arable fields across majority, Marlish Farm and a small cluster of dwellings central/W. There are patches of woodland within the E of the LPA and bordering the S/E. The River Wansbeck borders S; Enclosure: 17 th – mid-18 th century and mid-18 th – 19 th century fields across majority with patches of 20 th century woodland towards E. Small area of late 19 th century fields SE extent.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Hartburn.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Hartburn.

Key to matrix below:

⊙	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

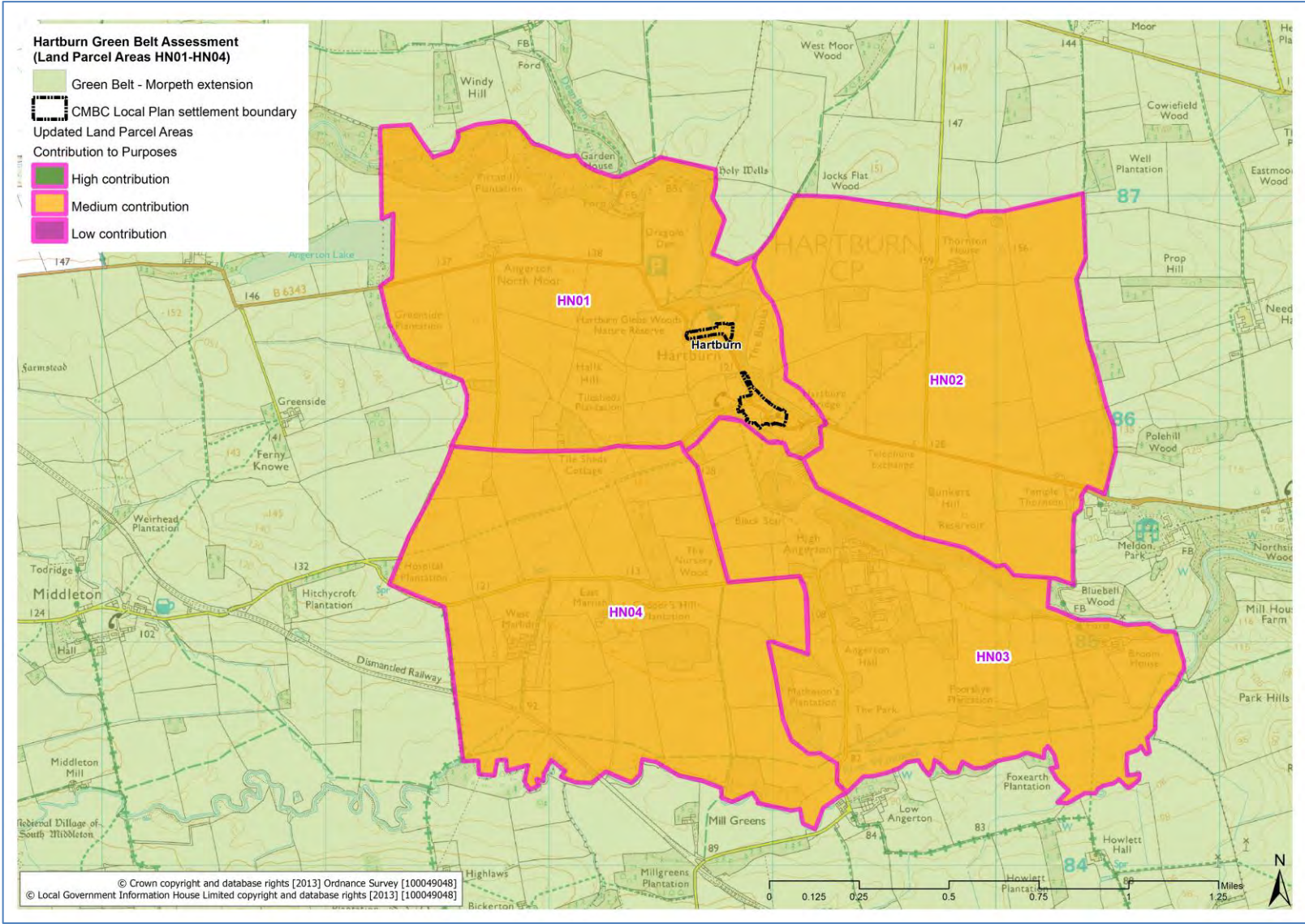
Table 23: Matrix to assess Hartburn Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	HARTBURN LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
HN01	Hartburn North West	⊖ There is some moderate risk of sprawl in this LPA through 'leapfrog' development from Tyne and Wear. Reasonably close proximity to Morpeth and the A1 increases risk in this area. Cluster of development SE, largely contained by terrain and topography.	× There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing little development. Existing development is partly enclosed but potential for encroachment occurring from the west of the settlement where there is no opportunity to provide strong durable boundaries.		⊖ LPA HN01 Overall medium contribution to Green Belt purposes. Higher risk of encroachment is offset by moderate risk of sprawl and low risk of merger.
HN02	Hartburn North East	⊖ There is some moderate risk of sprawl in this LPA through 'leapfrog' development from Tyne and Wear. Reasonably close proximity to Morpeth and the A1 increases risk in this area.	× There is no risk of merger with any substantial settlement in this direction.	✓ Area of open countryside which is detached from the settlement by the incised verge along the Hart Burn.		⊖ LPA HN02 Overall medium contribution to Green Belt purposes. Higher risk of encroachment is offset by moderate risk of sprawl and low risk of merger.

LPA	HARTBURN LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		Although LPA is detached from the settlement there is some lower long-term risk of ribbon development.				
HN03	Hartburn South East	⊙ There is some moderate risk of sprawl in this LPA through 'leapfrog' development from Tyne and Wear. Reasonably close proximity to Morpeth and the A1 increases risk in this area. Dispersed clusters of development. North edge provides containment to Hartburn.	⊙ There is no real risk of merger with any substantial settlement in this direction. However further development could contribute to a degree of coalescence between Hartburn and the Angerton Hamlet could impinge upon the openness of the Green Belt in this area.	✓ Area of predominantly open countryside, containing little development. Risk of encroachment from partially enclosed existing development.		⊙ LPA HN03 Overall medium contribution to Green Belt purposes. Higher risk of encroachment is offset by moderate risk of sprawl and merger.
HN04	Hartburn South West	⊙ There is some moderate risk of sprawl in this LPA through 'leapfrog' development from	✗ There is little or no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, detached from settlement and containing little		⊙ LPA HN04 Overall medium contribution to Green Belt purposes. Higher risk of encroachment

LPA	HARTBURN LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		Tyne and Wear. Reasonably close proximity to Morpeth and the A1 increases risk in this area. Dispersed clusters of development.		development.		is offset by moderate risk of sprawl and low risk of merger.

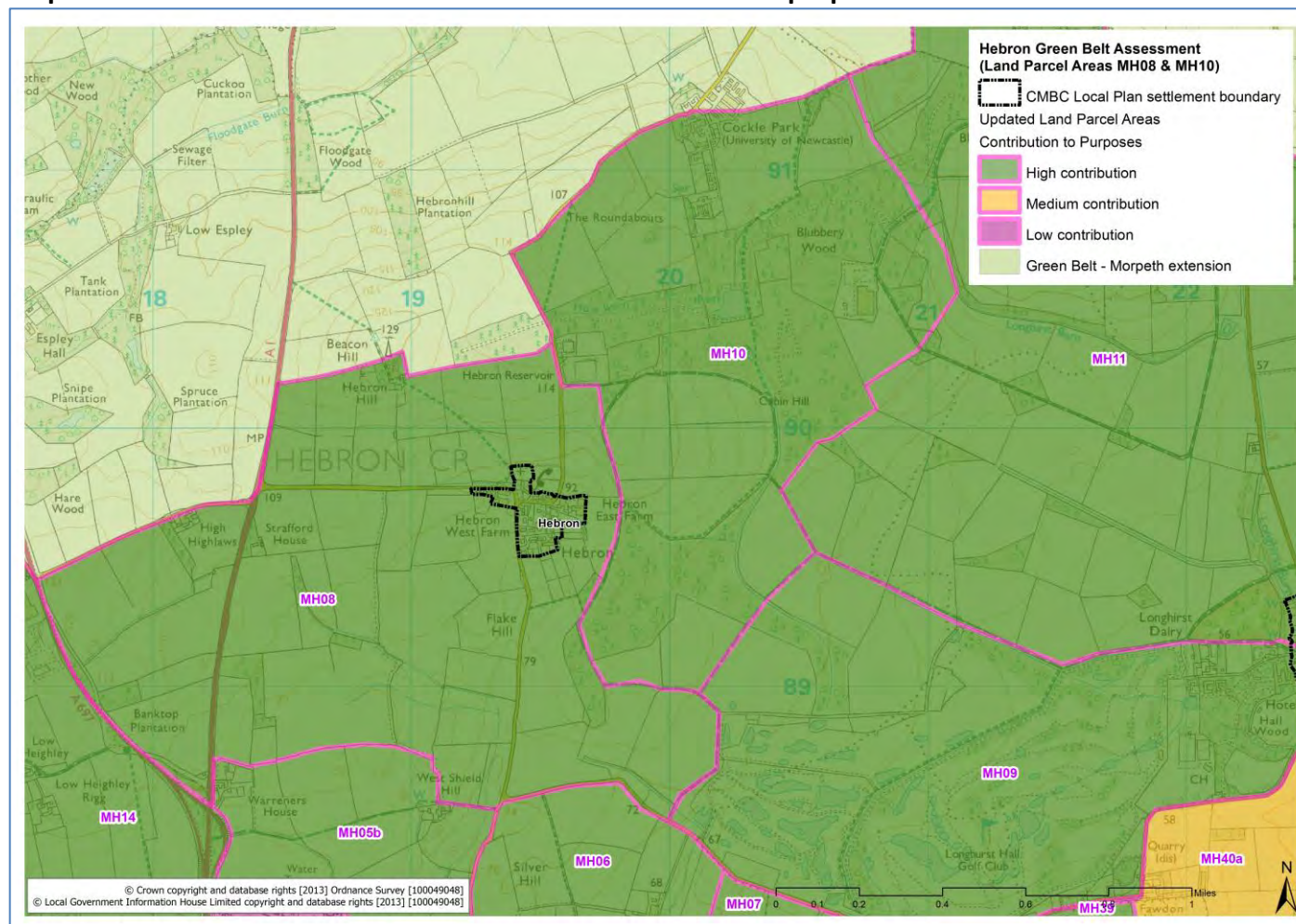
Map 15: Hartburn Land Parcel Areas - contribution to Green Belt purposes



Hebron

The assessment for Hebron is included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area: Land Parcel Areas MH08 and MH10 on pages 83 and 84.

Map 16: Hebron Land Parcel Areas - contribution to Green Belt purposes



Heddon on the Wall

Step 6a: Land Parcel Area identification

Table 24: Heddon on the Wall Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁵
		Northumberland Landscape Character Type (LCT)	
HWL01	Heddon-on-the-Wall North East	14. Tyne and Wear Lowlands Lowland Rolling Farmland	In Green Belt; 90-130m OD; Highest point S at peak of Great Hill, sloping W downwards and N/E away from settlement; grass/arable fields segmented with hedgerow across majority. Exposed Hadrian's wall ruins SW. Single dwelling SW and row of houses SE emanating from Throckley. Area of woodland/screening spanning from Great Hill to Mill Lane bisects S of LPA. Bordered by A69 (N), B6528 (W), woodland (S) and hedgerow (E); Enclosure: Mid-18 th – 19 th century and 20 th century fields, 20 th century woodland (Great Hill). Pre-1860's settlement SW extent, 20 th century settlement (Throckley).
HWL02	Heddon-on-the-Wall South East	14. Tyne and Wear Lowlands Glacial Trough Valley Sides/Floor (Majority)	In Green Belt; 5-115m OD; Significant slope downwards from settlement edge towards the River Tyne, levelling out towards riverbank; Heddon Hall and grounds E-recreational /grazing fields interspersed with wooded areas. Sewage works, small clusters of dwellings and farm buildings towards river bank with large areas of grass/arable fields throughout. Wooded boundaries NE and W; Enclosure: Mid-18 th – 19 th and 20 th century fields. Late 19 th century woodland N edge, 20 th century woodland (W of Station Road), Pre 1860 woodland (Clayton Wood). Late 19 th century ornamental designed landscape (Heddon Hall), cluster of late 19 th century settlement (Heddon Haughs). Industry utilities (works).
HWL03	Heddon-on-the-Wall South West	14. Tyne and Wear Lowlands (Majority) Glacial Trough Valley	In Green Belt; 5-125m OD; Significant slope N-S towards the River Tyne, levelling out towards riverbank. Raised area of woodland NE; 3 large residences and designed recreational landscape / woodland throughout. N and south divided by central

¹⁵ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁵
		Northumberland Landscape Character Type (LCT)	
		Sides/Floor (Majority)	woodland area. Small clusters of dwellings amidst woodland; Pre 1860 woodland NE, mid-18 th – 19 th century fields N extent transitioning into ornamental designed landscape.
HWL04	Heddon-on-the-Wall North West	14. Tyne and Wear Lowlands (Majority) Lowland Rolling Farmland	In Green Belt; 100-130m OD; Generally sloping W and N downward away from settlement; grass/arable fields segmented by hedgerows with trees. Row of housing along line of Hadrian's Wall, which bisects LPA E-W and cluster of farm buildings with dwellings at Houghton and Bays Leap farm. Areas of woodland surrounding development; Enclosure: Mid-18 th –19 th & 20 th c. fields, pre 1860's settlement Houghton, 20 th century settlement.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Heddon on the Wall.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Heddon on the Wall.

Key to matrix below:

⊙	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 25: Matrix to assess Heddon on the Wall Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	HEDDON-ON-THE-WALL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
HWL01	Heddon-on-the-Wall North East	✓ Due to the proximity of urban conurbations beyond the county boundary, there is high risk of sprawl through 'leapfrog' development from Tyne and Wear in this LPA. There is also high risk of further ribbon development along A69 and B6528, particularly where this has already occurred extending out from Throckley.	✓ High risk of coalescence with Throckley and urban edge of Newcastle. Any development in this area would impinge upon the fragile separation between these two settlements.	✓ Area of predominantly open countryside at high risk of urbanisation. There is some limited potential to provide moderate boundaries in this LPA, however this would involve encroachment into countryside.		✓ LPA HWL01 High contribution to Green Belt purposes. High risk of sprawl, merger and encroachment.
HWL02	Heddon-on-the-Wall South East	✓ Despite steeply sloping gradient north, there is high risk of sprawl through 'leapfrog' development from Tyne and Wear and ribbon development	✓ High risk of coalescence with Throckley, Newburn and urban edge of Newcastle. Any development in this area would impinge upon the fragile	✓ Steeply sloping and visually exposed area of predominantly open countryside at risk of urbanisation. There is some limited potential to provide moderate boundaries		✓ LPA HWL02 High contribution to Green Belt purposes. High risk of sprawl, merger and encroachment.

LPA	HEDDON-ON-THE-WALL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		along the riverbank where topography is less constrained.	separation between Heddon-on-the-Wall and urban conurbations beyond the county boundary.	in this LPA, however this would involve encroachment into countryside.		
HWL03	Heddon-on-the-Wall South West	✓ Despite steeply sloping gradient north and strong containment at settlement edge, there is high risk of sprawl through 'leapfrog' development from Tyne and Wear and ribbon development along the riverbank where topography is less constrained. Strongly contained existing settlement edge.	⊘ Development occurring along the riverbank would erode the separation between Heddon-on-the-Wall and Wylam, particularly in relation to the visual separation of these settlements. Risk partly offset by steeply sloping gradient north of LPA and network of woodland.	✓ LPA comprises of recreational countryside, which is sloping and exposed in part. Although there are opportunities to provide strong boundaries, the area is detached from settlement by raised area of woodland NE.		✓ LPA HWL03 Overall high contribution to Green Belt purposes. Moderate risk of merger is outweighed by high risk of sprawl and encroachment.
HWL04	Heddon-on-the-Wall North West	✓ Due to the proximity of urban conurbations beyond the county boundary	✗ Strong containment by A69 in addition to physical and visual separation	✓ Segmented areas of countryside with existing dispersed clusters of		✓ LPA HWL04 Overall high contribution to Green Belt purposes. Low

LPA	HEDDON-ON-THE-WALL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		and strong A-road connections, there is high risk of sprawl through 'leapfrog' development from Tyne and Wear and ribbon development along A69 and B6528. Existing evidence of dispersed ribbon development.	from nearby settlements suggests little or no risk of merger in this LPA.	development detached from settlement. There is some limited potential to provide moderate boundaries in this LPA, however this would involve encroachment into countryside.		risk of merger is outweighed by high risk of sprawl and encroachment.

Heddon-on-the-Wall Green Belt Assessment (Land Parcel Areas HWL01-HWL04)

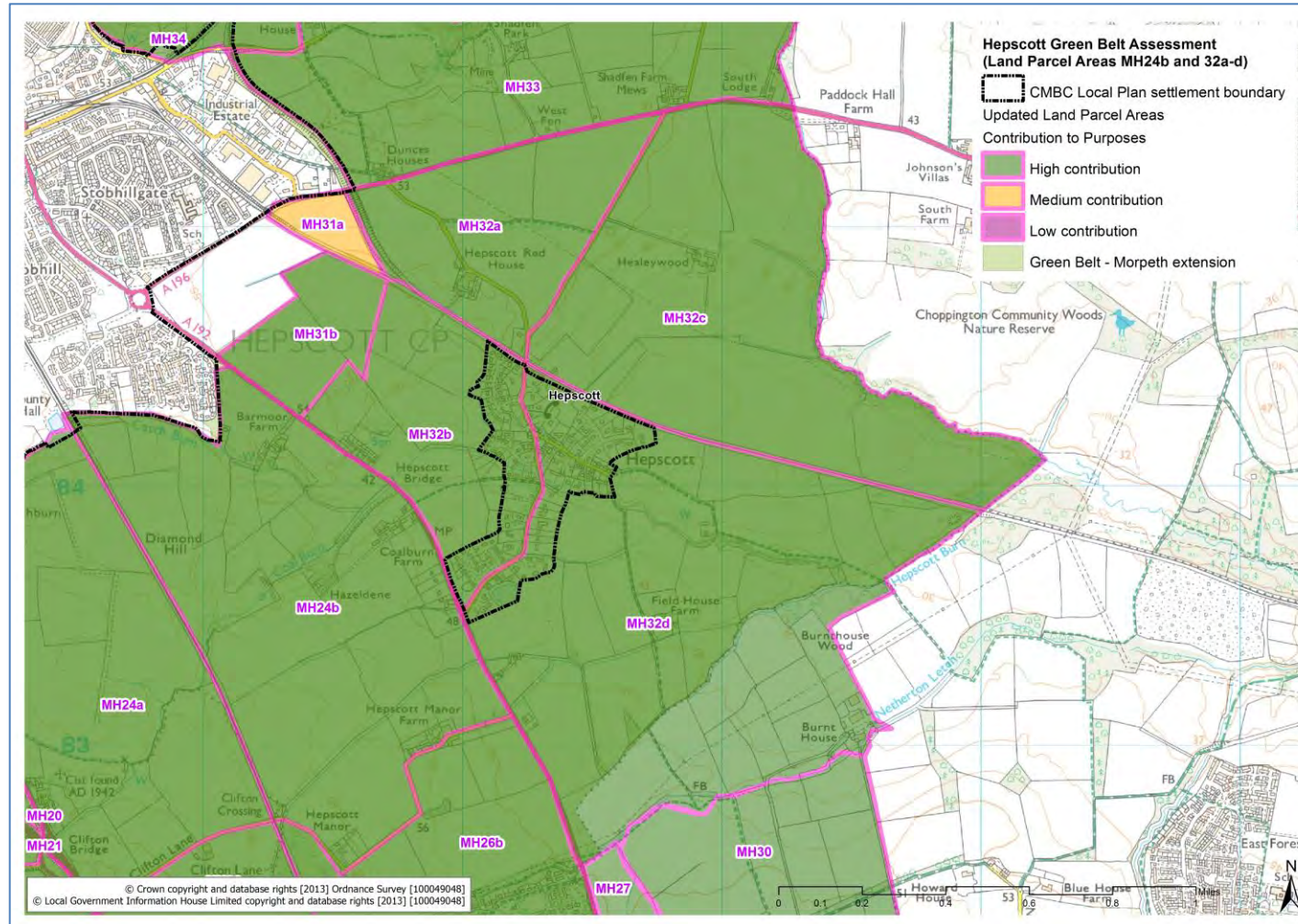
- Green Belt - Northumberland
- Green Belt - Newcastle
- Green Belt - Gateshead
- Northumberland County Boundary
- CMBC Local Plan settlement boundary
- Updated Land Parcel Areas
- Contribution to Purposes
 - High contribution
 - Medium contribution
 - Low contribution

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Hepscott

The assessment for Hepscott was included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area: Land Parcel Areas MH 24b, MH32b and MH32d on pages 90, 95 and 96.

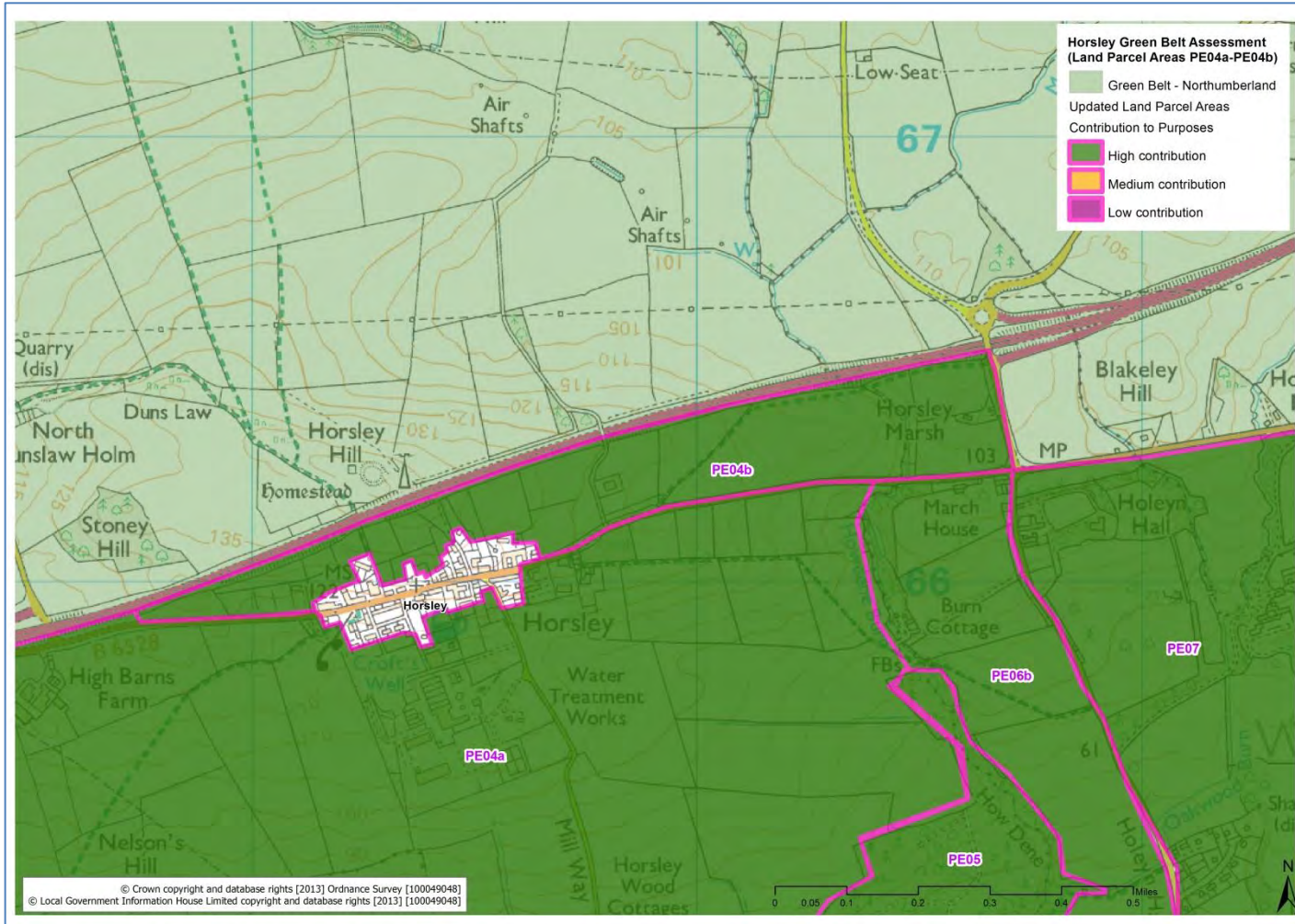
Map 18: Hepscott Land Parcel Areas - contribution to Green Belt purposes



Horsley

The assessment for Horsley was included in the overall assessment of Land Parcel Areas around **Prudhoe** in the Central Delivery Area: Land Parcel Areas PE04a and PE04b on pages 109 and 110.

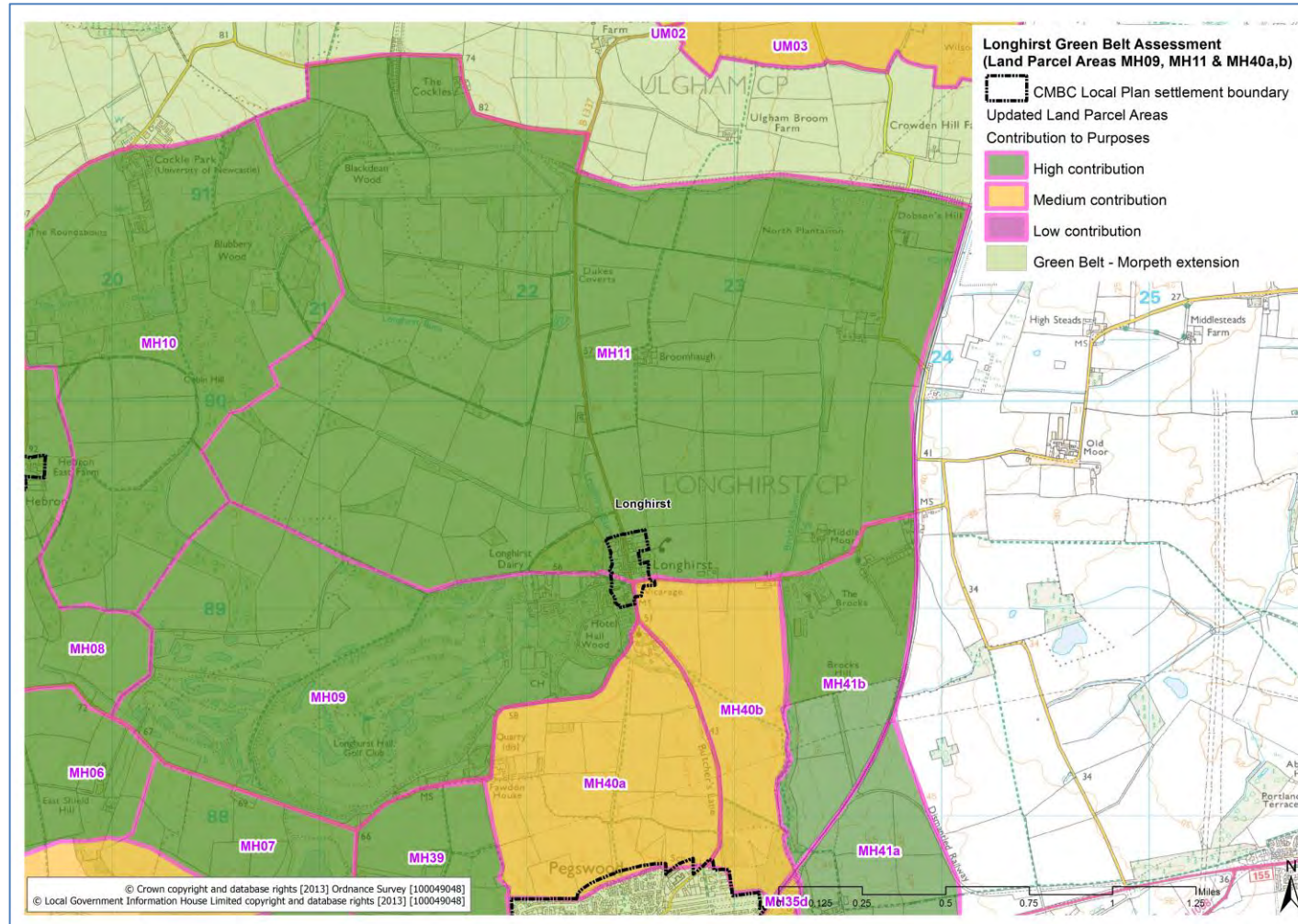
Map 19: Horsley Land Parcel Areas - contribution to Green Belt purposes



Longhirst

The assessment for Longhirst was included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area: Land Parcel Areas MH09, MH11, MH40a and MH40b on pages 84, 99 and 100.

Map 20: Longhirst Land Parcel Areas - contribution to Green Belt purposes



Longhorsley

Step 6a: Land Parcel Area identification

Table 26: Longhorsley Land Parcel Areas description

LONGHORSLEY		Broad Area Label	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁶
LPA Label	LPA Name		Northumberland Landscape Character Type (LCT)	
LY01	Longhorsley North East	n/a	12. Mid Northumberland Lowland Rolling Farmland	Mostly within outer Policy S5 Green Belt boundary option published at the Core Strategy Issues and Options stage, except for a small area close to the village, which lies within the inner S5 boundary option; 60-145m OD; Generally a ridge running west to east with rounded peaks at Bellamour on W edge and Bell's Hill S of centre. From the top of the ridge steep slopes fall towards the SE and the NE, the S edge of the LPA follows the Linden Burn and the unclassified road on the E of the village; bounded on W edge of LPAA by A697, the N edge of the LPA follows the unclassified road that links small clusters of farm buildings. The LPA includes two large recreational and tourism related developments at Macdonald Linden Hall and Burgham Park. Grass/arable fields with well marked hedgerows, hedgerow trees, woodland and golf course landscape. Enclosure: pre-1860 ornamental parkland (Linden Hall), pre-1860 woodland shelterbelt planting; 17-mid 18 th c. fields (Bell's Hill, South Linden and Village Farm); otherwise mid 18-19 th c. fields except for 20 th c. fields on W edge of LPA.
LY02	Longhorsley North West	n/a	12. Mid Northumberland Lowland Rolling Farmland	Mostly within outer Policy S5 Green Belt boundary option published at the Core Strategy Issues and Options stage, except for a small area close to the village, which lies within the inner S5 boundary option; 110-145m OD; generally sloping down to the south east the

¹⁶ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LONGHORSLEY		Broad Area Label	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁶
LPA Label	LPA Name		Northumberland Landscape Character Type (LCT)	
				higher land in the N part of the LPA is dissected by the watercourse Linden Gill. Bounded by the A697 on the E edge of the LPA, the S edge is bounded by the unclassified road running west from Longhorsley and on the W edge by an unclassified road running up to North Birks. Grass/arable fields with well marked hedgerows, hedgerow trees, and some shelterbelt planting. Enclosure mainly mid 18-19 th c. in N half of LPA and pre-1860 fields in S half of LPA with 17-mid 18 th c. fields in NW corner (South Birks), small area of 20 th c. fields and roadside tree planting on S edge of LPA and pre-1860 buildings at Linden Square and Longhorsley village.
LY03	Longhorsley South West	n/a	12. Mid Northumberland Lowland Rolling Farmland	Within the inner Policy S5 Green Belt boundary option, published at the Core Strategy Issues and Options stage; 95-150m OD; part of the west to east Longhorsley ridgewith steep slopes down to the Paxtondean Burn, with the highest land forming a hill west of the village; Bounded by the A697 on the E edge of the LPA, the N edge is bounded by the unclassified road running west from Longhorsley, the W edge by an unclassified road to Beacon Hill and the S edge by field boundaries. Smallburn road or lane runs from the west end of the village towards the S edge of the LPA; grass/arable fields with hedgerows, hedgerow trees, some shelterbelt planting and woodland along Paxtondean Burn. Enclosure: Large areas of 17-mid 18 th c. fields in SW part of LPA with 17-mid 18 th and 16-18 th c. fields S of the village, which has pre-1860 core; some pre-1860 fields W of the vilage, mid 18-19 th c. on N edge (Hillview) and 20 th c. fields in SE corner of LPA, woodlands are pre-1860s and 20 th c.
LY04	Longhorsley Souh East	n/a	12. Mid Northumberland Lowland Rolling Farmland	Within the inner Policy S5 Green Belt boundary option, published at the Core Strategy Issues and Options stage; 90-110m OD; The

LONGHORSLEY		Broad Area Label	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁶
LPA Label	LPA Name		Northumberland Landscape Character Type (LCT)	
				Longhorsley ridge, which continues along the N edge of the LPA is separated from a second ridge runs along the S edge of the LPA by the Paxtondean Burn. Bounded by the A697 on the W edge of the LPA, the N edge is bounded by the unclassified road running from Longhorsley to Paxton Dene, which meets up with another unclassified road forming the S and W edges of the LPA. Grass/arable fields with hedgerows and some hedgerow trees with woodland along the Paxtondean Burn. Enclosure: large areas of 17-mid 18 th c. fields, including adjacent to the E side of the village; pre-1860 fields across N part of LPA with some late 19 th and 20 th c. fields on the S edge of the LPA; woodland and scrub woodland along Paxtondean Burn and adjacent to the Wharmley Burn on the W edge of LPA are pre-1860s and 20 th c.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Longhorsley.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Longhorsley.

Key to matrix below:

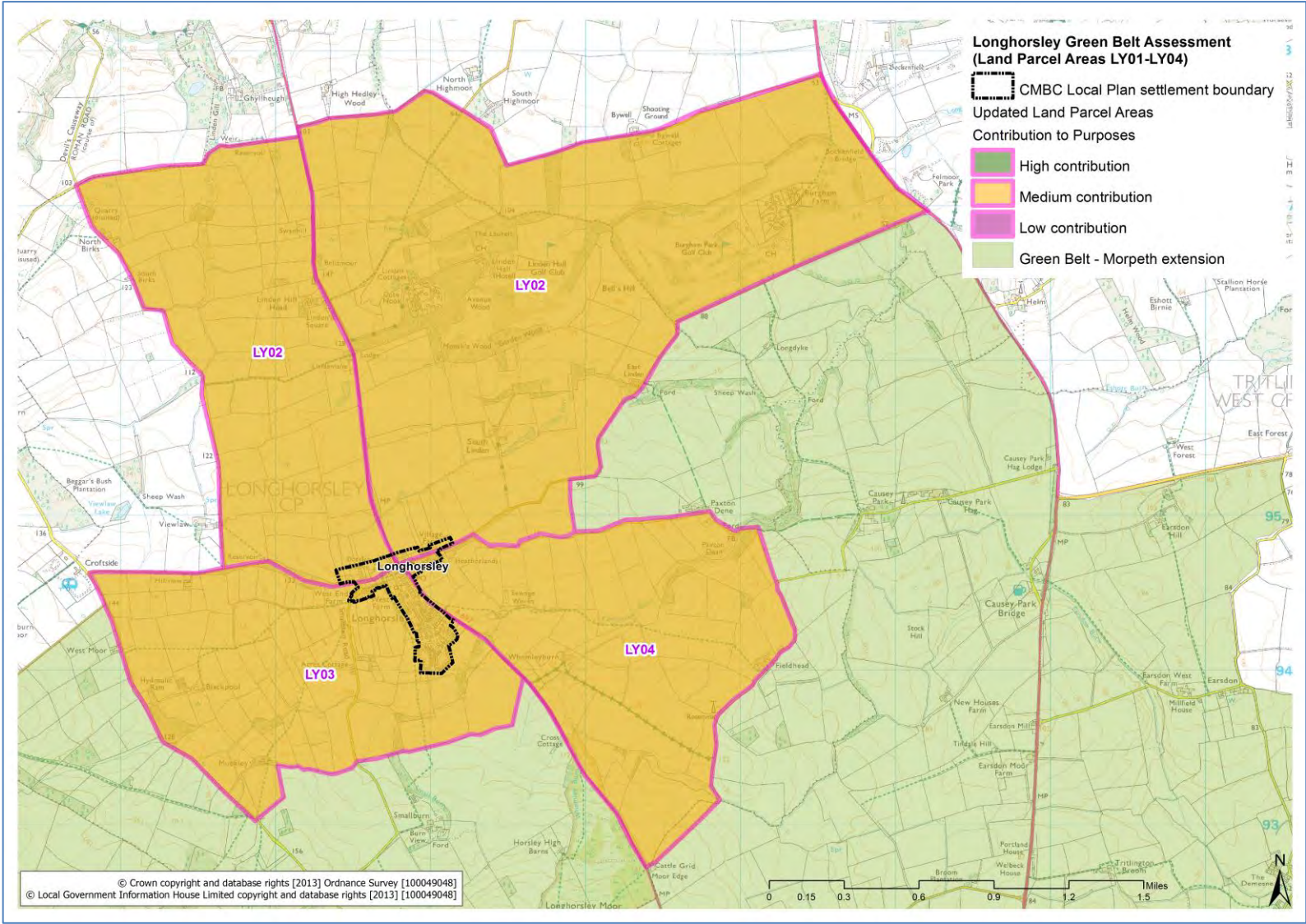
⊙	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 27: Matrix to assess Longhorsley Land Parcel Areas (LPAs) against purposes of Green Belt

LONGHORSLEY		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
LY01	Longhorsley North East	⊙ Although some distance from the Tyne Wear conurbation and with strong containment by the roads bounding the LPA there is some risk of sprawl through 'leap-frog' development focused on the village of Longhorsley and mixed developments at Linden Hall & Burgham Park	× There is no risk of merger with any substantial settlement in this direction.	⊙ This LPA largely comprises open countryside however there are opportunities to create strong durable boundaries within the LPA that would prevent encroachment on the countryside		⊙ LPA LY01 Overall medium contribution to Green Belt purposes. Medium risks sprawl and encroachment on the countryside outweigh the lower risk of merger.
LY02	Longhorsley North West	⊙ Although some distance from the Tyne Wear conurbation and with strong containment by the roads bounding the LPA there is some risk of sprawl through 'leap-frog' development focused on the village of Longhorsley.	× There is no risk of merger with any substantial settlement in this direction.	⊙ This LPA largely comprises open countryside however there are opportunities to create strong durable boundaries within the LPA that would prevent encroachment on the countryside		⊙ LPA LY02 Overall medium contribution to Green Belt purposes. Medium risks sprawl and encroachment on the countryside outweigh the lower risk of merger.
LY03	Longhorsley South West	⊙ Although some distance from the Tyne Wear conurbation and with strong containment by the roads bounding the LPA there is some risk of sprawl through 'leap-frog' development focused on the village of Longhorsley.	× There is no risk of merger with any substantial settlement in this direction.	⊙ This LPA largely comprises open countryside however there are opportunities to create strong durable boundaries within the LPA that would prevent encroachment on the countryside		⊙ LPA LY03 Overall medium contribution to Green Belt purposes. Medium risks sprawl and encroachment on the countryside outweigh the lower risk of merger.
LY04	Longhorsley South	⊙ Although some distance	× There is no risk of	⊙ This LPA largely		⊙ LPA LY04

LONGHORSLEY		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
	East	from the Tyne Wear conurbation and with strong containment by the roads bounding the LPA there is some risk of sprawl through 'leap-frog' development focused on the village of Longhorsley.	merger with any substantial settlement in this direction.	comprises open countryside however there are opportunities to create strong durable boundaries within the LPA that would prevent encroachment on the countryside		Overall medium contribution to Green Belt purposes. Medium risks sprawl and encroachment on the countryside outweigh the lower risk of merger.

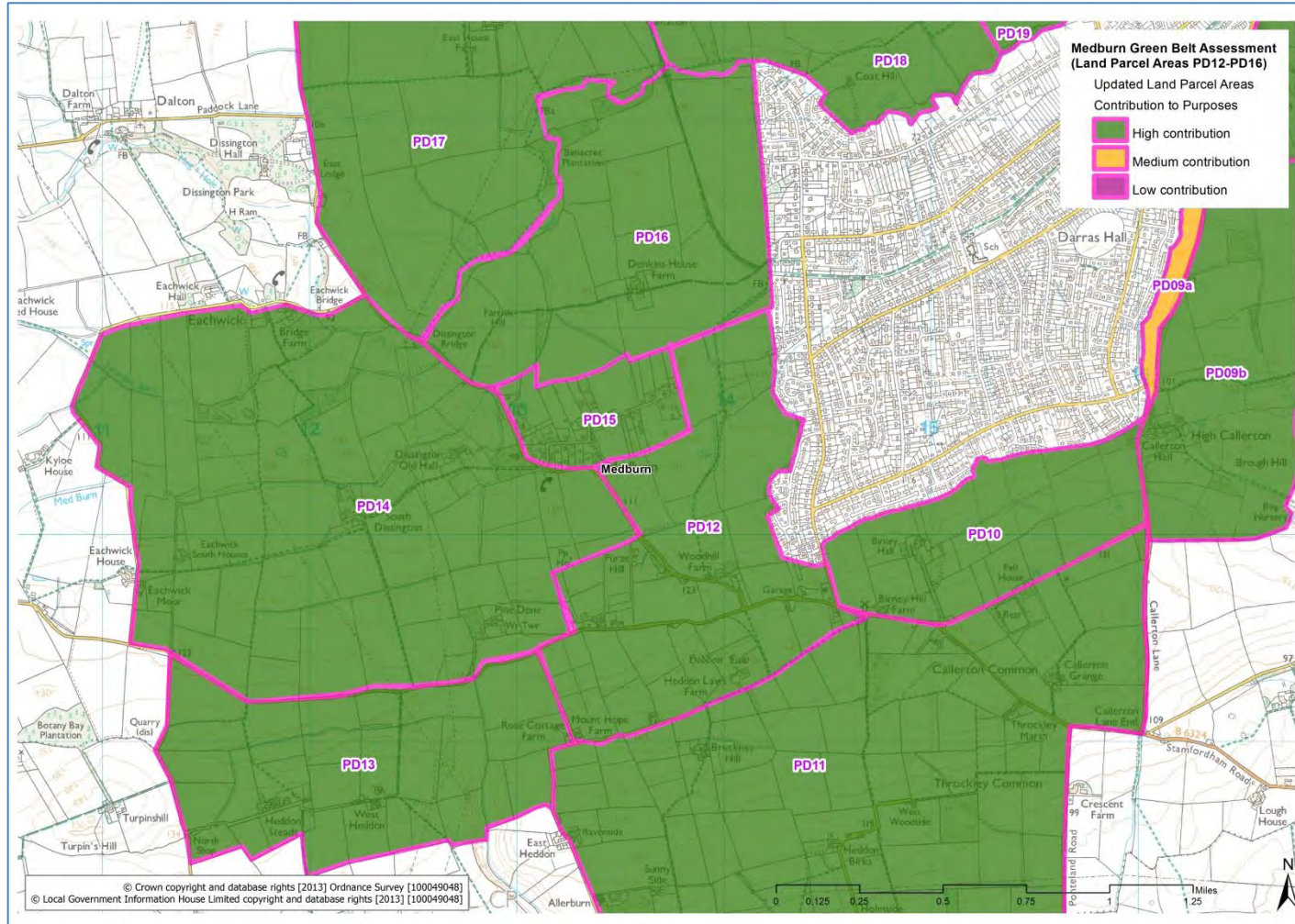
Map 21: Longhorsley Land Parcel Areas - contribution to Green Belt purposes



Medburn

The assessment for Medburn was included in the overall assessment of Land Parcel Areas around **Ponteland** in the Central Delivery Area: Land Parcel Areas PD12 to PD16 on pages 127 to 129.

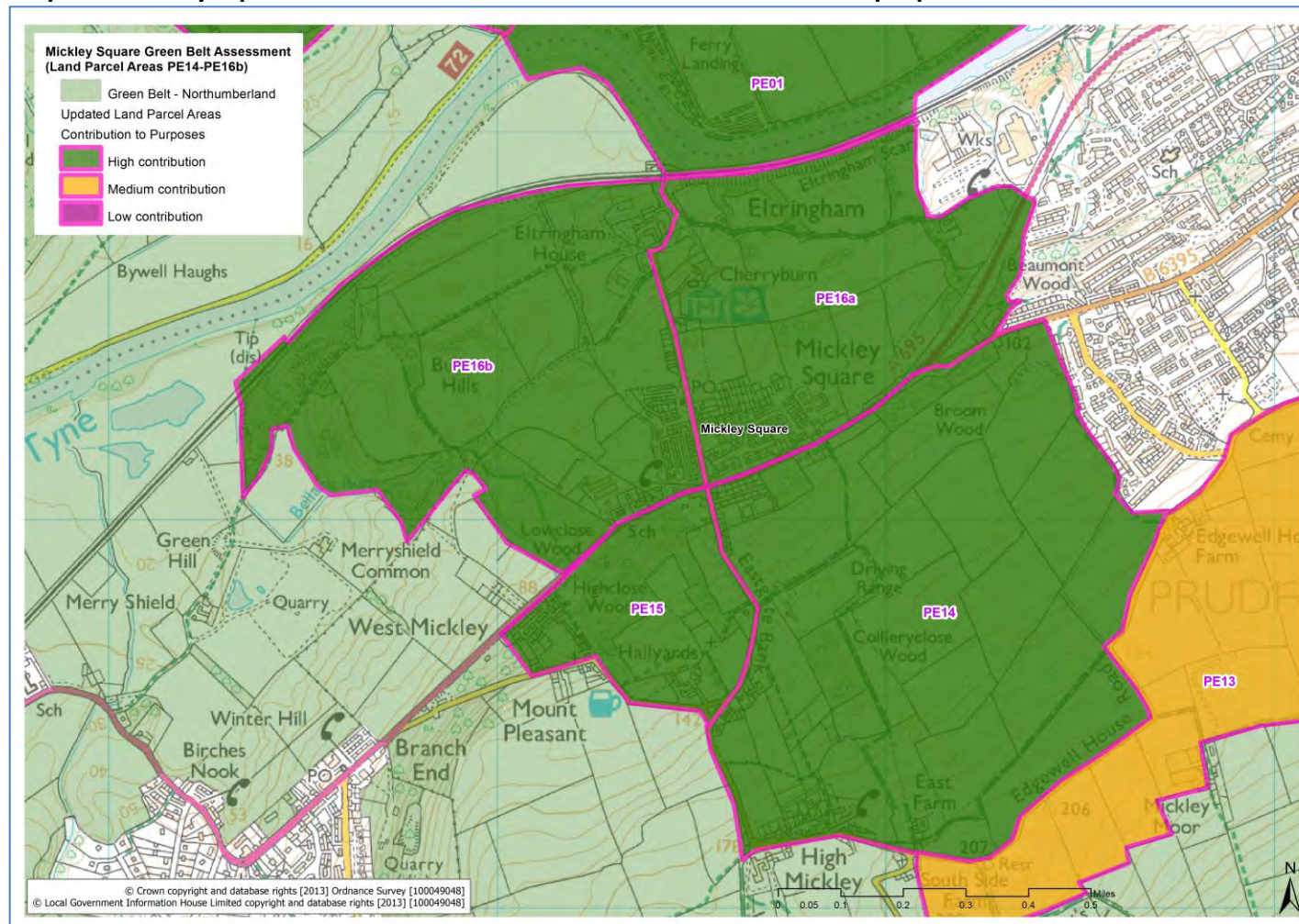
Map 22: Medburn Land Parcel Areas - contribution to Green Belt purposes



Mickley Square

The assessment for Mickley Square was included in the overall assessment of Land Parcel Areas around **Prudhoe** in the Central Delivery Area: Land Parcel Areas PE14, PE15, PE16a and PE16b on pages 113 and 114.

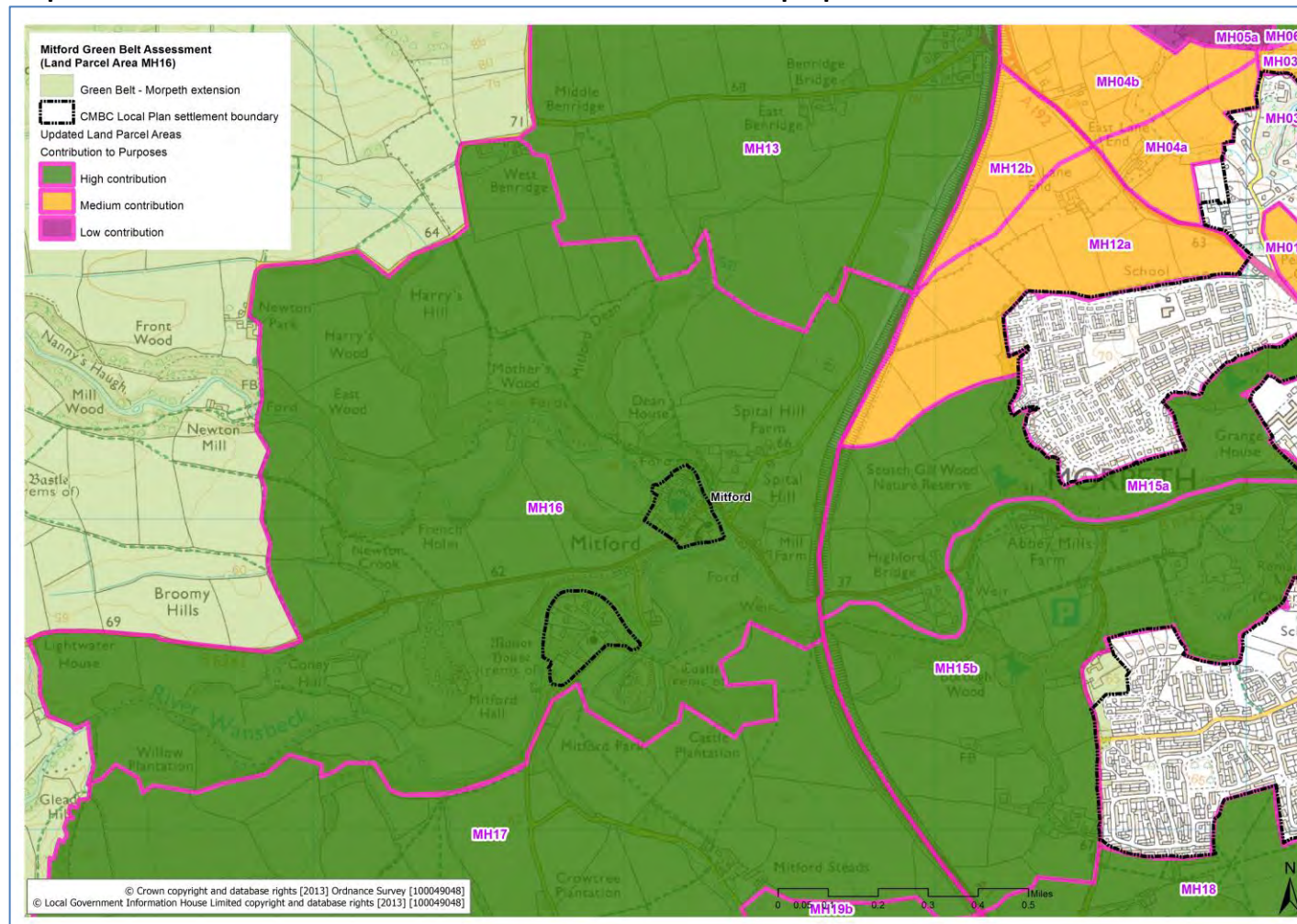
Map 23: Mickley Square Land Parcel Areas - contribution to Green Belt purposes



Mitford

The assessment for Mitford was included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area: Land Parcel Area MH16 on page 87.

Map 24: Mitford Land Parcel Areas - contribution to Green Belt purposes



Netherwitton

Step 6a: Land Parcel Area identification

Table 28: Netherwitton Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁷
		Northumberland Landscape Character Type (LCT)	
NN01	Netherwitton North East	12. Mid Northumberland Broad Lowland Valley	Within Policy S5 Green Belt outer boundary; 100-135m OD; Relatively flat across southern half of LPA, with gentle slopes towards River Font. Northern half slopes significantly upward towards N boundary; Grass/arable fields stretch out to the E of the village road which bisects LPA N-S. Also to the E of this road is an area of woodland which has a recreational walkway linking two large ponds. The settlement of Netherwitton lies to the W of the village road, formed from a number of small clusters of development along the river bank and enclosed by areas of woodland. A large area of woodland borders the NW. Dry stone wall forms the E boundary; Enclosure: Pre 1860's settlement W (Netherwitton), to the NE of settlement is area of pre-1860 woodland which continues up to N boundary of LPA. 18 th – mid-19 th century fields across remainder.
NN02	Netherwitton South East	12. Mid Northumberland Broad Lowland Valley	Within Policy S5 Green Belt outer boundary; 90-110m OD; Generally sloping downward towards River Font. N of the river is relatively flat with gentle slopes whilst the S/W undulates with steeper gradients; Grass/arable fields across majority, River Font bisects LPA NW-SE. S/W of LPA is segmented by streams which split off from the river. Trees and other vegetation stretch out along watercourses. Cluster of development to the NW forms part of Netherwitton settlement; Enclosure: 17 th – mid-18 th and 18 th – mid-19 th century fields across majority. Small area of 20 th century settlement NW.
NN03	Netherwitton South	12. Mid Northumberland	Within Policy S5 Green Belt outer boundary; 100-120m OD; Slopes downward W-E,

¹⁷ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁷
		Northumberland Landscape Character Type (LCT)	
	West	Broad Lowland Valley	levelling out towards E extent; Grazing/arable fields across majority with treed boundaries and patches of woodland. A number of watercourses border the LPA. Vegetation is richer to the S and along watercourses; Enclosure: Mid-18 th – 19 th century fields across majority. Area of pre-1860 woodland SW.
NN04	Netherwitton North West	12. Mid Northumberland Broad Lowland Valley	Within Policy S5 Green Belt outer boundary; 100-220m OD; Gently rolling landform which generally slopes downward towards River Font E; Grazing/arable fields across majority. A small cluster of development to the S forms part of the Netherwitton settlement. LPA is bordered by the River Font and large area of woodland to the N. The Ewesley Burn lies to the S. There are a three Bronze Age cairns within the N/central area of the LPA which are yet to be exhumed but can be viewed from aerial imagery; Enclosure: Mid-18 th – 19 th century fields across majority. Area of 20 th century settlement S.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Netherwitton.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Netherwitton.

Key to matrix below:

⊘	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

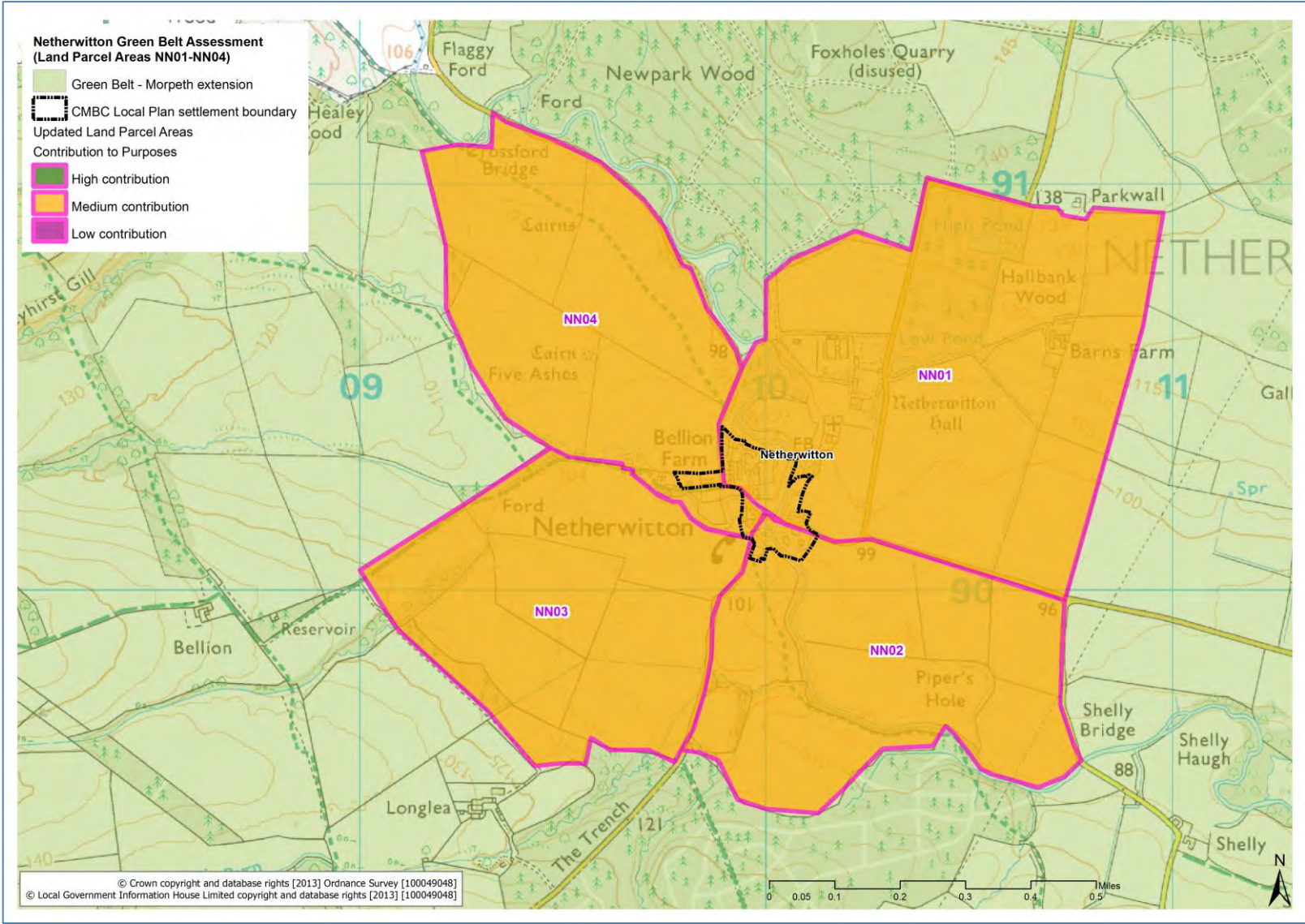
Table 29: Matrix to assess Netherwitton Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	NETHERWITTON LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
NN01	Netherwitton North East	⊖ Although some distance from the Tyne and Wear conurbation there is some risk of sprawl through 'leapfrog' development. Existing development is partially contained, however there is long-term potential for outward spread of dispersed development along road network.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing cluster of development. Existing development is partially enclosed by woodland and River Font. There is some opportunity to provide strong boundaries in this LPA, however there is risk of encroachment east and south where boundary options are weaker.	Not Applicable	⊖ LPA NN01 Overall medium contribution to Green Belt purposes. High risk of encroachment is offset by low risk of merger and moderate risk of sprawl.
NN02	Netherwitton South East	⊖ Although some distance from the Tyne and Wear conurbation there is some risk of sprawl through 'leapfrog' development. Existing development is	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing little development. Potential for encroachment from adjacent development	Not Applicable	⊖ LPA NN02 Overall medium contribution to Green Belt purposes. High risk of encroachment is offset by low risk of merger and moderate risk of sprawl.

LPA	NETHERWITTON LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		partially contained, however there is long-term potential for outward spread of dispersed development along road network and river valley.		NE and little opportunity to provide strong boundaries within LPA. Prominent ridges to the W of the river.		
NN03	Netherwitton South West	⊙ Although some distance from the Tyne and Wear conurbation there is some risk of sprawl through 'leapfrog' development. Adjacent development is partially contained, however there is potential for outward spread of dispersed development.	✕ There is no risk of merger with any substantial settlement in this direction.	✓ Area of open countryside which is largely detached from the settlement of Netherwitton by the Ewesley Burn north. Potential for encroachment from adjacent development NE and limited opportunity to provide strong boundaries within LPA.	Not Applicable	⊙ LPA NN03 Overall medium contribution to Green Belt purposes. High risk of encroachment is offset by low risk of merger and moderate risk of sprawl.
NN04	Netherwitton North West	⊙ Although some distance from the Tyne and Wear conurbation there is some risk of sprawl	✕ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing little development.	Not Applicable	⊙ LPA NN04 Overall medium contribution to Green Belt purposes. High risk of encroachment is

LPA	NETHERWITTON LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		through 'leapfrog' development. Existing development is partially contained, however there is long- term potential for outward spread of dispersed development along road network.		Potential for encroachment from existing development SE and lack of strong boundaries options within LPA.		offset by low risk of merger and moderate risk of sprawl.

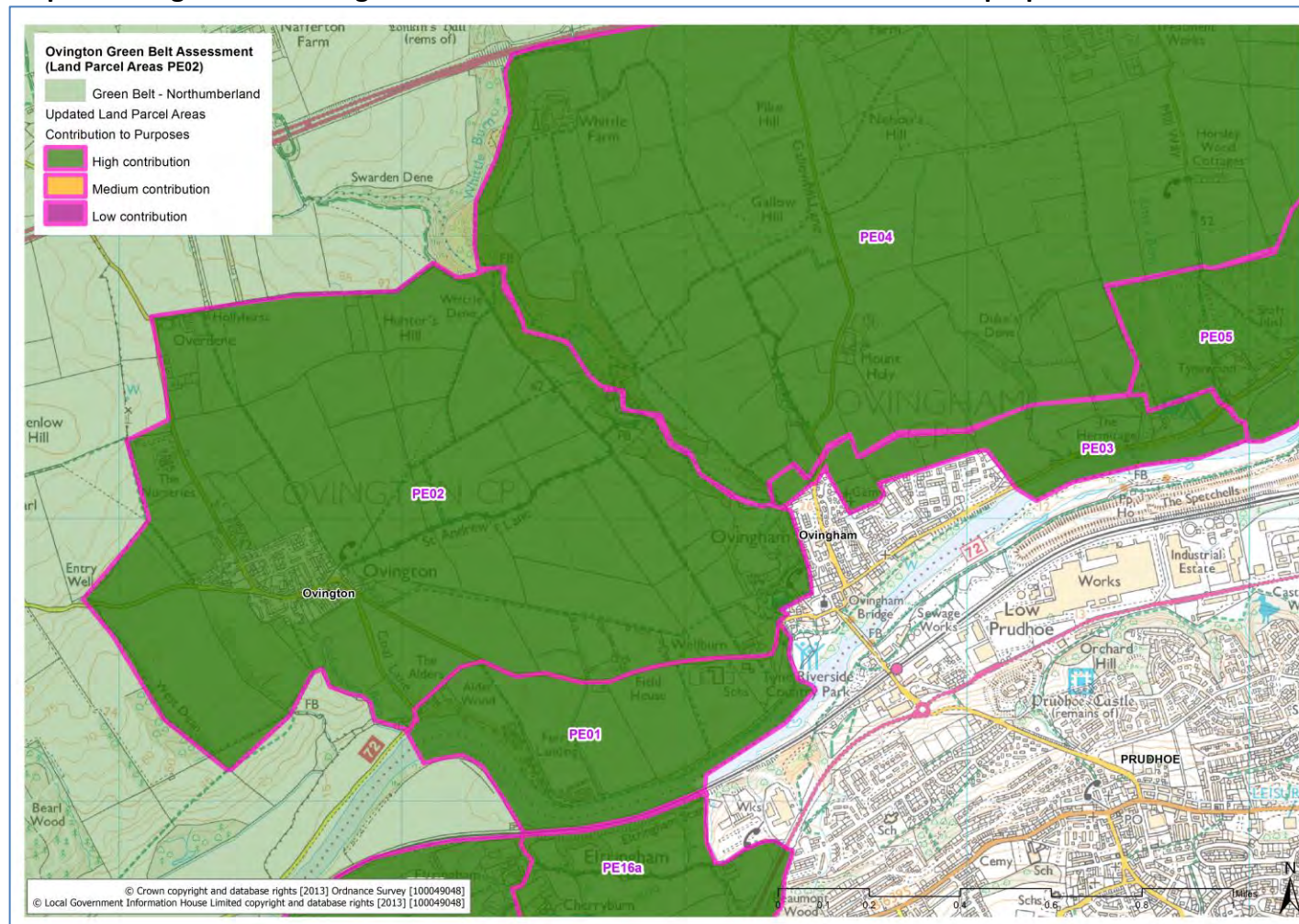
Map 25: Netherwitton Land Parcel Areas - contribution to Green Belt purposes



Ovingham and Ovington

The assessments for Ovingham and Ovington were included in the overall assessment of Land Parcel Areas around **Prudhoe** in the Central Delivery Area: Land Parcel Areas PE01-PE04 on page 109.

Map 26: Ovingham and Ovington Land Parcel Areas - contribution to Green Belt purposes



Slaley

Step 6a: Land Parcel Area identification

Table 30: Slaley Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁸
		Northumberland Landscape Character Type (LCT)	
SY01	Slaley North	10. North Pennines Farmed River Valleys	In Green Belt; 165-220m OD; Significant slope SW-NE downward; Grass/arable fields segmented by hedgerow and trees, bound by significant areas of woodland N. Caravan site SE, farm buildings W and Small cluster of dwellings NE; Enclosure: 17 th – mid-18 th century and 18 th – mid-19 th century fields across majority, 20th century fields small area west. 20 th century settlement S fringe.
SY02	Slaley East	10. North Pennines Farmed River Valleys	In Green Belt; 150-210m OD; Highest point Reaston Hills, sloping downward N and S from hill peaks; Grass/arable fields segmented by hedgerow and trees, bound by significant areas of woodland E/S surrounding Reaston Burn and Reaston Gill. Small number of farm buildings SW and NE; Enclosure: 17 th – mid-18 th century and 18 th – mid-19 th century fields across majority, 20th century fields SE, late 19 th century moorland S. 17 th – mid-18 th century woodland along E edge with area of late 19 th century woodland and pre-1860 ancient replanted woodland.
SY03	Slaley South	10. North Pennines Farmed River Valleys	In Green Belt; 190-220m OD; Significant slope downward from settlement edge N to water course (central). LPA becomes more level S of watercourse, gradually sloping upward to S boundary; Grass/arable fields segmented by hedgerow and trees across majority. Watercourse running centrally E-W with small clusters of dwellings and single dwellings S where ground is more level. Small areas of woodland W and S; Enclosure: Mid-18 th – 19 th century fields across majority, 17 th – mid-18 th century fields SW. Small area of 20 th century woodland W, 20 th century settlement N fringe.

¹⁸ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁸
		Northumberland Landscape Character Type (LCT)	
SY04	Slaley West	10. North Pennines Farmed River Valleys	In Green Belt; 200-220m OD; Generally slopes downward from N to centre and rises again gently towards the S boundary; Grass/arable fields segmented by hedgerow and trees across majority. Treed areas and woodland, particularly along Lead Road, B6306 and track which bisects LPA W-NE. Cluster of dwellings NE and farm buildings SW; Enclosure: 17 th – mid-18 th , mid-18 th – 19 th and late 19 th century fields. Small area of pre-1860s settlement SW.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Slaley.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Slaley.

Key to matrix below:

⊙	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

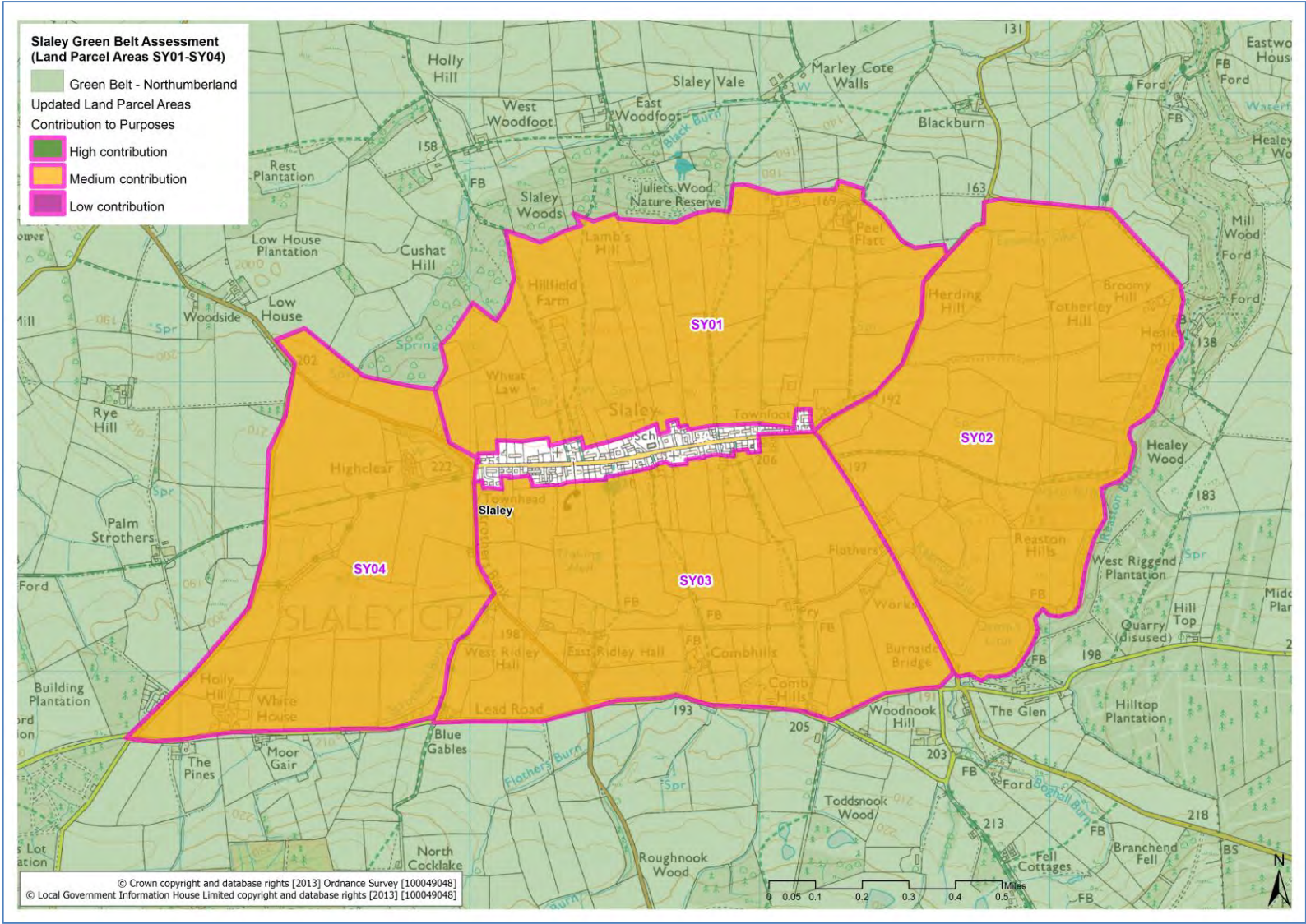
Table 31: Matrix to assess Slaley Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	SLALEY LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
SY01	Slaley North	⊙ Linear development south exhibiting weak settlement edge and poor containment	× There is no risk of merger with any substantial settlement in this direction.	✓ Visually exposed, sloping open countryside. Risk of encroachment into countryside and lack of	Not Applicable	⊙ LPA SY01 Overall medium contribution to Green Belt purposes. High risk of encroachment is

LPA	SLALEY LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		which increases risk of further non-compact development in the long-term. Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development.		strong boundary options within LPA.		offset by low risk of merger and moderate risk of sprawl.
SY02	Slaley East	⊖ Linear development west exhibiting weak settlement edge increases risk of further ribbon development along road network in the long-term. Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development.	× There is no risk of merger with any substantial settlement in this direction.	✓ Visually exposed, open countryside which is set within a wide expanse of rural open landscape. Risk of encroachment into countryside and lack of strong boundary options within LPA.	Not Applicable	⊖ LPA SY02 Overall medium contribution to Green Belt purposes. High risk of encroachment is offset by low risk of merger and moderate risk of sprawl.
SY03	Slaley South	⊖ Linear development north exhibiting weak settlement edge and	× Clusters of development S beyond the LPA could merge with Slaley in the long-	✓ Visually exposed area of predominantly open countryside set within a wide expanse	Not Applicable	⊖ LPA SY03 Overall medium contribution to Green Belt purposes. High risk

LPA	SLALEY LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		poor containment which increases risk of further non-compact development in the long-term. Existing dispersed development within LPA S. Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development.	term. However, there is no risk of merger with any substantial settlement in this direction.	of rural open landscape. Risk of encroachment into countryside and lack of strong boundary options within LPA.		of encroachment is offset by low risk of merger and moderate risk of sprawl.
SY04	Slaley West	⊖ Linear development east exhibiting weak settlement edge increases risk of further ribbon development along road network in the long-term. Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development.	× There is no risk of merger with any substantial settlement in this direction.	✓ Visually exposed, open countryside which is set within a wide expanse of rural open landscape. Risk of encroachment into countryside and lack of strong boundary options within LPA.	Not Applicable	⊖ LPA SY04 Overall medium contribution to Green Belt purposes. High risk of encroachment is offset by low risk of merger and moderate risk of sprawl.

Map 27: Slaley Land Parcel Areas - contribution to Green Belt purposes



Stamfordham

Step 6a: Land Parcel Area identification

Table 32: Stamfordham Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹⁹
		Northumberland Landscape Character Type (LCT)	
SM01	Stamfordham North	12. Mid Northumberland Lowland Rolling Farmland (Majority)	In Green Belt; 120-150m OD; General downward gradient towards River Pont S. N of LPA slopes gently downward W-E; Grass/arable fields segmented by hedgerow and trees across majority of LPA. Farmstead, sewage works and small clusters of dwellings S. Stamfordham conservation area lies adjacent to the W and a shrunken medieval village at Heugh borders the N of the LPA; Enclosure: Mid-18 th - 19 th century fields across majority with 17 th – mid-18 th century fields S and small area of late 19 th century woodland SE. 20 th century settlement SW fringe.
SM02	Stamfordham South	12. Mid Northumberland Lowland Rolling Farmland	In Green Belt; 155-125m OD; Highest point S, sloping outward E, W and N from peak. Steep gradient N at settlement edge; Grass/arable fields segmented by hedgerow and trees across majority of LPA. Small cluster of dwellings N at Hawkwell Grange and S at Richmond Hill. Ouston airfield borders the S of the site, which is for the most part disused; Enclosure: 17 th – 19 th century fields across majority with area of 20 th century fields NW and NE.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Stamfordham.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Stamfordham.

¹⁹ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

Key to matrix below:

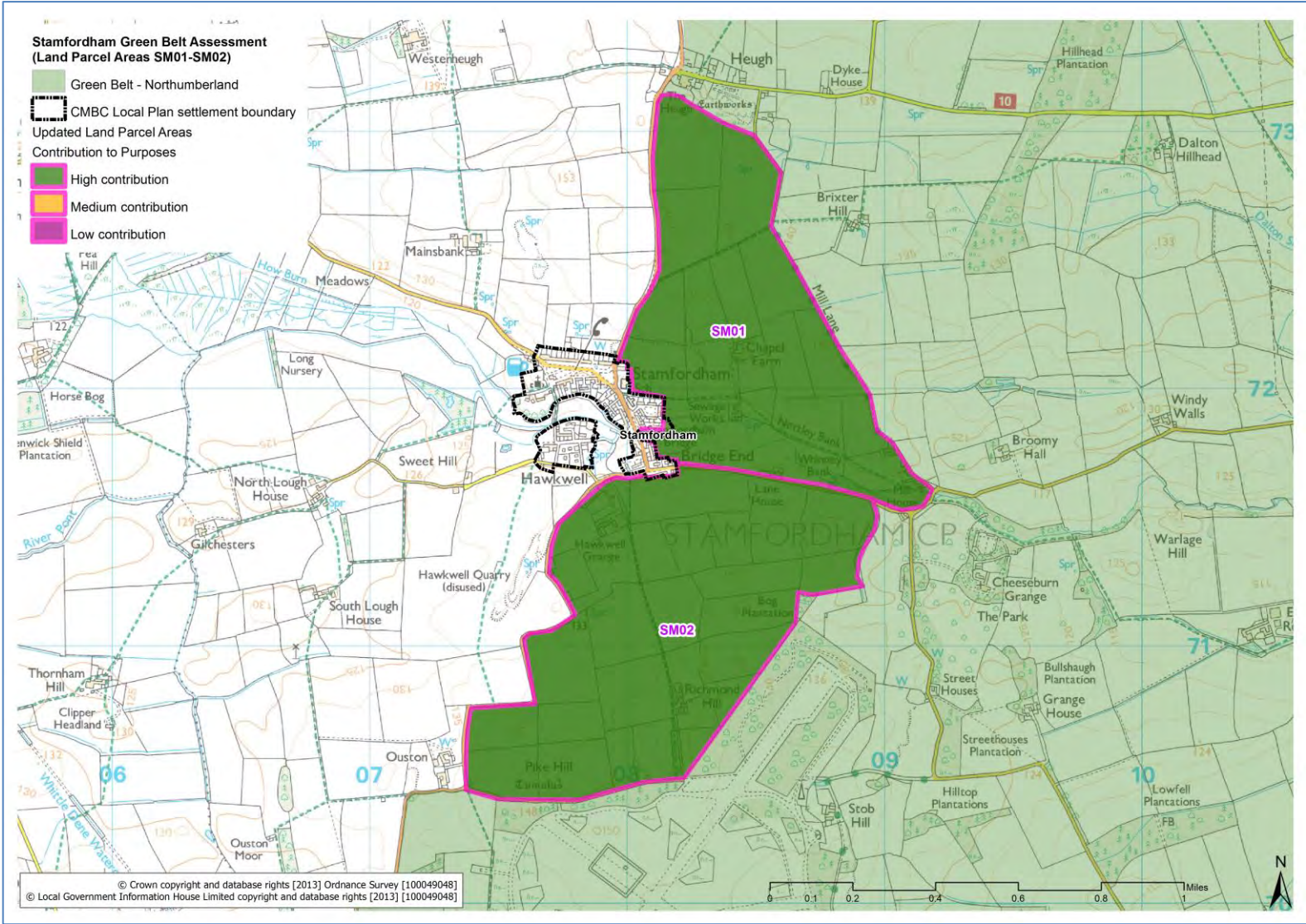
⊖	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 33: Matrix to assess Stamfordham Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	STAMFORDHAM LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
SM01	Stamfordham North	⊖ The edge of the Green Belt in this area forms the east settlement edge of Stamfordham and prevents potential long-term ribbon development occurring east along the road network towards larger built-up areas. There is risk of leapfrog development from the Tyne and Wear conurbation in this LPA.	⊖ There is no risk of merger with any substantial settlement in this direction. Long-term ribbon development could serve to merge dispersed clusters of development such as Dalton and impinge upon the wider openness of the Green Belt in this area.	✓ Area of predominantly open countryside at risk of urbanisation. Lack of strong boundaries to prevent encroachment of development into wider countryside.		LPA SM01 ✓ Overall high contribution to Green Belt purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.
SM02	Stamfordham South	⊖ The edge of the Green Belt in this area forms the settlement edge of Stamfordham	⊖ There is no risk of merger with any substantial settlement in this direction. Long-	✓ Predominantly open countryside separating Stamfordham and		LPA SM02 ✓ Overall high contribution to Green Belt purposes. High

LPA	STAMFORDHAM LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		and prevents potential long-term ribbon development occurring east along the road network towards larger built-up areas. There is risk of leapfrog development from the Tyne and Wear conurbation in this LPA.	term ribbon development could serve to merge dispersed clusters of development.	army barracks/disused airfield. Steep gradient to the north forms the southern edge of the settlement. Despite strong enclosure of LPA, there is no opportunity to provide strong boundaries without encroachment into countryside.		risk of sprawl and encroachment outweigh the low risk of merger in this LPA.

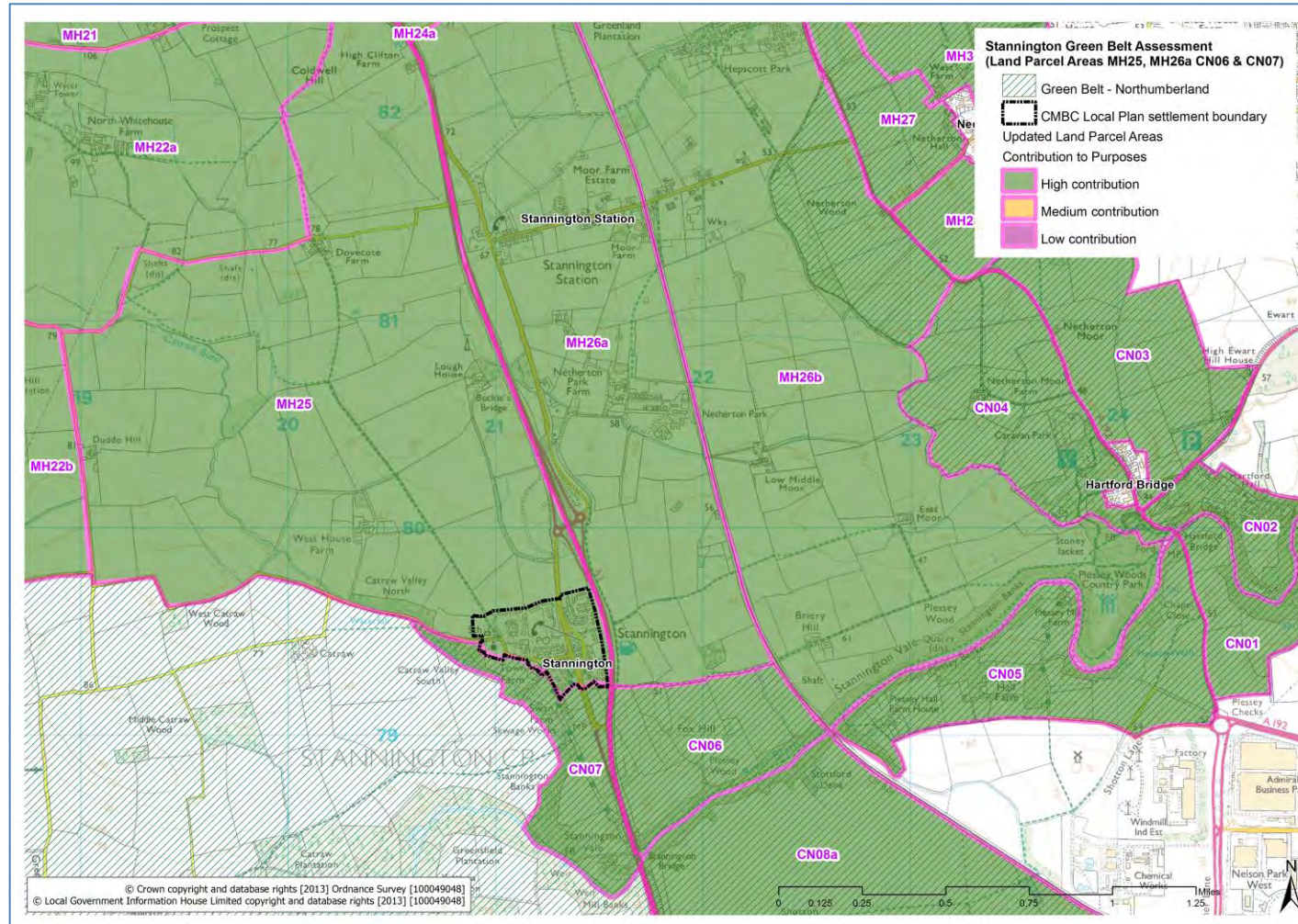
Map 28: Stamfordham Land Parcel Areas - contribution to Green Belt purposes



Stannington

The assessment for Stannington was included in the overall assessment of Land Parcel Areas around **Morpeth** in the Central Delivery Area and **Cramlington** in the South East Delivery Area: Land Parcel Areas MH25, MH26a, CN06 and CN07 on pages 91 and 32.

Map 29: Stannington Land Parcel Areas - contribution to Green Belt purposes



Stocksfield

Step 6a: Land Parcel Area identification

As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc.

Table 34: Stocksfield Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²⁰
		Northumberland Landscape Character Type (LCT)	
SD01(a)	Stocksfield North (a)	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor/Sides	In Green Belt; 25-55m OD; Highest points S/E, sloping N downward.; Fields cover majority of LPA with wooded area W along burn. LPA enclosed by settlement and A695; Enclosure: 17 th - mid-18th c. fields, pre 1860 and 17 th - mid-18 th c. woodland.
SD01(b)	Stocksfield North (b)	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 15-30m OD; Relatively level across majority, sloping downward towards river. Steeper gradients W; Fields cover majority of LPA with small clusters of development along B-road and Stocksfield burn which bisects area. Stocksfield Hall and grounds to the E of Stocksfield burn. LPA enclosed by railway line S and River Tyne N. Areas of woodland along river and other watercourses; Enclosure: 17 th -19 th c. fields, small area pre-1860 fields S. Pre-1860 woodland & woodland scrub. Industry extractive site E; Pre-1860s communications railway S.
SD01(c)	Stocksfield North (c)	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor/Sides	In Green Belt; 20-85m OD; Highest points S/SE, sloping N downward. Steeper slopes S, becoming more level N; Fields cover majority of LPA with small cluster of development W. Quarry site central, cricket ground W. LPA bordered by railway line N, woodland NE, settlement and A695 S/SW/SE; Enclosure: 17 th -19 th c. fields, 20 th c. industry extractive site (quarry).

²⁰ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²⁰
		Northumberland Landscape Character Type (LCT)	
SD02	Stocksfield East	16. Durham Coalfield Pennine Fringe (Majority) Glacial Trough Valley Sides (N and W) Coalfield Upland Fringe (S and E)	In Green Belt; 75-245m OD; Steep gradient from Hedley-on-the-Hill (S edge, highest point) down to Modigars Lane and Stocksfield (W edge, lowest point). Generally slopes down to E-W/NW, with steep slope and ridge W along line of Stocksfield settlement edge. Grass/arable fields segmented by hedgerow/trees across majority; dense woodland/scrub borders N/W, particularly surrounding dene; small farm building clusters to S with trees/shrubs and building cluster to N; Enclosure: 17 th -19 th c., 20 th c. woodland/scrub, pre-1860 woodland (Click-em-in Dene), pre1860's settlement to N.
SD03	Stocksfield South	16. Durham Coalfield Pennine Fringe Glacial Trough Valley Sides Coalfield Upland Fringe (SE)	In Green Belt; 40-150m OD; LPA bisected by steep central gradient dropping E-W. The E of the LPA slopes downward S-N, whilst the W slopes down to water courses; wooded enclosures W with clusters of dwellings; large residences giving way to grass/arable fields. New Ridley E grass/arable fields N and golf course S; Enclosure: 17 th -19 th c. fields, 20 th c. ornamental recreation parkland SE. Pre-1860s settlement SW (Hindley House), mixed pre 1860 and 20 th c. settlement (New Ridley). Pre-1860 replanted woodland W/N and pre-1860 woodland E edge.
SD04	Stocksfield West	11. Tyne Gap and Hadrian's Wall (Majority) Glacial Trough Valley Sides	In Green Belt; 25-95m OD; Undulating, generally sloping downwards towards N and from B6309 E towards settlement. Relatively flat open landscape SW; Grass/arable fields enclosed by vast areas of woodland. Small clusters of dwellings E (Old Ridley and Ridley Mill). Stocksfield burn SE, Smithy burn (W); Enclosure: 17 th -20 th c. fields, 17 th – mid-18 th c. ancient woodland, pre-1860 ancient replanted woodland, pre-1860 woodland, 20 th c. settlement (E edge).

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Stocksfield.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Stocksfield.

Key to matrix below:

⊗	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 35: Matrix to assess Stocksfield Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	STOCKSFIELD LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
SD01(a)	Stocksfield North (a)	× Majority of LPA is contained by existing development, therefore potential for sprawl is limited.	× LPA is enclosed by existing settlement and therefore does not preserve the separation between Stocksfield and neighbouring settlements.	⊗ Area of open land which is almost entirely enclosed by existing development. A695 forms strong boundary and restricts encroachment into wider countryside. Although strongly contained, this LPA consists largely of sloping open farmland.	Not Applicable	⊗ LPA SD01(a) Overall medium contribution to Green Belt purposes. Low risk of sprawl and merger is offset by moderate risk of encroachment.

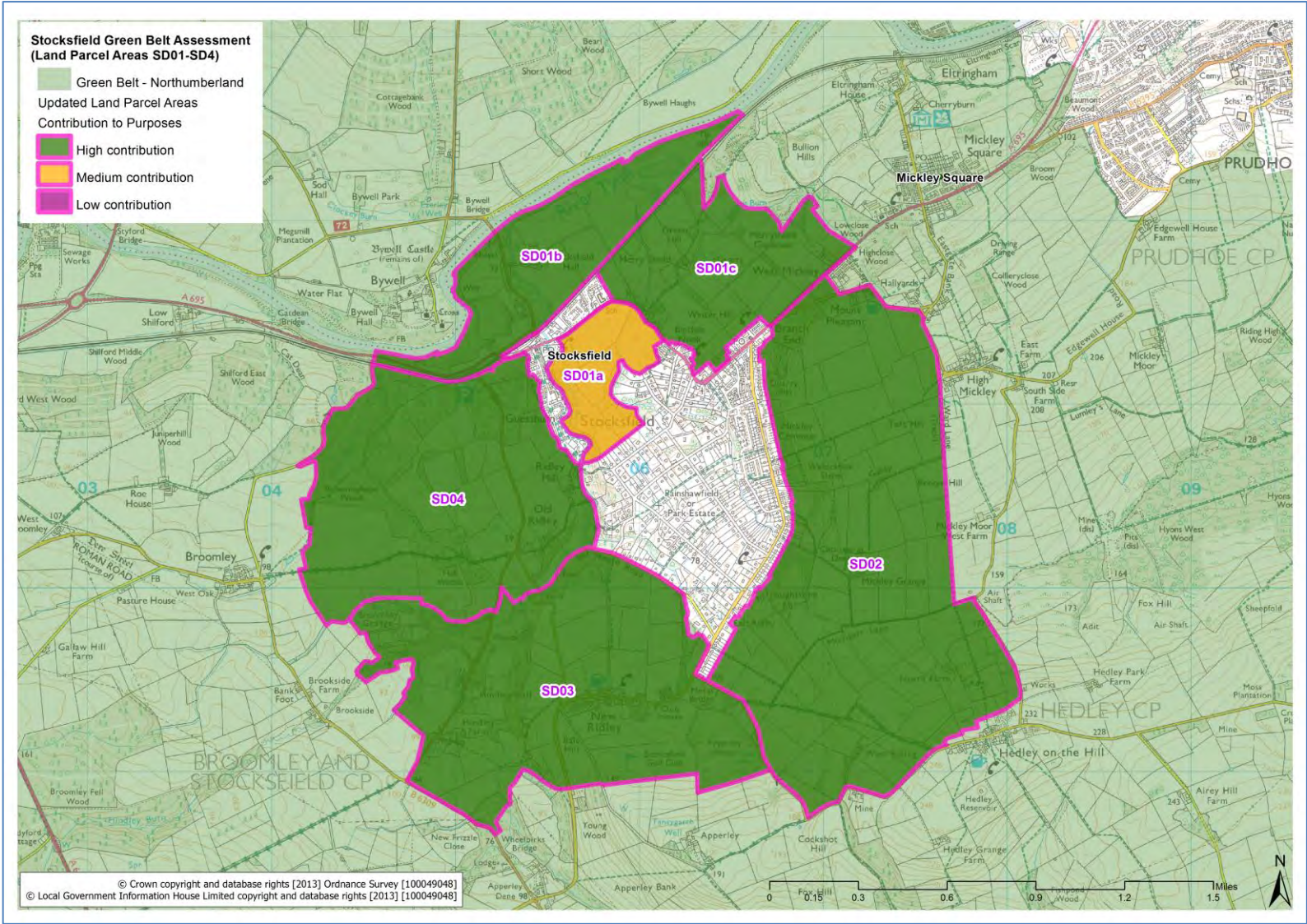
LPA	STOCKSFIELD LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
SD01(b)	Stocksfield North (b)	⊗ LPA is contained by the River Tyne N/W and railway line S/E which limits potential for wider sprawl. However, there is potential for non-compact and ribbon development along existing road links and river valley. There is also risk of 'leapfrog' development from the Tyne and Wear conurbation in this area.	⊗ Terrain and topography limit risk of coalescence with Broomhaugh and Riding Mill. Despite strong containment of LPA, land is not entirely isolated from the settlement of Bywell, which is visible across the River Tyne. Erosion of separation between Stocksfield and Bywell would impinge upon the openness of the Green Belt in this area.	✓ Rural countryside landscape expanding along the river bank. Although LPA exhibits strong durable boundaries, this is an area of countryside detached from settlement by the railway line. Countryside in this area contributes towards the wider openness of the Green Belt.		⊗ LPA SD01(b) Overall high contribution to Green Belt purposes. High risk of merger and encroachment outweigh moderate risk of sprawl.
SD01(c)	Stocksfield North (c)	✓ There is high risk of sprawl through 'leapfrog' development from Tyne and Wear and ribbon development occurring east along	✓ Despite strong boundaries to the east formed by areas of woodland and steep gradients, there is high risk of coalescence with	✓ Predominantly open area of countryside including recreation grounds and extractive site. Although LPA exhibits some stronger outer		✓ LPA SD01(c) High contribution towards Green Belt purposes. High risk of sprawl, merger and encroachment.

LPA	STOCKSFIELD LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		the A695 towards larger built-up areas. Weak settlement edge and existing ribbon development increases risk.	Mickley along road network. Reduction of the gap between these settlements due to development along the A69 would impinge upon the wider openness of the Green Belt along the Tyne Valley.	boundaries, there is high risk of encroachment due to lack of boundary options within this area. Countryside in this area contributes towards the wider openness of the Green Belt.		
SD02	Stocksfield East	⊙ Forms a well contained, strong eastern settlement edge, however this weakens towards the north and south extents. Steep gradient of land adjacent Stocksfield and Hedley-on-the-Hill reduces risk of sprawl from west and south. However risk of unrestricted extensions to branches of Mickley	✓ Risk of physical merger between Stocksfield, Hedley-on-the-Hill and Mickley is reduced by steep gradients south and west, however erosion of separation between these settlements is a key issue in this LPA and would impinge upon the wider openness of the Green Belt along the Tyne Valley.	✓ Extensive area of open countryside overlooking Stocksfield. Steep gradients and woodland to west form settlement enclosure and act as buffer between developed area and wider open countryside. Weak boundary options within LPA.	Not Applicable	✓ LPA SD02 Overall high contribution to Green Belt purposes. Moderate risk of sprawl is outweighed by high risk of merger and encroachment.

LPA	STOCKSFIELD LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		along road to east which would contribute to wider sprawl. There is also risk of 'leapfrog' development from the Tyne and Wear conurbation.				
SD03	Stocksfield South	⊖ Dispersed clusters of development partially contained within woodland W and existing ribbon development at New Ridley. There is risk of further ribbon development associated with New Ridley, although risk is reduced by strong wooded boundaries and steep gradients S. Some risk of sprawl from existing development at	⊖ There is no real risk of merger with any substantial settlement in this direction. However, further development could lead to coalescence with small settlements of New Ridley and Hindley which would impinge upon the openness of the Green Belt.	✓ Largely open, sloping area of open countryside containing some dispersed development. Gradient and woodland form settlement enclosure. Limited opportunity to provide strong durable boundaries without encroachment into countryside.	Not Applicable	✓ LPA SD03 Overall high contribution towards Green Belt purposes. High risk of encroachment outweighs moderate risk of sprawl and merger.

LPA	STOCKSFIELD LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		Hindley towards A68.				
SD04	Stocksfield West	⊖ Strong containment by wooded enclosure and watercourses prevents wider sprawl, however settlement edge is weak in part and there is some limited risk of ribbon development occurring along B6309 from clusters of development at Old Ridley and Ridley Mill. There is also risk of 'leapfrog' development from the Tyne and Wear conurbation.	⊖ Further development towards Broomhaugh and Riding Mill is prevented by significant areas of woodland. Risk of physical merger between Stocksfield and Broomley is reduced by containment of woodland, however erosion of separation between these settlements is a risk, particularly south of this LPA.	✓ Area of predominantly open countryside, containing little development. Strong enclosure north and west, however high risk to countryside within LPA and potential for wider encroachment along the south towards flat open landscape SW. Some limited opportunity to provide strong durable boundaries.	Not Applicable	✓ LPA SD04 Overall high contribution towards Green Belt purposes. High risk of encroachment outweighs moderate risk of sprawl and merger.

Map 30: Stocksfield Land Parcel Areas - contribution to Green Belt purposes



Whalton

Step 6a: Land Parcel Area identification

Table 36: Whalton Land Parcel Areas description

WHALTON		Broad Area Label	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²¹
LPA Label	LPA Name		Northumberland Landscape Character Type (LCT)	
WN01	Whalton West	n/a	12. Mid Northumberland Lowland Rolling Farmland	Within proposed Green Belt extension around Morpeth – within tighter Policy S5 outer boundary proposed at Core Strategy Issues and Options; 85-125m OD; generally south facing slope of marked west to east ridge that rises immediately north of Whalton; in this LPA the summit is reached at Broom Hill with associated trig point and windmill site near the north edge of the LPA; the S edge of the LPA follows the How Burn Burn, the east edge follows the B6524 (Ponteland to Morpeth Road) and unclassified road north to Meldon and the west and north edges are marked by field boundaries; the LPA includes farm buildings at the west end of the village; grass/arable fields with hedgerows, hedgerow trees and some shelterbelt planting. Enclosure: large areas of 17-mid 18 th c. fields with some 20 th c. fields; west end of village 20 th c. with pre-1860s core.
WN02	Whalton South East	n/a	12. Mid Northumberland Lowland Rolling Farmland	Within proposed Green Belt extension around Morpeth – within middle Policy S5 outer boundary proposed at Core Strategy preferred Options Stage 2; 75-100m OD; generally south facing slope of marked west to east ridge that rises immediately north of Whalton; the S edge of the LPA follows field boundaries and small watercourses parallel to the How Burn Burn, the west and north edges follow the B6524 (Ponteland to Morpeth Road) and

²¹ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

WHALTON		Broad Area Label	National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²¹
LPA Label	LPA Name		Northumberland Landscape Character Type (LCT)	
				<p>unclassified road east to Shilvington, the east edge is marked by field boundaries; the LPA includes the south half of the historic village including a school, church, peel tower and a small residential development at the east end of the village (Manor House Dairy); grass/arable fields with hedgerows, hedgerow trees and some shelterbelt planting.</p> <p>Enclosure: large areas of mid 18th -19th c. fields with small area of 17th - mid 18th c. fields close to south edge of village; some 20th c. buildings around pre-1860s core.</p>
WN03	Whalton North East	n/a	12. Mid Northumberland Lowland Rolling Farmland	<p>Within proposed Green Belt extension around Morpeth – within middle Policy S5 outer boundary proposed at Core Strategy preferred Options Stage 2; 100-125m OD; generally south facing slope of marked west to east ridge that rises immediately north of Whalton; indications of ancient occupation occur at the summit on the north edge of the LPA at Camp House and the south facing part of this linear village sits near the south edge of the LPA including historic buildings and a series of conversions by architect Edwin Lutyens (Manor House); LPA bounded by field boundaries to west, north and east and B6524 and Shilvington road to south; grass/arable fields with hedgerows, hedgerow trees and some shelterbelt planting. Enclosure: mixed periods of enclosure including 20th c. strip fields associated with small area of 20th c. building extension at edge of mainly pre-1860s village core; 17-mid 18th c. on ridge, mid 18th – 19th c. alongside B6524 and remaining east half of LPA pre-1860s fields.</p>

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Whalton.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below.

Key to matrix below:

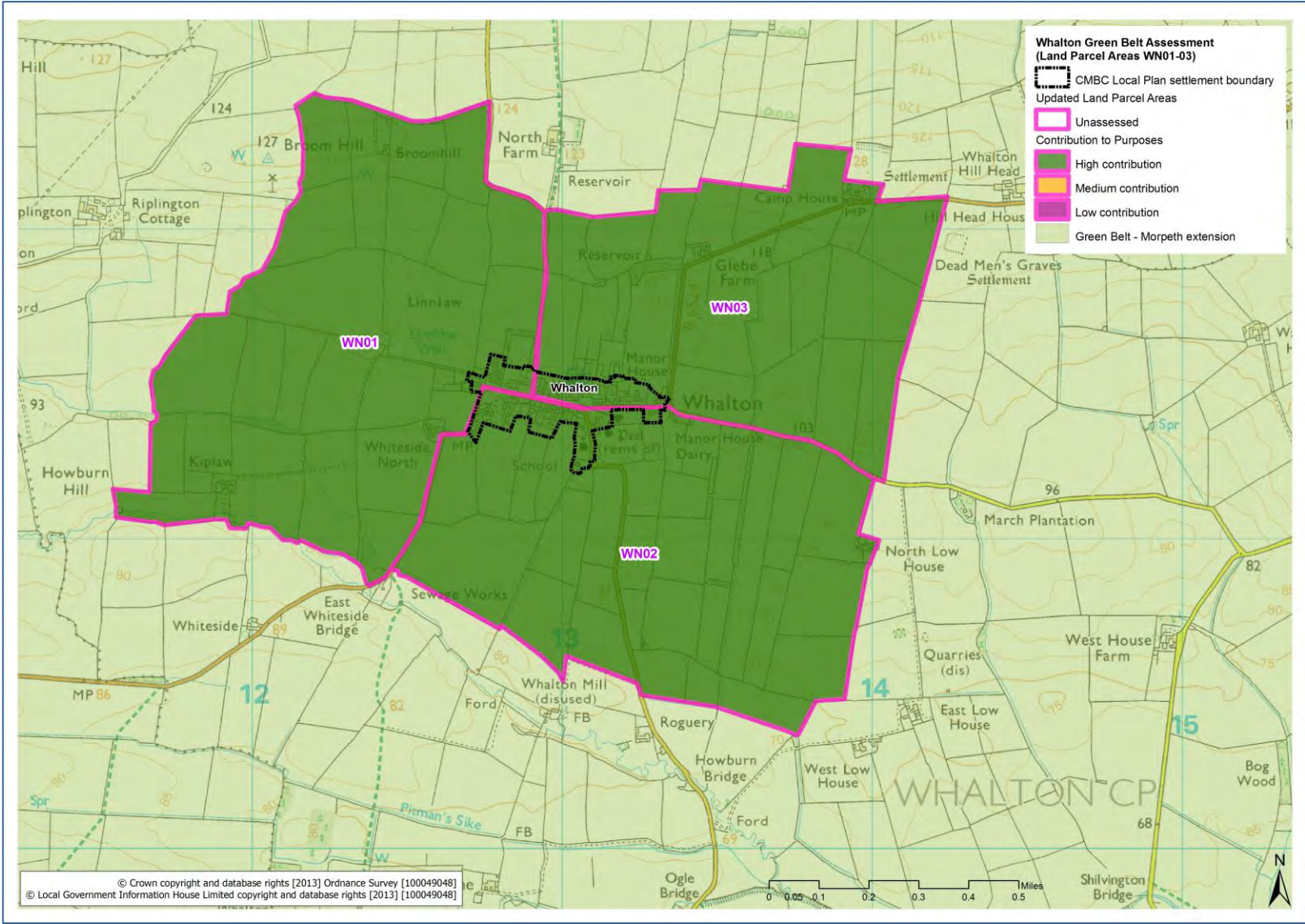
⊘	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 37: Matrix to assess Whalton Land Parcel Areas (LPAs) against purposes of Green Belt

WHALTON		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
WN01	Whalton West	✓ An attractive village within easy commuting distance of the Tyne and Wear conurbation, there is a risk of 'leap-frog' development in the form of ribbon development along the B6524 to the south west and C154 to the north. There is also a risk of non-compact 'backland' development.	×	There is no risk of merger with any substantial settlement in this direction.	✓ This LPA is on an open south facing slope of a prominent ridge, which is visible from some distance. Apart from one or two buildings of a rural character this LPA comprises countryside.	✓ LPA WN01 High contribution to Green Belt purposes. The high contribution to the prevention of sprawl and encroachment on the countryside outweigh the lower risk of merger.
WN02	Whalton South East	✓ An attractive village within easy commuting distance of the Tyne	×	There is no risk of merger with any substantial settlement	✓ This LPA is on an open south facing slope of a prominent ridge,	✓ LPA WN02 High contribution to Green Belt purposes.

WHALTON		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
		and Wear conurbation, there is a risk of 'leap-frog' development in the form of ribbon development along the B6524 to the south west, C358 to the south east and unclassified road to the east. There is also a risk of non-compact 'backland' development.	in this direction.	which is visible from some distance. Apart from buildings of a rural character on the south side of the village street this LPA comprises countryside.		The high contribution to the prevention of sprawl and encroachment on the countryside outweigh the lower risk of merger.
WN03	Whalton North East	✓ An attractive village within easy commuting distance of the Tyne and Wear conurbation, there is a risk of 'leap-frog' development in the form of ribbon development along the B6524 to the north east, C154 to the north and unclassified road to the south. There is also a risk of non-compact 'backland' development.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ This LPA is on an open south facing slope of a prominent ridge, which is visible from some distance. Apart from buildings of a rural character on the north side of the village street this LPA comprises countryside.		✓ LPA WN03 High contribution to Green Belt purposes. The high contribution to the prevention of sprawl and encroachment on the countryside outweigh the lower risk of merger.

Map 31: Whalton Land Parcel Areas - contribution to Green Belt purposes



Whitley Chapel

Step 6a: Land Parcel Area identification

Table 38: Whitley Chapel Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²²
		Northumberland Landscape Character Type (LCT)	
WCL01	Whitley Chapel North	10. North Pennines Farmed River Valleys	In Green Belt; 145-180m OD; Generally slopes downward towards Rowley Burn and Ham Burn, with more level areas away from watercourses; Grass/arable fields with treed areas and woodland, particularly surrounding watercourses. Cluster of dwellings and farm buildings at Whitley Mill and edge of Dalton; Enclosure: 17 th – mid-18 th century fields across majority with 20 th century fields S. Pre-1860 woodland along Rowley Burn and Ham Burn.
WCL02	Whitley Chapel East	10. North Pennines Farmed River Valleys	In Green Belt; 150-170m OD; Generally level, sloping gently downward W-E and towards Devil's Water; Grass/arable fields with treed areas and woodland, particularly surrounding watercourses. Dwellings, Village Hall and other development associated with Whitley Chapel W, with a small number of farm buildings and dwellings off Leazes Lane W and single carriageway which bisects LPA; Enclosure: Ancient medieval fields S of village road which bisects LPA, 17 th – mid-18 th century fields N, 20 th century reverted moorland W. 17 th – mid-18 th century woodland and pre-1860 ancient replanted woodland S along Devil's Water S.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Whitley Chapel.

²² Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Whitley Chapel.

Key to matrix below:

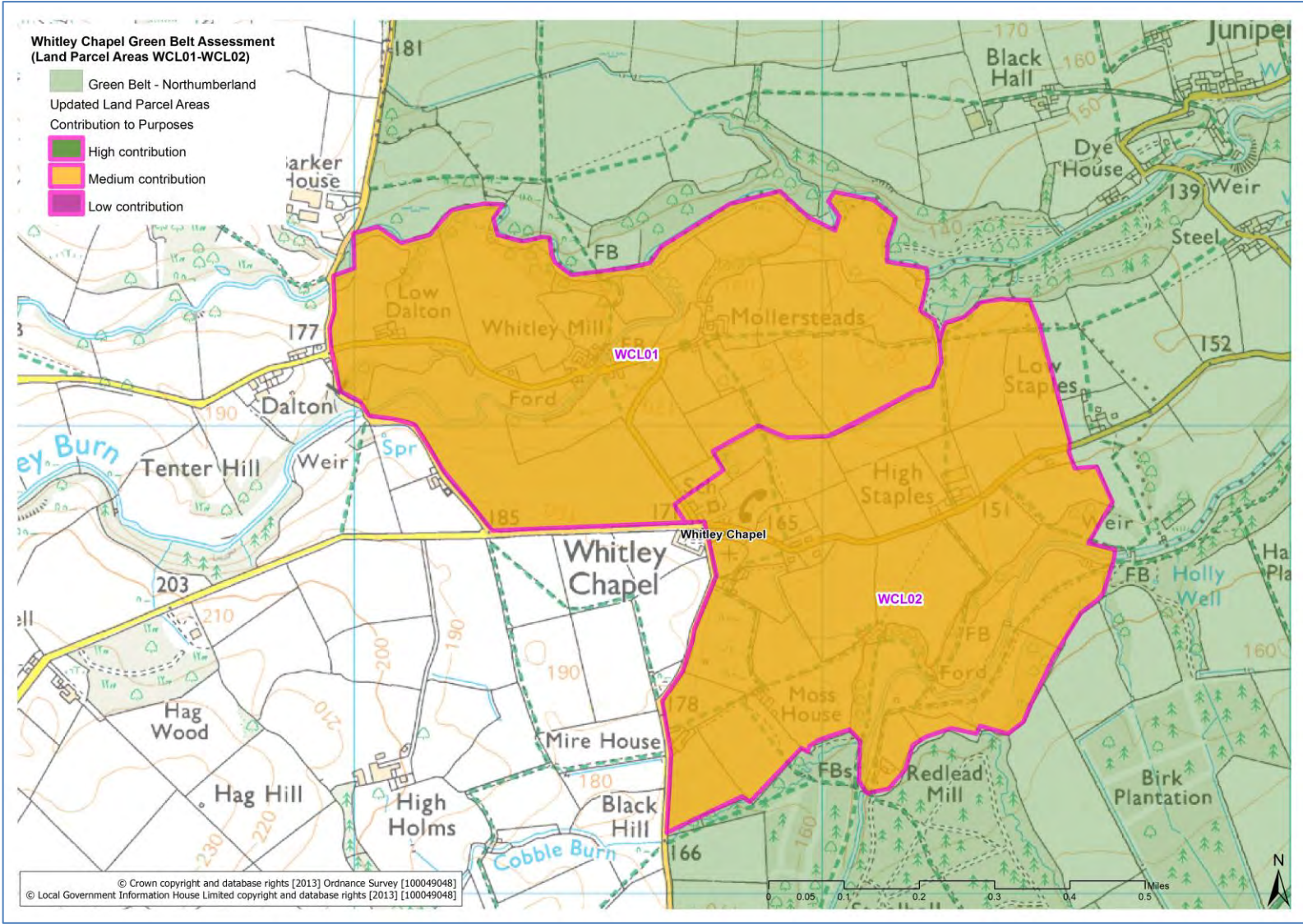
⊙	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 39: Matrix to assess Whitley Chapel Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	WHITLEY CHAPEL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
WCL01	Whitley Chapel North	⊙ Small clusters of dispersed development with no clear defined settlement edge. There is some risk of sprawl through ribbon development along road network. Although some distance from the Tyne Wear conurbation, there is also some lower risk of sprawl through 'leapfrog' development.	× There is no risk of merger with any substantial settlement in this direction. Intervening distance and watercourse north prevents long term encroachment towards Juniper.	✓ Area of predominantly open countryside containing little development. Despite strong enclosure of LPA to the north, there is little opportunity to provide strong boundaries without encroachment into countryside.		⊙ LPA WCL01 Overall medium contribution to Green Belt purposes. Moderate risk of sprawl and low risk of merger is offset by high risk of encroachment.
WCL02	Whitley Chapel East	⊙ Small clusters of dispersed development with no clear defined settlement edge. There	× There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside containing little development.		⊙ LPA WCL02 Overall medium contribution to Green Belt purposes.

LPA	WHITLEY CHAPEL LPA name	(1) Check unrestricted sprawl of large built-up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		is some risk of sprawl through ribbon development along road network. Although some distance from the Tyne Wear conurbation, there is also some lower risk of sprawl through 'leapfrog' development.	Intervening distance and watercourse north prevents long term encroachment towards Juniper.	Despite strong enclosure of LPA to the south, there is little opportunity to provide strong boundaries without encroachment into countryside.		Moderate risk of sprawl and low risk of merger is offset by high risk of encroachment.

Map 32: Whitley Chapel Land Parcel Areas - contribution to Green Belt purposes



Central Delivery Area - 213

Whittonstall

Step 6a: Land Parcel Area identification

Table 40: Whittonstall Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²³
		Northumberland Landscape Character Type (LCT)	
WL01	Whittonstall West	16. Durham Coalfield Pennine Fringe Coalfield Upland Fringe Coalfield Valley	In Green Belt; 135-200m OD; Significant slope downward SE-NW away from settlement, with ridgeline forming at settlement edge; Grass/arable fields across majority with significant areas of woodland bordering N. Small cluster of development at Kipper Lynn borders W of LPA. Greenfield Gill runs along W boundary; Enclosure: 17 th – mid-18 th century fields N, mid-18 th – 19 th century (or later) fields S.
WL02	Whittonstall East	16. Durham Coalfield Pennine Fringe Coalfield Upland Fringe Coalfield Valley	In Green Belt; 160-225m OD; Significant slope downward SW-NE away from settlement. Undulating topography W-SE creates two clear ridges and a more level central area which defines the settlement enclosure; Grass/arable fields across majority with significant areas of woodland bordering N. Settlement of Whittonstall W and Whittonstall Hall Farm S; Enclosure: Mid-18 th – 19 th century fields across majority with 17 th – mid-18 th century fields W. Pre 1860's settlement (Whittonstall).

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Whittonstall.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Whittonstall.

²³ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

Key to matrix below:

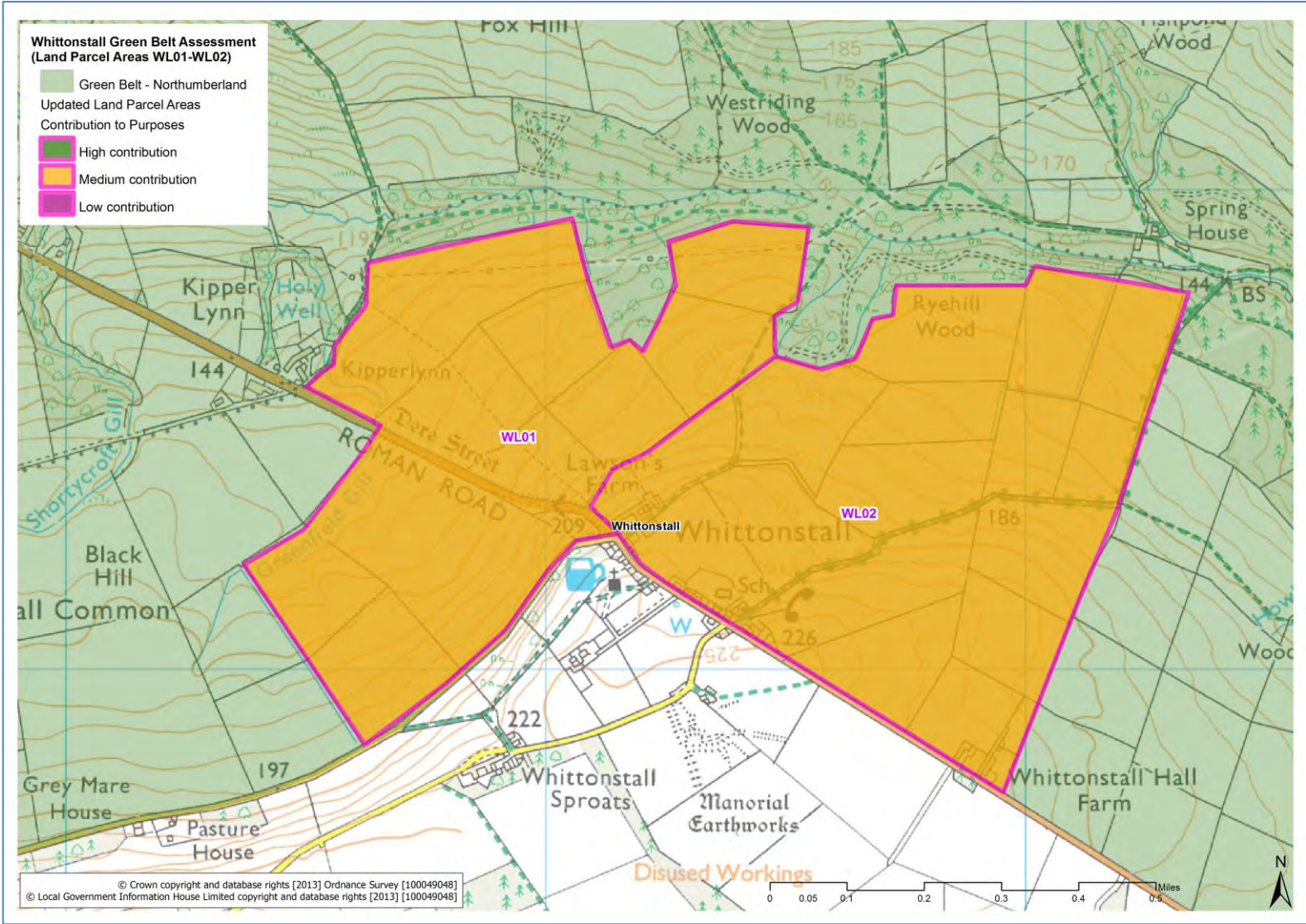
⊖	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 41: Matrix to assess Whittonstall Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	WHITTONSTALL LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
WL01	Whittonstall West	⊖ There is some risk of sprawl through ribbon development along road network, however risk is reduced by obstructive terrain/topography within and beyond LPA. The main risk of sprawl in this LPA is from leapfrog development from Tyne and Wear, particularly due to proximity of the A694.	× Merger with Stocksfield or Hedley-on-the-Hill is unlikely due to intervening distance, steep gradients and significant areas of woodland beyond LPA. Although there are small clusters of development N along the B6309, any coalescence is unlikely due to constrained topography.	✓ A visually exposed, sloping area of open countryside between Whittonstall and small cluster of development at Kipperlynn. Steep gradient of S boundary forms settlement edge. LPA is detached from Whittonstall by steep gradients to the east.	Not Applicable	⊖ LPA WL01 Overall medium contribution to Green Belt purposes. Moderate risk of sprawl and low risk of merger is offset by high risk of encroachment.
WL02	Whittonstall East	⊖ There is some long-term risk of sprawl through ribbon development along B6309 in this LPA. The	⊖ Despite potential for long-term ribbon development to occur along B6309 Intervening distance	✓ A visually exposed, sloping area of predominantly open countryside, containing little	Not Applicable	⊖ LPA WL02 Overall medium contribution to Green Belt purposes. Moderate risk of

LPA	WHITTONSTALL LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		main risk of sprawl in this LPA is from leapfrog development from Tyne and Wear, particularly due to proximity of the A694.	and River Derwent south prevents coalescence with Ebchester.	development. Area of woodland restricts wider encroachment north, however there is a lack of strong boundary options within LPA.		sprawl and low risk of merger is offset by high risk of encroachment.

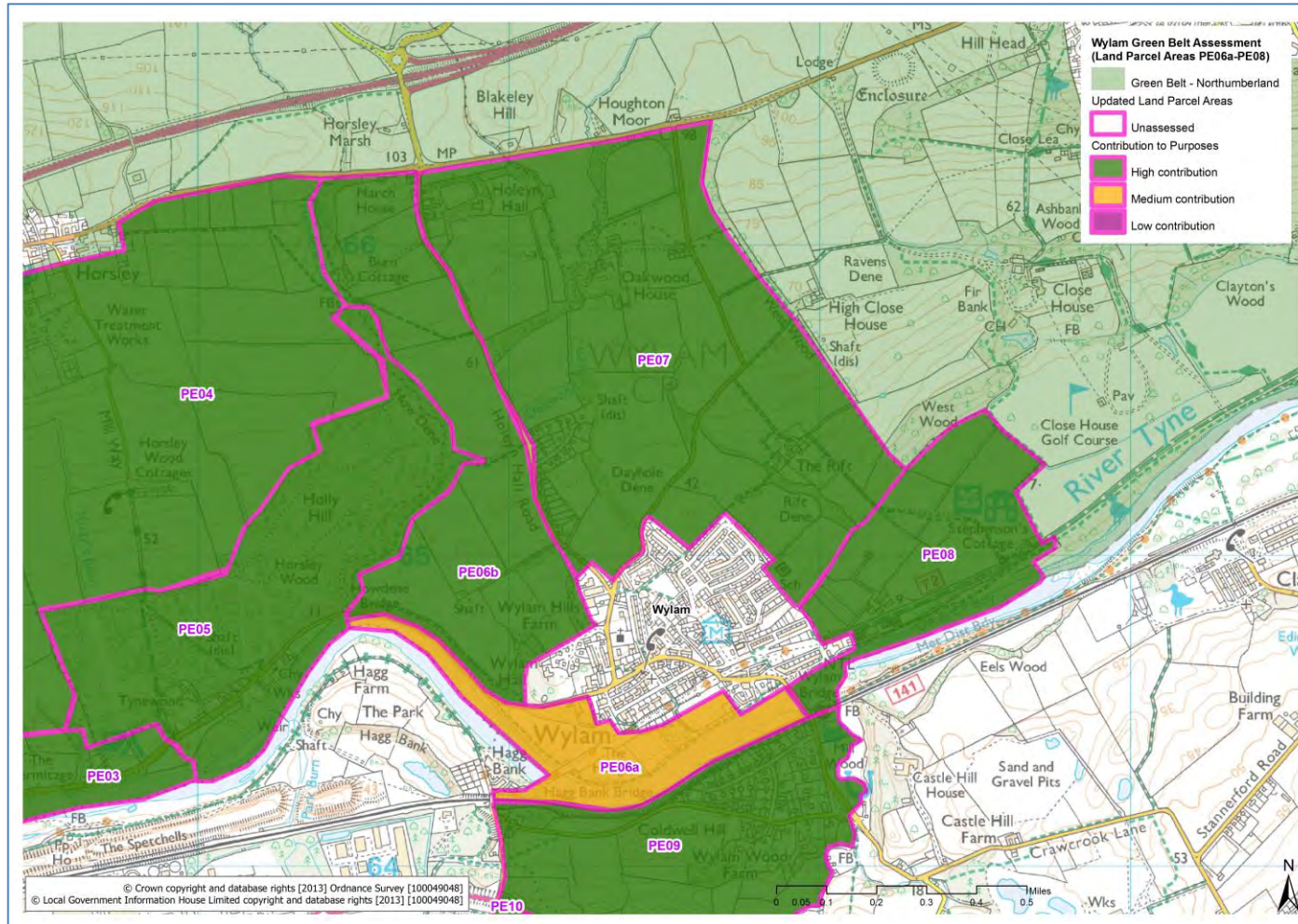
Map 33: Whittonstall Land Parcel Areas - contribution to Green Belt purposes



Wylam

The assessment for Wylam was included in the overall assessment of Land Parcel Areas around **Prudhoe** in the Central Delivery Area: Land Parcel Areas PE06a to PE08 on pages 110 and 111.

Map 34: Wylam Land Parcel Areas - contribution to Green Belt purposes



West Delivery Area

Newbrough and Fourstones

Step 6a: Land Parcel Area identification

As a result of comments on the Core Strategy Full Draft Plan consultation a number of Land Parcel Areas (LPAs) below have been subdivided, as indicated by suffix 'a', 'b' etc., and in some cases the shape of LPAs have been changed to more appropriately accommodate durable, physical boundaries such as major roads.

Table 42: Newbrough and Fourstones Land Parcel Areas description

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²⁴
		Northumberland Landscape Character Type (LCT)	
NHFS01	Newbrough West	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides (majority)	In Green Belt; 70-120m OD; Slopes N-S downward, with steeper gradient N; Fields and parkland with areas of woodland, particularly surrounding Newbrough Burn. Dwellings and workshops at Newbrough Lodge (central). Farm buildings N; Enclosure: Pre-1860 ornamental designed landscape (central and W), 20 th century ornamental designed landscape S. Mid-18 th – 20 th century fields N and E, pre-1860 woodland N fringe, 20 th century woodland S. Pre 1860s settlement N fringe.
NHFS02	Newbrough	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides/Floor	In Green Belt; 60-160m OD; Highest points NE and NW sloping S. Steeper gradients N, levelling out towards settlement; Settlement of Newbrough formed from various clusters of development off Stangate and Sidgate Lane, including Newbrough Hall and grounds. Grass/arable fields surround development with treed areas and woodland, particularly along W and NE LPA boundaries; Enclosure: 17 th – mid-18 th century and mid-18 th – 19 th century fields with areas of pre-1860 woodland and 20 th century woodland along W boundary. Pre-1860 and late 19 th century ornamental designed landscape S and Newbrough Hall. Pre 1860s and 20 th century settlement (Newbrough). 20 th century recreational sports ground E (cricket ground). Small area of 16 th – 18 th century floodplain fields N.

²⁴ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

LPA Label	LPA Name	National Character Area (NCA)	Current Green Belt (Green Belt) status; approx. ht. above sea level (OD); topography; terrain observed from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²⁴
		Northumberland Landscape Character Type (LCT)	
NHFS03	Butt Bank	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 50-90m OD; Slopes N-S downward towards river, levels out W; Grass/arable fields across majority with clusters of development off B6319 at Butt Bank. Railway line and River S. Tyne borders S; Enclosure: Mid-18 th – 19 th century fields and 20 th century fields. 16 th – 18 th century floodplain fields S of railway. Pre-1860 communications railway S.
NHFS04	Frankham Farm	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides	In Green Belt; 80-170m OD; Steep gradient N-S downward; Disused historic quarry site. Majority of LPA is a raised area of dense woodland and woodland scrub, with cluster of dwellings and farm buildings S; Enclosure: 19 th and 20 th century woodland and woodland scrub (majority). Pre-1860s settlement S (Frankham) adjacent small area of mid-18 th – 19 th century fields.
NHFS05	Fourstones	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Sides/Floor	In Green Belt; 50-150m OD; Significant slope downward N-S, steeper gradient N; Grass/arable fields N, Fourstones settlement S. Bordered by woodland N and river S, railway line runs S. Historic disused quarry N of Fourstones settlement; Enclosure: 17 th – mid-18 th century and mid-18 th – 19 th century fields with pre-1860 and 20 th century settlement S (Fourstones). Pre-1860 abandoned extractive sites E and SW. 16 th – 18 th century floodplain fields S of railway. Pre-1860 communications railway S.
NHFS06	Fourstones East	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley (majority) Glacial Trough Valley Sides (W)	In Green Belt; 50-140m OD; S of LPA slopes steeply downward E-W. N of LPA slopes upward NW; Grass/arable fields across majority, with woodland bordering E. Substation N; Enclosure: 17 th – mid-18 th century and mid-18 th – 19 th century fields with pre-1860 woodland W fringe.
NHFS07	Fourstones South East	11. Tyne Gap and Hadrian's Wall Glacial Trough Valley Floor	In Green Belt; 45-75m OD; Slopes N-S downward, levelling out S of railway line; Grass/arable fields across majority, River S. Tyne borders S. Railway line bisects LPA, separating N and S; Enclosure: Mid-18 th – mid-19 th century fields with small area of late 19 th century woodland scrub SW. Pre-1860 communications railway bisects LPA.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Newbrough and Fourstones.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Newbrough and Fourstones.

Key to matrix below:

⊖	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
×	Low contribution to Green Belt purposes

Table 43: Matrix to assess Newbrough and Fourstones Land Parcel Areas (LPAs) against purposes of Green Belt

LPA	NEWBROUGH AND FOURSTONES LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
NHFS01	Newbrough West	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA.	× There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside containing some parkland. Although there are enclosed areas within LPA formed by woodland and watercourses they are detached from the settlement.	Not Applicable	⊖ LPA NHFS01 Overall medium contribution towards Green Belt purposes. Moderate risk of sprawl and low risk of merger is offset by high risk of encroachment.
NHFS02	Newbrough	⊖ Dispersed clusters of development and existing ribbon	✓ Further development occurring along village road would increase	⊖ Clusters of development within this LPA form the settlement of	Not Applicable	⊖ LPA NHFS02 Overall medium contribution towards Green Belt purposes.

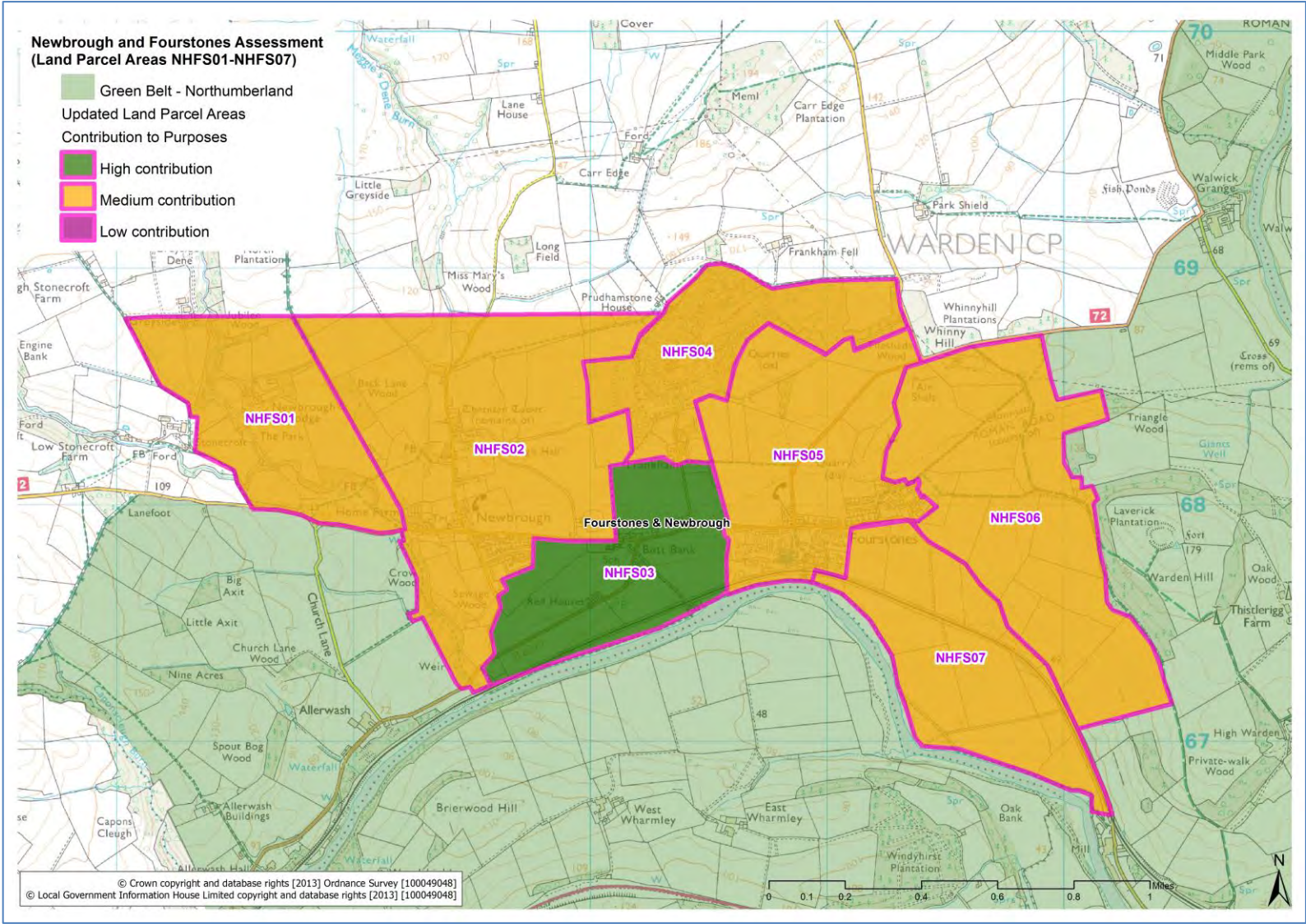
LPA	NEWBROUGH AND FOURSTONES LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		development within LPA. Weak containment of existing settlement increases risk of further non-compact and ribbon development. Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA.	risk of coalescence with Fourstones and impinge upon openness in this area.	Newbrough. There are also significant areas of countryside and limited opportunity to provide strong durable boundaries without encroachment.		High risk of merger is balanced by moderate risk of sprawl and encroachment.
NHFS03	Butt Bank	⊙ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also risk	✓ High risk of merger between Fourstones and Newbrough, which would damage openness of Green Belt in this area.	✓ Relatively small area of predominantly open countryside separating Fourstones and Newbrough. High risk of encroachment from existing development.	Not Applicable	✓ LPA NHFS03 Overall high contribution towards Green Belt purposes. High risk of merger and encroachment outweighs moderate risk of sprawl.

LPA	NEWBROUGH AND FOURSTONES LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		of further ribbon development occurring between Newbrough and Fourstones.				
NHFS04	Frankham Farm	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. The potential for development in this LPA is limited due to constrained terrain and topography.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ This area was once part of a historic quarry site but is now covered largely by woodland. There is a cluster of development to the south inset within woodland. Whilst there is potential to provide strong boundaries within this LPA, the area is detached from settlement.	Not Applicable	⊖ LPA NHFS04 Overall medium contribution towards Green Belt purposes. Low risk of merger and moderate risk of sprawl is offset by high risk of encroachment.
NHFS05	Fourstones	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through	✗ There is no risk of merger with any substantial settlement in this direction.	⊖ Area of development south of LPA forms the settlement of Fourstones. Railway line and river forms	Not Applicable	⊖ LPA NHFS05 Overall medium contribution to Green Belt purposes. Low risk of merger is offset by moderate risk of

LPA	NEWBROUGH AND FOURSTONES LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		'leapfrog' development in this LPA. Moderate containment of existing settlement, however weak settlement edge and potential for ribbon development.		strong boundary to the south, however weaker boundary options to the north, east and west. Area of open countryside north.		sprawl and encroachment.
NHFS06	Fourstones East	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also a risk of non-compact and ribbon development spreading outwards from Fourstones along road network.	× Extensive development in this direction would lessen the gap between Fourstones and Hamlets such as Warden along the Tyne Valley. However, intervening distance and terrain/topography means that any coalescence is unlikely.	✓ Sloping area of open countryside overlooking Fourstones and the River S. Tyne. Area of woodland E offers some limited enclosure. There is a lack of strong boundary options within LPA.	Not Applicable	⊖ LPA NHFS06 Low risk of merger in this LPA is balanced by potential impact of development on the open countryside and some lower risk of sprawl.
NHFS07	Fourstones South East	⊖ Although some distance from the	× Extensive development in this	⊖ Largely open, prominent area of	Not Applicable	⊖ LPA NHFS07 Overall medium

LPA	NEWBROUGH AND FOURSTONES LPA name	(1) Check unrestricted sprawl of large built- up areas	(2) Prevent neighbouring towns merging into one another	(3) Assist in safeguarding the countryside from encroachment	(4) Preserve the setting and special character of historic towns	Conclusion Balance of contributions to purposes (1) to (4)
		Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. Area to north is partly contained by settlement and railway line, however there is risk of ribbon development spreading outwards from Fourstones along road network.	direction would lessen the gap between Fourstones and Hamlets such as Warden along the Tyne Valley. However, intervening distance and terrain/topography beyond the LPA means that any coalescence is unlikely.	countryside. Potential to provide some strong boundaries to the north where the settlement edge and railway line form a partially enclosed area. Area to south is strongly enclosed by river and railway line but is detached from settlement.		contribution to Green Belt purposes. Low risk of merger is offset by moderate risk of sprawl and encroachment.

Map 35: Newbrough and Fourstones Land Parcel Areas - contribution to Green Belt purposes



Addendum I

Ogle and Wall Land Parcel Assessment

Ogle

Step 6a: Land Parcel Area identification

Table 1: Ogle Land Parcel Areas description

OGLE		National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ¹
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
OE01	Ogle North West	12. Mid Northumberland Lowland Rolling Farmland	Within outer Policy S5 Green Belt boundary; 70-100m OD; Sloping downward SW-NE; Fields bordered by river to north and road network S and E; Enclosure: majority mid 18th-19th and 20th century fields with strip of ore-1860 woodland along Ogle Dean.
OE02	Ogle South West	12. Mid Northumberland Lowland Rolling Farmland	Within outer Policy S5 Green Belt boundary; 80-110m OD; Sloping downward NW-SE; Mainly fields with part of Ogle settlement E. Small number of isolated dwellings S of the settlement. LPA bound by burn S and road network N and E; Enclosure: majority mid 17th-20th century fields with small area of pre-1860 settlement to the east.
OE03	Ogle South East	12. Mid Northumberland Lowland Rolling Farmland	Within outer Policy S5 Green Belt boundary; 70-85m OD; Sloping downward N-S towards burn; Mainly fields with part of Ogle settlement NW, bordered by burn S and road network N, E and W. Small area of development south of the settlement, comprising dwellings and a sewage works; Enclosure: pre-1860 fields to west surrounding small area of pre-1860 settlement. mid 18th to 19th century fields east.
OE04	Ogle North East	12. Mid Northumberland Lowland Rolling Farmland	Within outer Policy S5 Green Belt boundary; 65-85m OD; Sloping downward SW-NE; Mainly fields with part of Ogle settlement SW, bordered by river N and road network S, E and W. Small cluster of residential and commercial development W of the settlement; Enclosure: majority mid 18th-19th century fields with small areas of pre-1860 and 20th century settlement south.

Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Ogle.

¹ Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Ogle.

Key to matrix below:

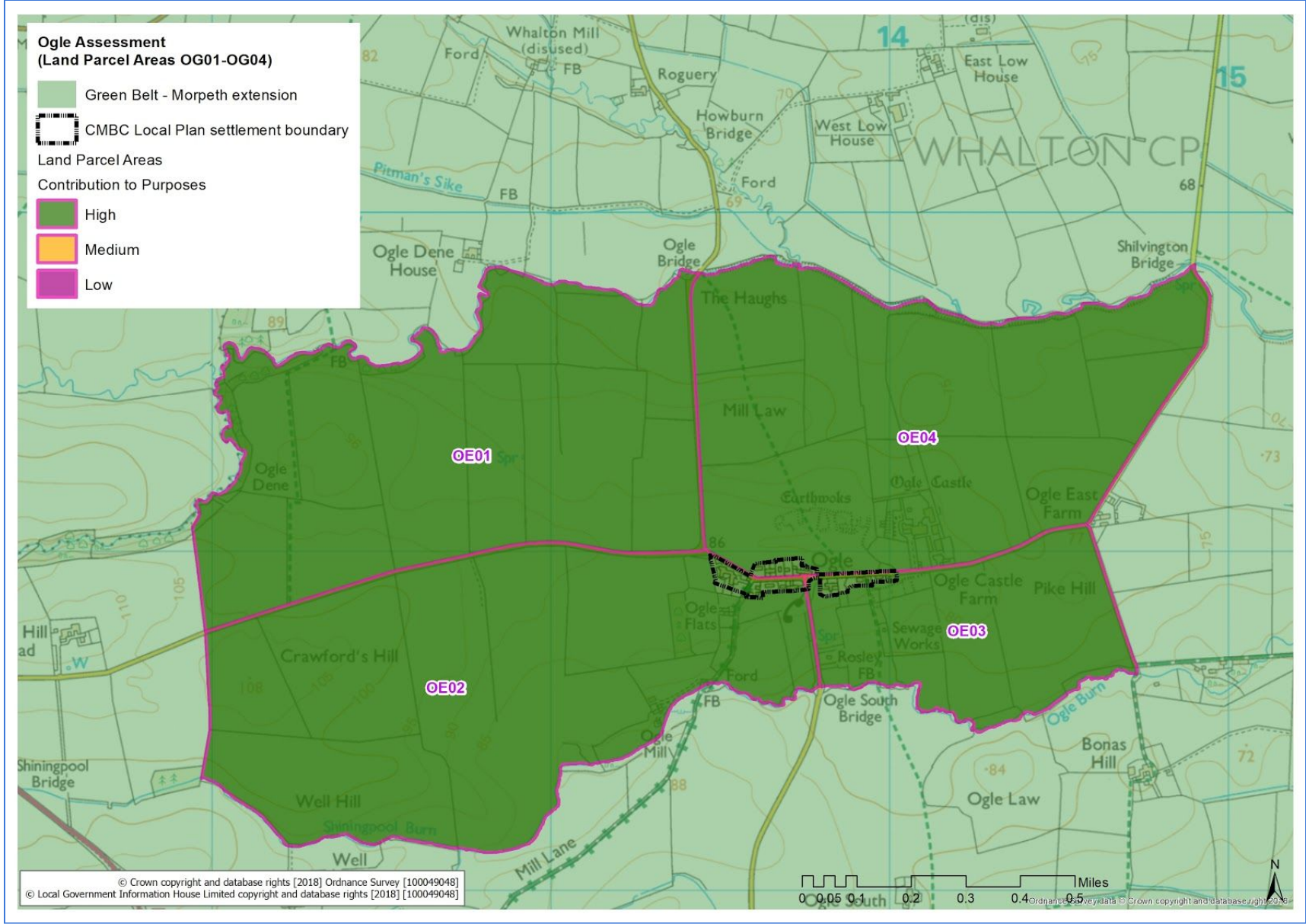
⊙	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
✗	Low contribution to Green Belt purposes

Table 2: Matrix to assess Ogle Land Parcel Areas (LPAs) against purposes of Green Belt

OGLE		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
OE01	Ogle North West	✓ Easy commuting distance of the Tyne and Wear conurbation via A696. Weak containment of the settlement in adjacent LPAs and commuter links to Newcastle increase risk of 'leapfrog' and ribbon development.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of open countryside at risk of encroachment from settlement of Ogle. LPA has strong boundaries north and south but any development within the parcel would be encroachment.	Not Applicable	✓ LPA OE01 Overall high contribution to Green Belt Purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.
OE02	Ogle South West	✓ Easy commuting distance of the Tyne and Wear conurbation via A696. Weak containment and commuter links to Newcastle increase risk of 'leapfrog' development and	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing little development to the east which forms part of Ogle. LPA is enclosed by burn south and road north	Not Applicable	✓ LPA OE01 Overall high contribution to Green Belt Purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.

		ribbon development spreading west.		but strong potential for encroachment within the parcel spreading west along road network.		
OE03	Ogle South East	✓ Easy commuting distance of the Tyne and Wear conurbation via A696. Weak containment and commuter links to Newcastle increase risk of 'leapfrog' development and ribbon development spreading east.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing little development to the west which forms part of Ogle. LPA is enclosed by burn south and road north but strong potential for encroachment within the parcel spreading east along road network.	Not Applicable	✓ LPA OE01 Overall high contribution to Green Belt Purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.
OE04	Ogle North East	✓ Easy commuting distance of the Tyne and Wear conurbation via A696. Weak containment and commuter links to Newcastle increase risk of 'leapfrog' development and ribbon development spreading east.	✗ There is no risk of merger with any substantial settlement in this direction.	✓ Area of predominantly open countryside, containing little development to the south. LPA is enclosed by river north and road south but strong potential for encroachment within the parcel spreading along road network.	Not Applicable	✓ LPA OE04 Overall high contribution to Green Belt Purposes. High risk of sprawl and encroachment outweigh the low risk of merger in this LPA.

Map 1: Ogle Land Parcel Areas - contribution to Green Belt purposes



Wall

Step 6a: Land Parcel Area identification

Table 3: Wall Land Parcel Areas description

WALL		National Character Area (NCA)	Green Belt status; approx. ht. above sea level (OD); topography; terrain from Google satellite imagery; and outline data from Northumberland Historic Landscape Characterisation ²
LPA Label	LPA Name	Northumberland Landscape Character Type (LCT)	
WL01	Wall North West	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley	In Green Belt; 50-90m OD; Sloping downward towards river W and N; Mainly fields bound by river W and road network E and N. Former railway line traverses LPA along the river. Small cluster of buildings north form part of Low Brunton. Line of Hadrian's Wall bisects LPA E-W with remains of bridge abutment W; Enclosure: majority mid 18th-19th century fields with strip of 16th-18th century floodplain fields along river.
WL02	Wall West	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley	In Green Belt; 50-90m OD; Sloping downward W towards river with some flat areas east towards settlement; Mainly fields with part of Wall E along the A6079. LPA bound by river W and A6079 E. Former railway line traverses LPA along the river; Enclosure: majority mid 18th-19th century fields with small area of pre-1860 settlement and 20th century settlement east.
WL03	Wall South West	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley	In Green Belt; 50-90m OD; Sloping downward towards river W, steeper gradient in southern part of LPA; Mainly fields bound by river W and A6079 E. Former Wall Station and small cluster of development central; Enclosure: mid 18th-19th century fields.
WL04	Wall East	11. Tyne Gap and Hadrian's Wall Broad Wooded Valley	In Green Belt; 80-170m OD; Relatively flat area W with steep incline central W-E, becoming more gradual E; Fields and woodland/scrub with Wall settlement to the W. Bound by road network N and W and field boundaries E and S; Enclosure: majority mid 18th-19th century fields with areas of pre 1860 woodland scrub. Area of pre-1860 settlement and 20th century settlement west.
WL05	Wall North East	11. Tyne Gap and Hadrian's Wall	In Green Belt; 70-180m OD; Sloping upwards towards E and S; Fields and parkland with small areas of woodland/scrub bound and bisected by road

² Northumberland County Council. *Historic Landscape Character*. Available at <http://map.northumberland.gov.uk/HistoricLandscapeCharacter/>

		Broad Wooded Valley / Upland Commons and Farmland	network. Cluster of dwellings and farm buildings N form part of Low Brunton and Brunton House. Section of exposed Hadrian's Wall central; Enclosure: part mid 18th-19th century fields and part pre-1860 ornamental parkland. Small area of 20th century settlement north.
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Step 6b: Land Parcel Area field study

Photographs are filed as a record of viewpoints around Wall.

Step 6c: Land Parcel Area assessment

The Green Belt purpose of preserving the setting and special character of historic towns is only applied to Hexham, Corbridge and Morpeth in this review and is therefore not applied in the table below in relation to Wall.

Key to matrix below:

⊖	Medium contribution to Green Belt purposes
✓	High contribution to Green Belt purposes
✗	Low contribution to Green Belt purposes

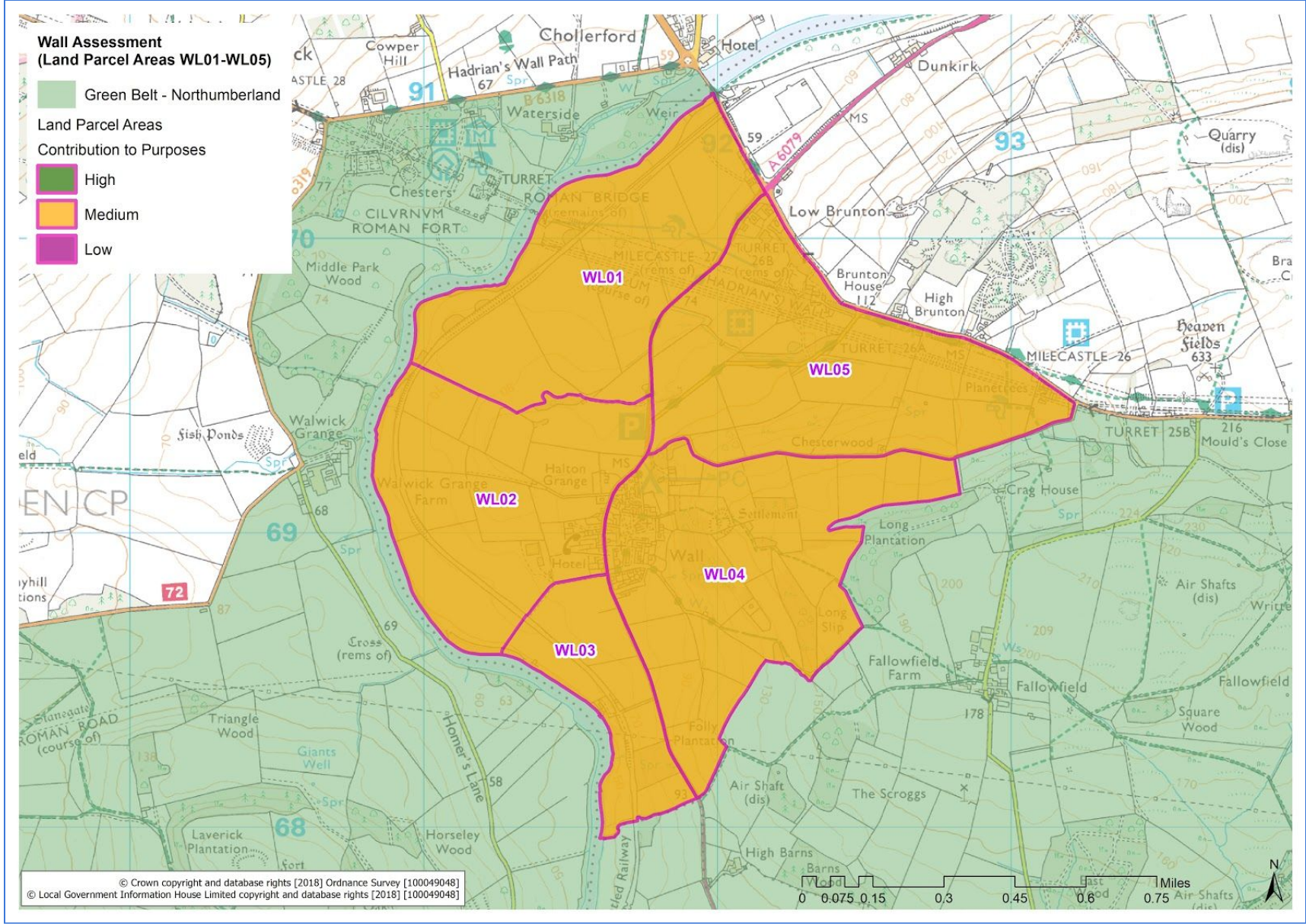
Table 4: Matrix to assess Wall Land Parcel Areas (LPAs) against purposes of Green Belt

WALL		Check unrestricted sprawl of large built-up areas	Prevent neighbouring towns merging into one another	Assist in safeguarding the countryside from encroachment	Preserve the setting and special character of historic towns	Conclusion
LPA Ref	LPA name					
WL01	Wall North West	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also a risk of non-compact and ribbon development along A6079.	✗ Risk of merger unlikely unless development spreads north from Wall along A6079. Intervening distance and the river means that any coalescence is unlikely.	✓ Area of predominantly open countryside, containing little development. Detached from the settlement and at risk of encroachment.	Not Applicable	⊖ LPA WL04 Low risk of merger in this LPA is balanced by potential impact of development on the open countryside and moderate risk of sprawl.

WL02	Wall West	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also a risk of non-compact and ribbon development along A6079.	✗ Ribbon development along A6079 would lessen the gap between Wall and Chollerford. However, intervening distance and the river means that any coalescence is unlikely.	✓ Area of predominantly open countryside, containing little development to the east which forms part of Wall. LPA is enclosed by the river but strong potential for encroachment within the parcel and occurring north along A6079.		⊖ LPA WL04 Low risk of merger in this LPA is balanced by potential impact of development on the open countryside and moderate risk of sprawl.
WL03	Wall South West	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also a risk of non-compact and ribbon development spreading outwards from Wall along A6079.	✗ Ribbon development along A6079 would lessen the gap between Wall and Acomb. However, intervening distance means that any coalescence is unlikely.	✓ Area of open countryside at risk of encroachment from settlement of Wall. LPA is enclosed by east and west but strong potential for encroachment within the parcel, particularly along A6079.	Not Applicable	⊖ LPA WL04 Low risk of merger in this LPA is balanced by potential impact of development on the open countryside and moderate risk of sprawl.
WL04	Wall East	⊖ Although some distance from the Tyne Wear	✗ Ribbon development along A6079 would lessen	✓ Area of development west of LPA forms the	Not Applicable	⊖ LPA WL04 Low risk of merger in this LPA is balanced

		conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also a risk of non-compact and ribbon development spreading outwards from Wall along A6079.	the gap between Wall and Acomb. However, intervening distance means that any coalescence is unlikely.	settlement of Wall. Remainder of LPA is open countryside which is partly enclosed by woodland but strong potential for encroachment occurring south along A6079.		by potential impact of development on the open countryside and moderate risk of sprawl.
WL05	Wall North East	⊖ Although some distance from the Tyne Wear conurbation there is some lower risk of sprawl through 'leapfrog' development in this LPA. There is also a risk of non-compact and ribbon development along road network.	✗ There is no risk of merger in this LPA.	✓ Area of predominantly open countryside, containing little development and some parkland to north. Detached from the settlement and at risk of encroachment.	Not Applicable	⊖ LPA WL04 Low risk of merger in this LPA is balanced by potential impact of development on the open countryside and moderate risk of sprawl.

Map 2: Wall Land Parcel Areas - contribution to Green Belt purposes



Addendum II

Green Belt Assessment Criteria for assessment against
NPPF Green Belt Purposes

Green Belt Assessment Criteria for assessment against NPPF Green Belt Purposes

Purpose of the Green Belt	Green Belt Assessment Criteria
To check the unrestricted sprawl of large built up areas.	<ul style="list-style-type: none"> • The degree of containment provided by the adjoining built up area i.e. is it well contained (with two or more boundaries with an urban area) or not contained (one boundary with an urban area). • The potential for rounding-off an existing built up area, i.e. development of the area would allow development to extend in a way that would create a new boundary which regularises and aligns the urban form. • The presence and permanence of recognisable physical boundaries that separate areas of land, such as roads, railways, watercourses, tree belts, woodlands. • The presence of topographical details e.g. ridgelines, valleys.
To prevent neighbouring towns (urban areas) from merging into one another	<ul style="list-style-type: none"> • The strategic significance of the wider Green Belt area. • The existing width of the Green Belt and the impact development would have on the function of the Green Belt in that area. • Whether development would appear to result in the merger of built up area including settlements in neighbouring authorities.
To assist in the safeguarding the countryside from encroachment.	<ul style="list-style-type: none"> • The character of land in relation to its existing setting - is it urban fringe or is it part of the wider open countryside. • The degree of openness or containment provided by the relationship with the built up area. • The presence of strong physical boundaries separating open countryside from the built up area.
To preserve the setting and special character of historic towns.	<ul style="list-style-type: none"> • Consideration to be given to the relationship between the land being reviewed and designated conservation areas, listed buildings, historic parks and gardens or other important heritage features.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	<ul style="list-style-type: none"> • Excluded as Green Belt land is considered to contribute equally to fulfilling this purpose by encouraging development in urban areas to an equal extent.