



Northumberland
County Council

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Northumberland County Council

Northumberland Local Plan: Draft Local Plan

Sustainability Appraisal
Addendum



Report For

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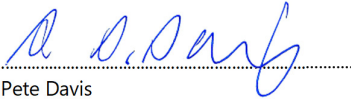
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Document Revisions

No.	Details	Date
A	SA Addendum – Draft for Comment	11 th June 2020
B	SA Addendum – Final	17 th June 2020

Executive Summary

Purpose of this Addendum

This is an addendum to the Sustainability Appraisal Report (May 2019) and provides a response to a number of requests made by the Inspector (appointed for the examination of the Draft Local Plan) in a letter to the Council dated 4th of May 2020 regarding the Sustainability Appraisal (SA). In particular, the Inspector has requested clarification on:

- how the housing site assessment criteria relate to the specific SA objectives;
- what scoring system has been employed in assessing the sites;
- the results of the sites assessment, including the reasons for rejecting sites; and
- the strategic options considered for the spatial distribution of development throughout Northumberland.

In response to the Inspector's comments, this addendum provides the following information (combined together here for ease of reference):

- an overview of the housing site assessment and SA processes;
- a summary of the relationship between the SA objectives and criteria and the housing site assessment criteria;
- a summary of the site assessment scoring;
- an outline of the reasons for the selection and rejection of housing sites; and
- an outline of the reasons for the selection and rejection of strategic options.

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- Appendix A Extracts of Assessments of Candidate Sites from Appendix H of the Housing Site Allocations Selection and Appraisal Technical Paper and Appendix G of the SHLAA
- Appendix B Housing Site Allocations Selection and Appraisal Technical Paper

1. Introduction

1.1 Overview

- 1.1.1 Northumberland County Council (the Council) is currently preparing a new Local Plan for Northumberland. The Draft Local Plan sets out the vision, objectives, planning policies and site allocations that will guide development in the County to 2036.
- 1.1.2 A Regulation 18¹ Draft Local Plan was published for consultation from 4th of July to 15th of August 2018. This included strategic options concerning the quantum of land to be provided for housing and employment, and the site allocations for housing and employment to deliver the preferred growth scenario. The Sustainability Appraisal (SA) Report published alongside the Regulation 18 Draft Local Plan assessed these strategic options as well as the options considered by the Council for the potential distribution of development. Following consultation and analysis of responses, the Council then prepared the Regulation 19 Publication Draft Local Plan. which was published for consultation between 30th January and 13th of March 2019. The Sustainability Appraisal (SA) Report published alongside the Regulation 19 Draft Local Plan again assessed the strategic growth options concerning the quantum of land to be provided for housing and employment, distribution options, and site allocations for housing, employment and minerals. Following analysis of the responses received, the Council proposed a number of minor modifications to the plan, when the Regulation 19 document was submitted for examination.
- 1.1.3 The Council submitted its Local Plan² to the Secretary of State for Housing, Communities and Local Government on 29th May 2019. Subsequently, the Secretary of State appointed Susan Heywood as the Inspector to carry out the examination and Stephen Normington was appointed to assist with the examination of Chapter 13 (Managing Natural Resources) of the Local Plan. The examination hearing sessions started in October 2019 running for three weeks. The hearing sessions for Chapter 13 (Managing Natural Resources) took place in February 2020, as did additional sessions on the Spatial Strategy and Housing.
- 1.1.4 Wood Environment and Infrastructure Solutions Ltd. (Wood) has been commissioned by the Council to undertake a Sustainability Appraisal (SA) of the Local Plan. The SA has appraised the environmental, social and economic performance of the Local Plan and any reasonable alternatives. In doing so, it has helped to inform the selection of Plan options concerning (in particular) the quantum, distribution and location of future development in the County and to identify measures to avoid, minimise or mitigate any potential negative effects that may arise from the Plan's implementation as well as opportunities to improve the contribution of the Local Plan towards sustainability. SA has been undertaken at all stages of plan preparation.

1.2 Purpose of this SA Addendum

- 1.2.1 The Inspector has made a number of comments about the SA and how this relates to the assessment of the housing sites in a letter sent to the Council dated 4th May 2020. These comments are set out in full below:

"There appears to be a lack of clarity in the SA criteria used in the housing site assessment process. The SA sets out Housing and Employment Site Appraisal Criteria at Appendix H, including a scoring system.

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012

² References in this report to Submission Local Plan refers to the Publication Draft Local Plan plus the schedule of Proposed Minor Modifications to the Publication Draft (Regulation 19) Local Plan

However, the assessment of housing sites is included at Appendix H of the Housing Site Allocations Selection and Appraisal Technical Paper (NCC/02/13) (Appendix H is EX/NCC/19 and, somewhat confusingly, is derived from and therefore entitled 'SHLAA Oct 18 proximity and sustainability analysis summary'). This latter document seems to use a different, although similar, set of criteria to those in the SA and a different scoring system.

I note that Appendix H of the Technical Paper is supplemented by the text within that document, setting out the planning judgement which has been applied to the selection of sites, and by further appendices in the Technical Paper.

I do not therefore suggest that the SA or the site selection process has been fundamentally flawed. However, currently it is difficult to assess whether the appraisal set out in various documents logically and justifiably explains why the site allocations have been selected and the alternatives rejected.

In order to rectify this, it would be helpful for the SA to be supplemented by the following information:

- *Clarify how the housing site assessment criteria (in the Technical Paper Appendix H and elsewhere in that document) relate to the specific SA objectives;*
- *Make it clear what scoring system has been employed in assessing the sites; and*
- *Include the results of the sites assessment, including the reasons for rejecting sites, in the SA appendices in order to avoid a 'paper-chase' of searching through different documents."*

1.2.2 The Inspector also stated that:

"I note that paragraph 1.1.23 of Wood's response to ACT/03/04 also suggests that the report could include additional text to support the reasons for the selection of options. This addition should be included in the supplementary information now requested."

1.2.3 This SA addendum has been prepared in response to the above comments. It provides:

- an overview of the housing site assessment and SA processes;
- a summary of the relationship between the SA objectives and criteria and the housing site assessment criteria;
- a summary of the housing site assessment scoring;
- an outline of the reasons for the selection and rejection of housing sites; and
- an outline of the reasons for the selection and rejection of strategic options.

1.3 Structure of this SA Addendum

1.3.1 The rest of this addendum is structured as follows:

- Section 2 sets out the housing site assessment and SA processes;
- Section 3 clarifies the relationship between the housing site assessment criteria and the SA objectives;
- Section 4 clarifies the housing site assessment scoring system;
- Section 5 provides reasons for the selection and rejection of options both for the housing sites and the spatial options; and
- Section 6 provides a summary of the information presented in this addendum.

- 1.3.2 This addendum is supported by two appendices. **Appendix A** provides details of the candidate sites by settlement, with the first extract detailing the proximity and sustainability criteria taken from Appendix H of the Housing Site Selection and Appraisal Technical Paper (EX/NCC/19) and the second showing the SHLAA suitability, availability and deliverability assessment drawn from Appendix G of the SHLAA (NCC.11.06). **Appendix B** includes the Housing Site Selection and Appraisal Technical Paper (NCC.02.13) in full.
- 1.3.3 Note that document references include those from the Examination Library (such as EX/NCC/19), found at <https://northumberland-consult.objective.co.uk/portal/planning/localplan/lp-exam>.



2. Overview of Site Assessment and SA Process

2.1 Introduction

2.1.1 This section provides an overview of the housing site assessment process and the site SA criteria.

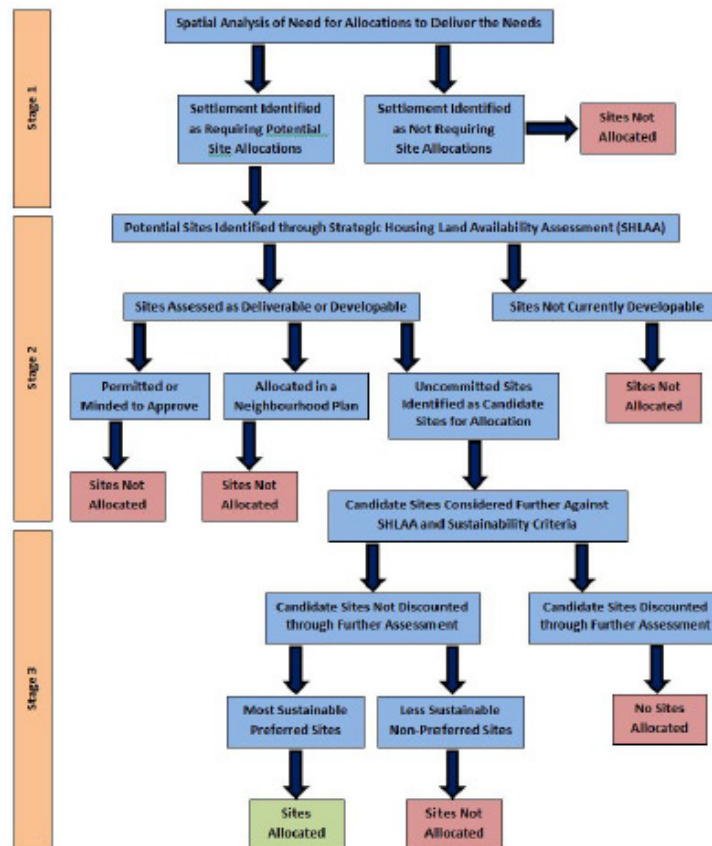
2.2 Housing

2.2.1 The Housing Site Selection and Appraisal Technical Paper (NCC.02.13) outlines the three-stage process of selecting sites for allocation:

1. Identifying settlements requiring housing allocations.
2. Identifying candidate sites for allocation.
3. Selecting sites for allocation.

2.2.2 This is illustrated in Figure 1 of the Technical Paper (NCC.02.13), which is presented here as **Figure 2.1**.

Figure 2.1 Summary of the site selection and allocation process



2.2.3 Stage 2 of the process references the Strategic Housing Land Availability Assessment (SHLAA 2018-2036, December 2018) (NCC.11.03, with separate Appendices E-G sites schedules NCC.11.04-06). Following the combined SHLAA call-for-sites in early 2018, draft updated SHLAA site assessments were consulted on in July 2018 alongside the Regulation 18 Draft Local Plan, before being finalised to reflect the latest position at the end of September 2018, as then published in December 2018. As part of the SHLAA process, an initial desktop survey was undertaken of the location of each potential housing site and its context with a range of environmental designations and physical constraints. These covered the following topics:

- Natural environment;
- Landscape
- Historic environment;
- Open space;
- Hydrological (Flood risk); and
- Natural resources and hazards.

2.2.4 For each topic, the designations and constraints were defined as either 'Category 1' or 'Category 2' constraints (in terms of their effect on site selection):

- **Category 1 constraints** would generally deem a site to have no housing potential and would not be suitable for development. Any sites that lie wholly or predominantly within any of the 'Category 1' constraints were therefore 'screened out' of the process. However, if only a small proportion of a site was within a 'Category 1' designation, then the remainder of the site was assessed with an appropriate reduction in the net developable area of the site.
- **Category 2 constraints** are generally less restrictive in terms of the potential suitability and achievability of a site for residential development but may affect the scale and type of development that could potentially take place. On their own, they were not considered a reason to discount such sites from the assessment at this initial stage, with the details gathered informing Stage 2 of the assessment.

2.2.5 Figure 7 of the SHLAA (NCC.11.03) presents the full suite of the category 1 and 2 constraints and is repeated here in **Figure 2.2**.

Figure 2.2 Category 1 and Category 2 constraints

Category 1 Significant Constraints	Category 2 Constraints
Natural Environment: <ul style="list-style-type: none"> • Ramsar Convention Wetlands Sites • Special Protection Areas (SPA) • Special Areas of Conservation (SAC) • Sites of Special Scientific Interest (SSSI) • National Nature Reserves (LNR) 	<ul style="list-style-type: none"> • Local Nature Reserves (LNR) • Local Wildlife and Geological Sites (LWGS) • Protected Species or Habitats
Landscape: <ul style="list-style-type: none"> • Ancient Woodlands 	<ul style="list-style-type: none"> • National Park • Areas of Outstanding Natural Beauty • Heritage Coast • Historic Landscape • Green Belt
Historic Environment: <ul style="list-style-type: none"> • Scheduled Ancient Monuments (SAM) 	<ul style="list-style-type: none"> • World Heritage Site • Grade I Listed Buildings/Structures • Grade II* Listed Buildings/Structures • Conservation Areas • Archaeological Sites
Open Space: <ul style="list-style-type: none"> • Historic Parks and Gardens 	<ul style="list-style-type: none"> • Designated Open Spaces • Non-designated Open Spaces • Allotments • Existing Car Parks
Hydrological: <ul style="list-style-type: none"> • Flood Risk Zones 3b (Functional Floodplain) 	<ul style="list-style-type: none"> • Flood Risk Zones 3a (High Vulnerability) • Flood Risk Zone 2 (Medium Vulnerability)
Natural Resources and Hazards: <ul style="list-style-type: none"> • Health & Safety Executive (HSE) COMAH Inner Zones 	<ul style="list-style-type: none"> • HSE COMAH Middle and Outer Zones • Minerals Safeguarding Areas

2.2.6 The desktop study was generally supplemented by site visits and consultation with relevant specialist internal and external consultees including the Council's Conservation and Highways teams, the Environment Agency, Highways England and Northumbrian Water. The information gained from these sources informed the Stage 2 conclusions on the potential suitability and achievability of sites for possible future listed housing development. The findings of the site assessments against the requirements of suitability, availability, achievability and deliverability were summarised in Appendix G of the SHLAA (NCC.11.06).

2.2.7 The outcome of stage 2 was a list of 'candidate sites' for allocation.

2.2.8 As noted in **Figure 2.1**, Stage 3, involved the further consideration of the candidate sites against both the SHLAA criteria and "*additional sustainability criteria*". These sustainability criteria are as follows:

- Proximity to public transport services (bus stop and railway station);
- Proximity to a range of services (first or middle schools, secondary or high school, town or service centre, Post Office, GP surgery and pharmacy);
- Proximity to key employment sites as potential locations for work;
- Proximity to designated sites of biodiversity interest (Ramsar, SAC, SPA, National Nature Reserve, Local Nature Reserve and Local Wildlife Site);
- Proximity to safety hazards (HSE consultation zone and flood risk zones), and
- The grade of agricultural land.

- 2.2.9 For the additional proximity criteria, a scoring system reflecting the distances recommended by the Sustainability Appraisal's Appendix H Housing and Employment Site Appraisal Criteria (NCC.01.08) was then used to assess the performance of each candidate site. A red, yellow, amber, green scoring was used, generally informed by the following threshold distances: within 800m, 800m to 2km, 2km to 5km and more than 5km (with variations depending on the criteria). The findings of the assessment of the candidate sites against the proximity and sustainability criteria were presented in Appendix H of the Housing Site Selection and Appraisal Technical Paper (EX/NCC/19).
- 2.2.10 The indicative housing requirement, together with consideration of the scale of completions since the start of the plan period and outstanding commitments, was used to inform the need for and scale of allocations required for each of the County's Main Towns, Service Centres and Service Villages. The Housing Site Selection and Appraisal Technical Paper (NCC.02.13) explains that centrally located sites, with better access to services have been considered first for allocation; where central sites could not meet the needs of a settlement, sites towards or on the edge of settlements were considered.
- 2.2.11 The Housing Site Selection and Appraisal Technical Paper (NCC.02.13) presents the analysis and reasonings for the preferred and rejected candidate sites in each of the settlements where a need for site allocations had been identified (pages 12-46). Details of the discounted non-candidate sites in and around the edges of these settlements, including why they were discounted through the SHLAA process, are presented in Appendices A and B. Proformas assessing the SHLAA and additional sustainability appraisal proximity analysis of the preferred candidate sites for allocation are presented in Appendices C-F, with the sequential flood risk assessment of these sites at Appendix G. An example output of the proximity analysis part of the proformas for the preferred sites is provided in **Figure 2.3**. As noted above, Appendix H (EX/NCC/19) provides a tabulated overview of candidate sites performance in terms of the proximity and sustainability criteria.

Figure 2.3 Example output of preferred site assessment combining constraints and sustainability criteria

Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	within 800m	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	800m to 2km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

- 2.2.12 **Appendix A** provides details of the candidate sites by settlement, with the first extract detailing the proximity and sustainability criteria taken from Appendix H of the Housing Site Selection and Appraisal Technical Paper (EX/NCC/19) and the second showing the SHLAA suitability, availability

and deliverability assessment drawn from Appendix G of the SHLAA (NCC.11.06). The Housing Site Allocations and Selection and Appraisal Technical Paper (NCC.02.13) is appended in full to this addendum at **Appendix B**.

- 2.2.13 Sections 4 and 5 below provides more detail on the assessment process that was undertaken including how the different criteria were used to identify the most sustainable preferred sites that went forward for proposed allocation.

2.3 Sustainability Appraisal Framework

- 2.3.1 SA uses objectives and guide questions to appraise the sustainability effects of the Local Plan. Broadly, the SA objectives define the long-term aspirations for the County with regard to social, economic and environmental considerations and it is against these objectives that the performance of Local Plan proposals has been appraised at each stage of plan preparation. The SA objectives and guide questions are referred to as the SA Framework. For the Northumberland Local Plan, these comprised of 17 objectives and 117 guide questions. Their development reflected the review of plans and programmes set out in the previous SA reports and the key sustainability issues identified through the analysis of the County's socio-economic and environmental baseline conditions and consultees views. **Table 2.1** presents the 17 SA objectives, but for brevity does not include the 117 guide questions.

Table 2.4 Sustainability Appraisal Framework

SA Objectives
1. To improve health and well-being and reduce health inequalities.
2. To improve the quality, range and accessibility of community services and facilities.
3. To deliver safer communities.
4. To ensure everyone has the opportunity to live in a decent and affordable home.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.
6. To deliver accessible education and training opportunities.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.
9. To ensure the prudent use and supply of natural resources.
10. To encourage the efficient use of land.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.
12. To improve air quality.

SA Objectives

13. To reduce and or avoid flood risk to people and property.

14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation

15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.

16. To conserve and enhance Northumberland's cultural heritage and diversity.

17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.

Site Appraisal Criteria

2.3.2 In addition to the SA Framework, site appraisal criteria were developed to assist the Council with the housing site assessments, as it was recognised that the objectives and guide questions required amendment to ensure that they could be applicable to sites. In consequence, criteria were developed (where possible) for each SA objective using proximity thresholds, for example distance to services such as GP surgery, schools, public transport and nature conservation designations. **Table 2.2** below shows these criteria and the proximity thresholds.

Table 2.5 Site Appraisal Criteria

SA Objective	Appraisal Criteria	Threshold	Score
1. To improve the health and wellbeing and reduce health inequalities	Access to: -GP surgeries -open space (including sports and recreational facilities)	Within 800m walking distance of a GP surgery and open space.	++
		Within 800m of a GP surgery or open space.	+
		Between 800m and 2,000m of a GP surgery or open space.	0
		In excess of 2,000m and less than 5,000m from a GP surgery and/or open space.	-
		5,000m or greater from a GP surgery and/or open space.	--
	Neighbouring uses: Positive neighbouring uses could include open spaces, leisure centres, health centres and employment. Negative neighbouring uses could include waste recycling centres, landfill sites and noisy industrial activities.	Located in proximity to suitable neighbouring uses which could have a significant positive effect on human health.	++
		Located in proximity to suitable neighbouring uses which could have a positive effect on human health.	+
		Not located in close proximity to unsuitable neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-

SA Objective	Appraisal Criteria	Threshold	Score
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--
2. To improve the quality, range and accessibility of community services and facilities.	Walking distance to key services including: -GP surgeries -Pharmacies -Primary schools -Secondary schools -Post Offices -Supermarkets Proximity to town centres.	Within 800m walking distance of all services and/or a town centre.	++
		Within 800m of one or more key services and/or within 2,000m of all services/a town centre.	+
		Between 800m and 2,000m of a key service.	0
		In excess of 2,000m but within 5,000m from all services/a town centre.	-
		5,000m or greater from all services/town centre.	--
	Provision/loss of community facilities and services.	Development would contribute to the provision of key services and facilities.	++
		Development would contribute to the provision of additional services and facilities.	+
		Development would not provide or result in the loss of key services and facilities.	0
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-
		Development would result in the loss of key services and facilities without their replacement elsewhere within the area.	--
3. To deliver safer communities.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
4. To ensure everyone has the opportunity to live in a decent and affordable home.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3.3ha or more).	++
		1 to 99 dwellings (up to 2.5ha).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.5ha or more).	-
		-100+ dwellings (-3.3ha or more).	--
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	Net employment land provision/loss.	7.6ha+ of land.	++
		0.1ha to 7.6ha of land.	+

SA Objective	Appraisal Criteria	Threshold	Score
		0ha	0
		-01ha to -0.7.6ha of land.	-
		-7.6ha+ of land.	--
	Proximity to key employment sites.	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
		2,000m or greater walking distance of a major employment site.	0
6. To deliver accessible education and training opportunities.	Access to: -primary/first/middle schools -secondary schools/further education/training establishments	Within 800m walking distance of all educational facilities.	++
		Within 800m of a primary/first school and 2,000m from a secondary school.	+
		Between 800m and 2,000m of a primary/first school.	0
		In excess of 2,000m but less than 5,000m from all educational facilities.	-
		5,000m or greater from all educational facilities.	--
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: -bus stops -railway stations	Within 400m walking distance of bus stop and 800m of railway station.	++
		Within 400m of bus stop or 800m of railway station.	+
		Between 400m and 800m of bus stop or between 800m and 2,000m from railway station	0
		800m or greater from bus stops or 2,000m or greater from railway stations.	-
	Impact on highway network.	No impact on highway network.	0
		Potential adverse impact on highway network.	-
		Potential significant adverse impact on highway network.	--
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	Proximity to: -statutory international/national nature conservation designations (SAC, SPA, Ramasar, National Nature Reserve, Ancient Woodland); -local nature conservation designations (Local Nature Reserve, Local Wildlife Site) -Regionally Important Geological Site (RIGS)	No designations affecting site.	0
		Within 100m of a locally designated site (including RIGS)/Between 500m and 100m from an international/national site.	-
		Within 100m of a statutory designated site.	--

SA Objective	Appraisal Criteria	Threshold	Score
	Presence of protected species.	Does not contain protected species.	0
		Contains protected species.	--
9. To ensure the prudent use and supply of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Areas.	--
10. To encourage the efficient use of land.	Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3a)).	Previously developed (brownfield) land.	++
		Mixed greenfield/brownfield land.	+/-
		Greenfield (not in ALC Grades 1, 2 or 3a).	-
		Greenfield (in ALC Grade 1, 2 or 3a).	--
	Soil contamination.	Development would result in existing land / soil contamination being remediated.	++
		Development would not affect the contamination of land/soils.	0
		Development could be affected by existing contaminated land.	-
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	Proximity to waterbodies	In excess of 50m of a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
	Requirement for new or upgraded water management infrastructure.	No requirement to upgrade water management infrastructure.	0
		Requirement to upgrade water management infrastructure.	--
12. To improve air quality.	Effects on air Quality	Contribute to an improvement in air quality.	+
		No effect on air quality.	0
		Lead to a decrease in air quality.	-
13. To reduce and or avoid flood risk to people and property.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a/b.	--

SA Objective	Appraisal Criteria	Threshold	Score
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
16. To conserve and enhance Northumberland's cultural heritage and diversity.	Effects on designated heritage assets.	No cultural heritage designations affect the site.	0
		Development may have an adverse effect on designated heritage assets and/or their settings.	-
		Development may have a significant adverse effect on designated heritage assets or their settings	--
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	Effects on landscape character. Presence of Green Belt.	Development offers potential to significantly enhance landscape/townscape character	++
		Development offers potential to enhance landscape/townscape character	+
		Development is unlikely to have an effect on landscape character/townscape character and/or designated landscape.	0
		Development may have an adverse effect on landscape character and/or designated landscape.	-
		Development may have a significant adverse effect on landscape/townscape character, and/or designated landscape and/or site is located in the Green Belt.	--

- 2.3.3 These are presented in Appendix H of the separate appendices document (NCC.01.08) to the Submission Local Plan SA Report (NCC.01.07).
- 2.3.4 Paragraph 5.4.13 of the Submission Local Plan SA Report (NCC.01.07) states that "...an assessment exercise has been carried out using criteria from the SHLAA and specific site appraisal criteria developed using the SA objectives." Section 3 of this addendum demonstrates the alignment between the SA and site assessment sustainability criteria developed and used by the Council.
- 2.3.5 Please also note that pages 142 – 147 of the SA Report (NCC.01.07) set out the methodologies for the selection and allocation of sites for housing, employment land and minerals. In this regard, it repeats (and expands information) first presented in the Regulation 18 Draft Local Plan SA Report (NCC.04.04).

3. Relationship Between the Housing Site Assessment Criteria and the SA Criteria

3.1 Introduction

3.1.1 This section explains the relationship between the housing site assessment criteria and the specific SA objectives.

3.2 Relationship

3.2.1 **Table 3.1** below shows how the SA objectives and site SA criteria (taken from in Appendix H of the Submission Local Plan SA Report NCC.01.08) are aligned with the SHLAA site assessments (taken from NCC.11.03) and additional sustainability proximity analysis (taken from Appendix H of the Housing Site Selection and Appraisal Technical Paper, EX/NCC/19).

3.2.2 Of the 17 SA objectives, three are identified in **Table 2.1** as not being applicable to sites (SA Objective 3 'safer communities', SA Objective 14 'Greenhouse gas emissions' and SA Objective 15 'waste reductions'); observations made at the time of publication of the SA Report. Of the remaining SA objectives, it was not considered possible to evaluate one further objective (SA Objective 12 'air quality') through the SHLAA or additional proximity analysis due to the absence of detailed and location specific data. All remaining SA objectives can be mapped across to the topics considered by the SHLAA site assessments and additional sustainability proximity analysis.

3.2.3 **Table 3.1** compares the detailed component site SA criteria of each SA objective and provides commentary on the extent to which they are aligned with the SHLAA site assessments and additional sustainability proximity analysis. There is a high degree of concurrence.

3.2.4 This table also illustrates the scoring system which has been used for assessing the housing sites. It shows the direct relationship between the SA criteria and the SHLAA site assessment and proximity analysis, with both using the following thresholds distances: within 800m, 800m to 2km, 2km to 5km and more than 5km (with variations depending on the criteria).

3.2.5 When taken together, the SHLAA site constraints and additional sustainability proximity criteria address the same scope and approach provided by the site SA criteria. In consequence, the SHLAA site assessment criteria and proximity criteria are highly compatible with the site SA criteria, and the resulting outputs of the assessment demonstrate that the site selection process has taken into account the sustainability issues highlighted under the SA.

Table 3.1 Housing Site Appraisal Criteria

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
1. To improve the health and wellbeing and reduce health inequalities	Access to: - GP surgeries - open space (including sports and recreational facilities)	Within 800m walking distance of a GP surgery and open space.	++	Proximity Analysis includes distance to GP surgery and pharmacy; however, does not include distance to mapped open spaces and recreational facilities. Distance based on straight line analysis and not walking distances. Alignment of threshold distances and scoring.	
		Within 800m of a GP surgery or open space.	+		within 800m
		Between 800m and 2,000m of a GP surgery or open space.	0		800m to 2km
		In excess of 2,000m and less than 5,000m from a GP surgery and/or open space.	-		2km to 5km
		5,000m or greater from a GP surgery and/or open space.	--		more than 5km
	Neighbouring uses: Positive neighbouring uses could include open spaces, leisure centres, health centres and employment. Negative neighbouring uses could include waste recycling centres, landfill sites and noisy industrial activities.	Located in proximity to suitable neighbouring uses which could have a significant positive effect on human health.	++	SHLAA - neighbouring uses considered as part of the assessment of site suitability for potential residential development. Proximity Analysis additionally uses HSE Consultation Zones as a measurable indication of proximity to potentially negative/unsuitable neighbouring uses such as hazardous installations.	
		Located in proximity to suitable neighbouring uses which could have a positive effect on human health.	+		more than 5k
		Not located in close proximity to unsuitable neighbouring uses.	0		2km to 5km
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-		800m to 2km

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--		within 800m
2. To improve the quality, range and accessibility of community services and facilities.	Walking distance to key services including: - GP surgeries - Pharmacies - Primary schools - Secondary schools - Post Offices - Supermarkets - Proximity to town centres	Within 800m walking distance of all services and/or a town centre.	++	Proximity Analysis includes distances to: - GP surgeries - Pharmacies - Primary schools - Secondary schools - Post Offices - Proximity to town centres which aligns strongly with the SA criteria (with the exception of supermarkets). Proximity to Main Towns and Service Centres measured as an indication of proximity to local community services and facilities instead of just town centres. Secondary schools' proximity was measured distinguishing between those within 800m (green +) and 800m-2km (yellow 0), rather than simply shaded yellow as being within 2km (0). Distance based on straight line analysis and not walking distances. Alignment of threshold distances and scoring.	
		Within 800m of one or more key services and/or within 2,000m of all services/a town centre.	+		within 800m
		Between 800m and 2,000m of a key service.	0		800m to 2km
		In excess of 2,000m but within 5,000m from all services/a town centre.	-		2km to 5km
		5,000m or greater from all services/town centre.	--		more than 5km
	Provision/loss of community facilities and services.	Development would contribute to the provision of key services and facilities.	++	SHLAA considers any potential on-site loss of facilities - not possible to predict any potential on-site provision of additional facilities (subject to any planning application for mixed-use development).	
		Development would contribute to the provision of additional services and facilities.	+		
		Development would not provide or result in the loss of key services and facilities.	0		

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-		
		Development would result in the loss of key services and facilities without their replacement elsewhere within the area.	--		
3. To deliver safer communities	It has not been possible to identify specific site level criteria for this SA objective	N/A			
4. To ensure everyone has the opportunity to live in a decent and affordable home.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3.3ha or more).	++	SHLAA - assessment of indicative site dwellings capacity Appendix G of the SHLAA provides information on the site area and the number of houses that could be developed on the sites.	
		1 to 99 dwellings (up to 2.5ha).	+		
		0 dwellings.	0		
		-1 to -99 dwellings (-2.5ha or more).	-		
		-100+ dwellings (-3.3ha or more).	--		
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	Net employment land provision/loss.	7.6ha+ of land.	++	Criterion more related to the appraisal of employment sites rather than housing sites. SHLAA considers any potential on-site loss of employment land - not possible to predict any potential on-site provision of additional employment land (subject to any planning application for mixed-use development).	
		0.1ha to 7.6ha of land.	+		
		0ha	0		
		-0.1ha to -7.6ha of land.	-		

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
		-7.6ha+ of land.	--		
	Proximity to key employment sites	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	Proximity Analysis includes distance to employment land, with distance based on straight line analysis and not walking distances. Public transport travel times not possible to measure on GIS. Site more than 2km proximity were shaded red (--) rather yellow (0). Alignment of threshold distances and scoring.	within 2km
		2,000m or greater walking distance of a major employment site.	0		more than 2km
6. To deliver accessible education and training opportunities.	Access to: - primary/first/middle schools - secondary schools/further education/training establishments	Within 800m walking distance of all educational facilities.	++	Proximity Analysis (first or middle school / secondary or high school) - except walking distances not possible to measure on GIS. Secondary schools' proximity was measured distinguishing between those within 800m (green +) and 800m-2km (yellow 0), rather than simply shaded yellow as being within 2km (0). Whilst broad alignment on the threshold distances and scoring, there is one difference: the SA threshold is 2km from a secondary school; the SHLAA or Site Selection Technical Paper used 800m to 2km.	
		Within 800m of a primary/first school and 2,000m from a secondary school.	+		within 800m
		Between 800m and 2,000m of a primary/first school.	0		800m to 2km
		In excess of 2,000m but less than 5,000m from all educational facilities.	-		2km to 5km
		5,000m or greater from all educational facilities.	--		more than 5km
7. To reduce the need for travel, promote more sustainable modes of transport and align	Access to: - bus stops - railway stations	Within 400m walking distance of bus stop and 800m of railway station.	++	Proximity Analysis includes distance to bus stops and railway stations. Distance based on straight line analysis and not walking distances. Sites 400-800m from bus stops and 800m-2km from railway stations were shaded orange (-) rather than yellow (0). Sites more than 800m from bus stops and 2km from	
		Within 400m of bus stop or 800m of railway station.	+		within 400m (bus) within 800m (rail)

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
investment in infrastructure with growth.		Between 400m and 800m of bus stop or between 800m and 2,000m from railway station	0	railway stations were shaded red (--) rather than orange (-). Alignment of threshold distances and scoring.	400m to 800m (bus) 800m to 2km (rail)
		800m or greater from bus stops or 2,000m or greater from railway stations.	-		more than 800m (bus) more than 2km (rail)
	Impact on highway network	No impact on highway network.	0	SHLAA considers any known or likely impacts and the likely need for highways network enhancements as part of the assessment of site achievability for potential residential development.	
		Potential adverse impact on highway network.	-		
		Potential significant adverse impact on highway network.	--		
	8. To conserve and enhance Northumberland's biodiversity and geodiversity	Proximity to: - statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); - local nature conservation designations (Local Nature Reserve, Local Wildlife Site) - Regionally Important Geological Site (RIGS)	No designations affecting site.	0	Proximity Analysis includes distances to designated sites of biodiversity interest (Ramsar, SAC, SPA, National Nature Reserve, Local Nature Reserve and Local Wildlife Site) with the exception of Ancient Woodlands (considered separately as a landscape constraint) and RIGs. Whilst broad alignment on the threshold distances and scoring, there is one difference: the SA threshold is within 100m of a locally designated site, the SHLAA, or Site Selection Technical Paper used 100-500m. Local designations proximity was measured using all 3 scoring tiers, rather than those within 100m being shaded orange (-) and those more than 100m being shaded yellow (0).
Within 100m of a locally designated site (including RIGS) / Between 500m and 100m from an international/national site.			-	100m to 500m	
Within 100m of a statutory designated site.			--	within 100m	
Presence of protected species.		Does not contain protected species.	0	SHLAA considers any known presence of protected species/habitats, but not possible to measure on GIS.	
		Contains protected species.	--		

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
9. To ensure the prudent use and supply of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0	Minerals safeguarding areas are identified as a Category 2 constraint within SHLAA (see Figure 2.2 above). The commentary in the SHLAA against the relevant sites illustrates that the presence of a minerals safeguarding area has been taken account of where relevant.	
		Within a Minerals Safeguarding Areas.	--		
10. To encourage the efficient use of land.	Development of PDL / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3a).	Previously developed (PDL) land.	++	SHLAA considers the PDL, mixed or greenfield nature of land as part of the assessment of site suitability for potential residential development.	not applicable
		Mixed greenfield/PDL land.	+/-		not applicable
		Greenfield (not in ALC Grades 1, 2 or 3a).	-	Proximity Analysis considers Agricultural Land Classification for grades 2 and 3 (where known), regardless of whether or not sites are brownfield/mixed or greenfield and does not distinguish between grades 3a and 3b. Hence sites are shaded red (--) even if they are brownfield/mixed land, or if just grade 3b, with all non-grade 1/2/3a sites simply shaded green (+) rather than dark green (++), yellow (+/-) or orange (-).	not applicable
		Greenfield (in ALC Grade 1, 2 or 3a).	--		within site
	Soil contamination	Development would result in existing land / soil contamination being remediated.	++	SHLAA considers any known contamination and the potential scope for remediation of vacant sites, but otherwise contaminated land/soils not possible to measure.	
		Development would not affect the contamination of land/soils.	0		
		Development could be affected by existing contaminated land.	-		
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and	Proximity to waterbodies	In excess of 50m of a waterbody.	0	SHLAA considers the presence of water bodies within or close to a site as part of the assessment of site suitability for potential residential development.	
		Within 10-50m of a waterbody.	-		
		Within 10m of a waterbody.	--		

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
ground and surface water bodies.	Requirement for new or upgraded water management infrastructure.	No requirement to upgrade water management infrastructure.	0	SHLAA considers any known likely need for upgrading water supply and/or sewerage infrastructure capacity as part of the assessment of site achievability for potential residential development.	
		Requirement to upgrade water management infrastructure.	--		
12. To improve air quality.	Effects on air quality	Contribute to an improvement in air quality.	+	N/A - not possible to determine.	
		No effect on air quality.	0		
		Lead to a decrease in air quality.	-		
13. To reduce and or avoid flood risk to people and property	Presence of Environment Agency Flood Zones	Within Flood Zone 1.	0	SHLAA considers the presence of flood risk zones within or close to a site as part of the assessment of site suitability for potential residential development.	
		Within Flood Zone 2.	-		
		Within Flood Zone 3a/b.	--		
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.	It has not been possible to identify specific site level criteria for this SA objective.	N/A			
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	It has not been possible to identify specific site level criteria for this SA objective.	N/A			
16. To conserve and enhance Northumberland's	Effects on designated heritage assets.	No cultural heritage designations affect the site.	0		

SA Objective	SA Appraisal Criteria	SA Threshold	SA Score	SHLAA, or Site Selection Technical Paper Appendix H Proximity Analysis	Technical Paper Proximity Scoring
cultural heritage and diversity.		Development may have an adverse effect on designated heritage assets and/or their settings.	-	SHLAA considers the presence of known heritage assets within or close to a site as part of the assessment of site suitability for potential residential development.	
		Development may have a significant adverse effect on designated heritage assets or their settings	--		
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	Effects on landscape character. Presence of Green Belt.	Development offers potential to significantly enhance landscape/townscape character	++	SHLAA considers the presence of any areas of designated landscapes and the impact development may have on landscape character and designated landscapes, and the presence of Green Belt as part of the assessment of site suitability for potential residential development.	
		Development offers potential to enhance landscape/townscape character	+		
		Development is unlikely to have an effect on landscape character/townscape character and/or designated landscape.	0		
		Development may have an adverse effect on landscape character and/or designated landscape.	-		
		Development may have a significant adverse effect on landscape/townscape character, and/or designated landscape and/or site is located in the Green Belt.	--		

4. Housing Sites Assessment Scoring System

4.1 Overview

4.1.1 This section provides an overview of the scoring system for the housing sites, including how the scoring system relates to the SA criteria and the proximity analysis.

4.2 Housing Sites Assessment Scoring System

4.2.1 The housing sites considered for allocation in the Draft Local Plan were assessed against both criteria from the SHLAA (which includes a number of factors such as whether the site is brownfield or greenfield, the suitability and availability of the site and achievability and deliverability of the site), and the additional sustainability criteria which includes thresholds for a range of factors including proximity to services and constraints, as set out below:

- Service proximity:
 - ▶ Bus stop;
 - ▶ Railway station;
 - ▶ First or middle school;
 - ▶ Secondary or high school;
 - ▶ Town or service centre;
 - ▶ Post office;
 - ▶ GP surgery;
 - ▶ Pharmacy; and
 - ▶ Employment land.
- Constraints:
 - ▶ Biodiversity (Ramsar, SPA, SAC, SSSI, National Nature Reserve, Local Nature Reserve and Local Wildlife Site);
 - ▶ Land use (Grade 2 agricultural land, Grade 3 agricultural land); and
 - ▶ Hazard (HSE Consultation Zone).

4.2.2 A red, yellow, amber, green system was used to assess the sites against proximity thresholds based on distances from these services/constraints to help decide on whether or not the site is appropriate for allocation in the Draft Local Plan. The scoring is shown in **Table 3.1** above and in the extracts from the relevant appendices of the SHLAA and the Housing Site Selection and Appraisal Technical Paper and presented in **Appendix A**, detailing the tabulated findings for the candidate sites by settlement. These spreadsheets show that all of the candidate housing sites (those sites considered for allocation in the Draft Local Plan for each settlement in Northumberland) were assessed against the SHLAA site assessment criteria and the proximity thresholds, which includes consideration of the potential suitability, availability, achievability and deliverability of the site. Those sites denoted with a green tick in the spreadsheets are the preferred sites which have been proposed for allocation in the Draft Local Plan. These are the sites which are considered to be most suitable, developable and

sustainable. The spreadsheet also shows where a site that has not been allocated has scored against the various assessment criteria.

5. Selection and Rejection of Housing Sites and Spatial Options

5.1 Reasons for the Selection and Rejection of Housing Sites

- 5.1.1 Candidate housing sites for allocation of five or more dwellings indicative capacity were drawn from the SHLAA, including sites identified through the SHELAA call-for-sites consultation.
- 5.1.2 Candidate housing sites were initially assessed through the SHLAA process against two sets of criteria: "Category 1 significant constraints" and "Category 2 constraints". These constraints are shown in **Figure 2.2**. The presence of a Category 1 designation would generally deem the site to have no potential for housing and that it was not suitable for development.
- 5.1.3 Sites identified as 'not currently developable' in the SHLAA were not considered further for allocation and thus discounted. Sites were assessed as 'not currently developable' for a range of reasons relating the suitability of the site (e.g. category 1 constraints such as a high risk of flooding), availability constraints (e.g. existing uses on a site) or concerns of the likelihood of development coming forward within the plan period (likely abnormal development costs).
- 5.1.4 Unless a site already benefitted from an extant planning consent or a 'minded to approve' decision, all sites within the Green Belt were considered to be generally inappropriate and thus 'not suitable' for future housing development. This reflected the absence of exceptional circumstances which would warrant Green Belt development, as the objectively assessed need (OAN) for the county could be met. As such, these Green Belt sites and broad locations were effectively screened out from the SHLAA at the outset (regardless of their potential availability or theoretical achievability), since they could not be regarded to be potentially 'deliverable' or 'developable' as part of the County's housing land supply.
- 5.1.5 Appendices A and B of the Housing Site Allocations Selection and Appraisal Technical Paper³ (NCC.02.13) which is appended in full to this addendum (see **Appendix B**), identify the discounted sites and the reasons for them being classed as not currently developable. Only potentially developable sites that were not currently committed were progressed to the site appraisal process for the purposes of selecting site allocations and these sites are referred to as 'candidate sites'.
- 5.1.6 The candidate housing sites for allocation in each settlement were then considered further in relation to factors assessed through the SHLAA process, as well as a number of additional sustainability criteria (as described in Section 2 and 3 of this addendum).
- 5.1.7 Analysis and reasonings for the preferred and rejected sites in each of the settlements where site allocations are proposed is summarised in the Housing Site Allocations Selection and Appraisal Technical Paper (NCC.02.13), organised by Local Plan Delivery Area. The Technical Paper states that centrally located sites, with better access to services have been considered first for allocation. Where appropriate central sites could not meet the needs of a settlement, sites towards or on the edge of settlements were considered.

³ Northumberland Local Plan Publication Draft Plan (Regulation 19) Housing Site Allocations Selection and Appraisal Technical Paper (December 2018). Available at: <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/Technical%20Papers%20for%20Housing/Housing-Site-Allocations-Selection-and-Appraisal-Technical-Paper-December-2018.pdf> (Accessed 03/06/20)

- 5.1.8 Appendices C-F of the Housing Site Allocations Selection and Appraisal Technical Paper (NCC.02.13) include the preferred site proformas. This provides background on the site in terms of capacity and deliverability constraints as well as an assessment against the SHLAA criteria and the additional sustainability criteria referred to above.
- 5.1.9 The findings of the site appraisal for all candidate sites are included in the Housing Site Selection and Appraisal Technical Paper (December 2018) – Appendix H: SHLAA Developable Sites Proximity and Sustainability Criteria Assessment Summary (EX/NCC/19)⁴. Note whilst this information was not published by the Council at the time of completion, the results were used as part of the selection and rejection of sites. The information has been made available as part of the Examination Library for completeness and added transparency.
- 5.1.10 Pages 147 - 148, paragraph 5.4.38 – 5.4.45 of the Submission Local Plan SA Report (NCC.01.07) set out the reasons for rejections of sites. For example, paragraph 5.4.38 states:
- "A larger filtering exercise of potential housing sites was undertaken by the Council through the SHLAA processes. From the initial long list of potential sites, a screening exercise was undertaken to filter out those sites considered as not being developable. This filtering exercise discounted sites due to a number of factors relating to their suitability, availability and achievability. These may include the presence of biodiversity designations on site, flood risk, significant highways constraints, ownership issues and viability concerns. A shortlist of potentially developable sites was then subject to further assessment, including consideration of additional criteria relating to the distance of sites from key services and biodiversity designations, and the grade of agricultural land. Housing sites not selected for allocation in the local plan from this shortlist have been discounted because other sites were considered to be more developable and sustainable. The reasons for selection and rejection are also detailed in the Housing Site Allocations Selection and Appraisal Technical Paper on the Council's website under 'Studies and evidence reports', available at: <http://www.northumberland.gov.uk/Planning/Reports.aspx>."*
- 5.1.11 Pages 142 – 147 of the Submission Local Plan SA Report (NCC.01.07) set out the reasons for selection of sites. It also references the Housing Site Allocations Selection and Appraisal Technical Paper, which was also included as a hyperlink. This approach was taken in order to minimise the unnecessary duplication of information and in this regard, it is noted that the Submission Local Plan SA Report (NCC.01.07) and appendices (NCC.01.08) numbers 640 pages.
- 5.1.12 An example of the site assessment approach (taken from page 16 of the Housing Site Allocations Selection and Appraisal Technical Paper (NCC.02.13) is presented in **Figure 5.1** below:

⁴ The December 2018 SHLAA (NCC.11.03) reflected the latest position as at 30 September 2018, with the sites schedules at separate Appendices E-G (NCC.11.04-06) finalised in October 2018 ready for inclusion in the final version published in December 2018. This explains why the corresponding SHLAA Developable Sites Proximity and Sustainability Assessment Summary schedule for separate Appendix H to the Site Selection and Appraisal Technical Paper (EX/NCC/19) was originally dated October 2018 when first uploaded into the Examination Library.

Figure 5.1 Example Settlement Housing Site Assessment

Newbiggin-by-the-Sea	
Indicative housing requirement:	360 dwellings
Completions 2016-18:	44 dwellings
Outstanding permissions/minded to approve:	177 dwellings
<p>Preferably development should be focused close to the town centre and existing facilities. A good range of services are available, with opportunities to link well with existing residential uses also apparent.</p>	
Town Centre	
<u>Preferred Site(s):</u>	
<p>5059 - Former Moorside First School, Woodhorn Road - planning application for residential development currently awaiting determination for 66 homes, with site offering a good location for redevelopment of a vacant brownfield site within the urban area. Former school site where the former buildings have been demolished. Sustainably located, close to existing services and facilities and in an established residential area where new development could be well integrated.</p>	
<p>9052 - Site adjacent to Arts Centre, Woodhorn Road - vacant land within the settlement, subject to a revised planning application for 13 homes. However, it is understood that the site remains available and a new proposal is now expected. Well located for existing services and facilities within the town centre. Offers excellent brownfield infill opportunity in the heart of the town.</p>	
<u>Rejected Site(s):</u>	
<p>5021 - Pembroke Court - a previous planning permission lapsed without implementation which related to the conversion of the roofspace of an existing building to flats. No recent evidence to indicate that the site is likely to be progressed any further and, given the relatively specialist nature of the scheme, it not considered appropriate for allocation.</p>	
<p>5116 - Woodhorn Road - whilst within the town centre and sustainably located, the land is currently part in use as car parking for the adjacent leisure centre and is part greenfield. With part not being available at the current time, the remaining scope for allocation would be limited.</p>	
<p>5179 - 126 Front Street - a previous permission lapsed which covered a larger area, providing 48 dwellings in total. This particular land parcel is small and is currently occupied by existing uses, with limited recent evidence of availability. Whilst well located within the town centre it is considered that there is little certainty regarding delivery.</p>	

5.1.13 Specific reasons that relate to sustainability criteria identified in the Housing Site Allocations Selection and Appraisal Technical Paper (NCC.02.13) include:

- "4599 Industrial land to the rear of 55-73 Woodbine Terrace. Site entirely within flood zone 3, and safe access and egress from the site would be difficult to achieve. Not considered suitable for housing."
- "6949 Land at Park Farm Cottages, Blyth. The entire site is in flood zone 3 and is at a high risk of flooding. Further work is required to understand the extent of Flood Zone 3b (functional floodplain). This site would be difficult to develop as the construction of built development"
- "4722 Land at North Farm, Holywell. Green Belt designation is to be retained within emerging policy. Would significantly increase the size and alter the character of the settlement and have an adverse impact upon the adjacent SSSI."

- "6577 - 5 Battle Hill - listed building, situated within a conservation area, which will require sensitive conversion to deliver a residential scheme. Location within the town centre means good access to services and facilities..."
- "1030 - Sea View Works west of Cow Road, Spittal - brownfield site in a conservation area steeply banking down to the railway, part occupied by a printing works. Potential contamination and impact on coastal designated areas..."

5.1.14 From the above, it is clear:

- that all candidate housing sites have been assessed;
- that all candidate sites have been assessed using a bespoke methodology that draws on the sustainability criteria identified in Appendix H of the SA Report;
- that all candidate sites have been assessed using the same methodology; and
- that the reasons for selection and rejection are provided.

5.2 Reasons for the Selection and Rejection of Spatial Options

Spatial Options Considered by the Council and Appraised in the SA

5.2.1 Five spatial development options have been considered by the Council for the dispersal of growth throughout the County:

- **Distribution Option 1:** Proportionate Distribution;
- **Distribution Option 2:** Proportionate Distribution within the Constraints of the Green Belt (this is the preferred approach in the Draft Local Plan);
- **Distribution Option 3:** Proportionate Distribution with Additional Targeted Growth;
- **Distribution Option 4:** Dispersed distribution; and
- **Distribution Option 5:** New Settlements.

5.2.2 Option 2 is the Council's preferred option for the distribution of development in the County in the Draft Local Plan. This option has been selected as it will facilitate the distribution of development to the most sustainable locations in the County, whilst also respecting the constraints of the Green Belt which covers large areas of the south of the County.

5.2.3 Pages 130-132, paragraphs 5.3.31-5.3.41 of the Regulation 18 Draft Local Plan SA Report (June 2018) (NCC.04.04) sets out the reasons for selection of the preferred spatial strategy and the reasonable alternatives.

5.2.4 In terms of the reasons for rejection of options, reference is made to a range of adverse effects identified by the SA, for example (paragraph 5.3.41):

- **Distribution Option 1 Proportionate Distribution:** This option would have a number of significant negative effects including on biodiversity, land use and in part on landscape as Green Belt land would be lost to development (in addition to greenfield land). There would also be negative effects in relation to resource use and in relation to air quality and climate change from vehicle emissions associated with the new development through this distribution option.
- **Distribution Option 3: Proportionate distribution with additional targeted growth.** This approach would build upon the positive implications of option 1, particularly in the south and

east of the County, but would have a number negative effects as it may result in encroachment of development into the countryside, an element of sprawl, risks the merger of settlements and have an effect on the character and setting of historic settlements. This option would have significant negative effects in part on landscape as Green Belt land would be released (in addition to loss of greenfield land).

- Distribution Option 4: Dispersed distribution: This approach would allow for increased development opportunities across Northumberland but specifically in the settlements in rural areas, with less development being delivered in the market towns and urban areas when compared to other options. Whilst this approach would support rural growth, and deliver other benefits within the rural areas, it is considered that it does not align with wider principles of sustainable development and would not meet the growth requirements of the County overall.
- Distribution Option 5: New Settlements. This approach would allow for development to be focussed in new settlements, of a scale to enable the level of development to support a number of key services. To ensure new settlements are sustainable, they should be located close to key employment centres and transport links. By their nature, new settlements would be in the countryside. However, if a new settlement was located close to Tyneside, this would ensure access to employment opportunities in South East Northumberland and it would be less likely to support rural development. Conversely siting a settlement away from employment centres, or with limited access to them, would create challenges in delivering economic objectives. A new settlement approach would reduce the level of development going to established towns and villages.

5.2.5 The options considered and rejected have been set out above for clarity with the reasons clearly provided for the options rejected by the Council.

Reasonable Alternatives

5.2.6 As part of the selection and rejection of spatial development options for Northumberland it is important that the SA considers reasonable alternatives to the preferred spatial development option.

5.2.7 The European Commission guidance⁵ on the SEA Directive discusses possible interpretations of handling 'reasonable alternatives' as required by Article 5(1). It states that "*The alternatives chosen should be realistic. Part of the reason for studying alternatives is to find ways of reducing or avoiding the significant adverse effects of the proposed plan or programme*". Echoing this, Government guidance⁶ of the SEA states "*Only reasonable, realistic and relevant alternatives need to be put forward. It is helpful if they are sufficiently distinct to enable meaningful comparisons to be made of the environmental implications of each*". This is reflected in recent case law⁷. For strategic alternatives for the distribution of growth, there are an almost limitless number of options that could be considered (many of which are variations on a number of key principles - so whether infill, urban extensions, concentration on transport corridors, distribution in accordance with the settlement hierarchy, concentration of growth to sustainable settlements, new settlements or proportionate distribution across an area), and so whilst there can always be more options, as long as the options that have been considered are reasonable and reflect a range of different/distinct

⁵ European Commission (2001) *Implementation of Directive 2001/42 on the assessment of the effects of certain plans and programmes on the environment*

⁶ Office of the Deputy Prime Minister et al (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

⁷ Heard v Broadland District Council et al. [2012] EWHC 344 (Admin) (24 February 2012); Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government [2014] EWHC 406 (Admin) (21 February 2014); and Rlt Built Environment Limited v The Cornwall Council and St Ives Town Council [2016] EWHC 2817 (Admin) (10 November 2016)

distribution options for the County within the context of the Local Plan objectives, there is no need to consider additional strategic spatial alternatives. The NPPF, paragraph 136 states that *“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified”*. The Council has taken forward the ambitious jobs-led growth scenario to inform the housing requirement. This scenario requires 17,700 dwellings to be delivered over the plan period, at an average of 885 per annum. The Northumberland Local Plan - Publication Draft Plan (Regulation 19) – Erratum (NCC.01.02) paragraphs 4.27 states *“Northumberland already has a significant amount of housing committed across the County, it is not considered that exceptional circumstances exist to justify the alteration of Green Belt boundaries for residential development”*. In the absence of such exceptional circumstances, the consideration of sites within the Green Belt are then not considered a reasonable alternative.

- 5.2.8 The strategic options considered provide a proportionate and reasonable basis for the development and selection of the Council’s preferred approach to distribution which is considered an appropriate strategy for the County.

Appendix A

Extracts of Assessments of Candidate Sites from Appendix H of the Housing Site Allocations Selection and Appraisal Technical Paper and Appendix G of the SHLAA

Key to Proposed Site for Allocation column:

- Proposed site for allocation.
- Previously proposed for allocation - now with planning permission so longer necessary to allocate.
- Additional proposed site for allocation (as referenced in ACT/06C/04 initially proposed in Regulation 18 draft Plan)
- Previously proposed allocation now to be deleted (as referenced in ACT/06C/04)

SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land
ALLENDALE																								
2349	Land adjacent to Rectory Cottage, Lonkley	Allendale	Allendale CP	West	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
2568	Former Dale Hotel - site 1	Allendale	Allendale CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
6805	Land at Low Mill Farm Allendale Site 2	Allendale	Allendale CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
8033	Land at Splitty Lane Catton	Catton	Allendale CP	West	✓	more than 5km	2km to 5km	2km to 5km	2km to 5km	2km to 5km	2km to 5km	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
9380	Land off Lonkley Terrace Allendale	Allendale	Allendale CP	West	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
9480	Portgate Farm Allendale 1	Allendale	Allendale CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable

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SHLAA Site Assessment Summary													
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability		
ALLENDALE													
2349	Land adjacent to Rectory Cottage, Lonkley	Allendale	Allendale CP	West	✓	Greenfield	Suitable Greenfield site to SE of settlement, within AONB, adjacent to residential areas. New access from road to south required - adoptable standards. Restricted sewerage capacity.	Available	Availability confirmed through 2018 call for sites exercise. There is developer interest in the site	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (Highway & access improvements and improvements to sewerage infrastructure)	8	No significant barriers to the delivery of this site at the edge of the settlement. Yield of around 8 homes considered to be appropriate, with potential to bring forward alongside, or in a phased manner with, adjacent land (Site 9380)
2568	Former Dale Hotel - site 1	Allendale	Allendale CP	West		Mixed 50:50	Suitable Former hotel site and associated land within centre of Allendale, located within AONB and conservation area. Clearance of hotel buildings required to provide adequate access to rear of site. Conversion of stone building more likely. Restricted sewerage capacity. Archaeologic	Available	No known constraints.	Achievable	High price level area, in attractive town centre location. No prohibitive costs to achieve conversion.	10	Conservation area location and historic settlement core designation, means conversion is the most likely development possibility with potential for new build development on the remainder of the site. Yield reflects previous planning consent for mixture of conversion and new building development
6805	Land at Low Mill Farm Allendale Site 2	Allendale	Allendale CP	West		Greenfield	Suitable Large greenfield site at the northern edge of Allendale Town, located within AONB. Buffer zone required to south east and south west to protect woodland. Improvements to local network required. Development may change the character of the area and would have to be carefully considered. 2018 CFS submission response suggests access available from public highway via existing agricultural access	Available	Availability confirmed through 2018 call for sites exercise. However, whilst it could be made immediately available site could be made immediately available, it is not suggested that this site would be preferred for immediate development but could be proposed if demand and policy support for larger scale housing development arose. Through agent, landowner has confirmed availability of site in Jan 2017. Potentially to be promoted as part of wider area of land (6805, 6806)	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (measures necessary to reduce impact on AONB (potential buffer zone), potential requirement for reduced net developable area).	62	Development would need to be sympathetic to the character of the area and AONB. Lower end of yield threshold applied due to AONB and character of area. Timescale for development reflects landowner intention to bring forward in the medium to longer term, if and when demand requires
8033	Land at Spitty Lane Catton	Catton	Allendale CP	West	✓	Greenfield	Suitable Greenfield site in agricultural use. Site located outside, but adjacent to, settlement. Highways network considered suitable to deliver scale of development identified through the SHLAA methodology to calculate capacity. Access to the site via Spitty Lane should accord with junction spacing and geometry identified in the Council's highway layout guidance and ensure it complies with adoptable standards. The peripheral location of the site should be taken into account in the design and siting of development	Available	Availability confirmed through 2018 call for sites exercise. Landowner has confirmed availability of site in Jan 2017 with intention to progress towards submission of a planning application in due course	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. No potential site specific considerations identified.	8	Subject to proposals being compliant with highway standards and layout guidance, this site is considered suitable for development. Landowner intends to progress towards submitting a planning application but lower yield is considered be fitting for edge of settlement location and character of the village
9380	Land off Lonkley Terrace Allendale	Allendale	Allendale CP	West	✓	Greenfield	Suitable Parcel of greenfield land towards eastern edge of Allendale. Development can be considered in conjunction with adjacent land (site 2349). Residential development to north with further greenfield land to east and west. Located within North Pennines AONB - designation would need to be considered. Also on edge of the conservation area. Established trees to western boundary. Highway matters unlikely to be limiting although provision of safe access will need further consideration from Lonkley Terrace. The site would offer a suitable location for a small infill development, providing that identified constraints can be addressed and overcome	Available	Site identified through the 2018 call for sites process, with preference for future development for residential use	Achievable	Lower value market area, with relatively low rates of recent delivery and limited developer interest. Site specific issues are identified which may have a bearing on costs, including access provision and mitigating against environmental impacts, but not considered to be prohibitive to a residential scheme.	8	Greenfield site towards east of village, with potential to be developed alongside adjacent land (site 2349). Likely to be developable and fitting if constraints are overcome. Timescales for development and identified reflect methodological approach
9480	Portgate Farm Allendale 1	Allendale	Allendale CP	West		Greenfield	Suitable Parcel of greenfield land towards eastern edge of Allendale. Established residential development to north and west. Open agricultural land to east and south with areas of established woodland at boundaries, some designated as Ancient Woodland. The Shield Burn runs to the east of the site. Located within North Pennines AONB - designation would need to be considered. Highway matters unlikely to be prohibitive although provision of suitable access from Shilburn Road will need further explored. Whilst at the eastern edge of the settlement, the site could offer a suitable location for a small infill scheme, providing that identified constraints can be addressed and overcome, and that it can be successfully integrated with existing	Available	Site identified through the 2018 call for sites process, with preference for future development for residential use	Achievable	Lower value market area, with relatively low rates of recent delivery and limited developer interest. A range of issues are identified at a site specific level including need to mitigate adverse impact on adjacent environmental designations and potential improvements to highway infrastructure. However, not considered to be prohibitive to a small-scale development	11	Small greenfield site to the eastern edge of Allendale Town. On mitigating constraints, notably access arrangements, this site is considered to be developable for a small residential scheme. Timescales for development reflect methodological approach

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- ✓ Previously proposed allocation now to be deleted (as referenced in ACT/06C/04)

SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land	
BELLINGHAM																									
2222	Demesne Farm	Bellingham	Bellingham CP	West	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2352	Former Bellingham Auction Mart	Bellingham	Bellingham CP	West	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
2481	North of Old School	Bellingham	Bellingham CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
2610	The Old School, Bellingham	Bellingham	Bellingham CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
9201	Land east of Riverdale Stables and west of Stonecroft	Bellingham	Bellingham CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	800m to 2km	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
9204	Burnside Static Caravan Park, Land south of Police Station	Bellingham	Bellingham CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site

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SHLAA Site Assessment Summary												
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability	
BELLINGHAM												
2222	Demese Farm	Bellingham	Bellingham CP	West	✓	Greenfield	Suitable In Part	Available In Part	Landowner has confirmed availability of site in Jan 2017. Interest in promoting the land for development. No known constraints.	Achievable In Part	40	Landowner confirms that it is intended to progress towards developing in the longer term, although a number of uncertainties regarding flood risk and heritage could impact upon delivery. Previously allocated for residential development in the Tynedale Local Plan
2352	Former Bellingham Auction Mart	Bellingham	Bellingham CP	West	✓	PDL	Suitable	Available	Availability for residential development confirmed by landowner through the LP summer 2018 consultation process process, with proposed allocation for residential development supported.	Achievable	65	Previous consent lapsed prior to implementation and site is not expected to be delivered in the short term due to sewerage issues. However medium to longer term potential exists and it is considered a good opportunity for redevelopment of a brownfield land on overcoming identified issues. Landowner supports draft allocation and highlights potential for increased capacity - 65 units seen as an appropriate figure but could be a minimum. Opportunities may exist for a different type and/or mix of accommodation, meeting the specific needs of the local community
2481	North of Old School	Bellingham	Bellingham CP	West		Greenfield	Suitable	Available	No known constraints.	Achievable	20	Access constraints may impact the delivery of the site. Site likely to be dependant upon development of neighbouring site 2610. however it is considered that if this matter can be overcome, then a small-scale scheme could be delivered in the longer term - a reduced yield and density would be needed
2610	The Old School, Bellingham	Bellingham	Bellingham CP	West		PDL	Suitable	Available In Part	Part of site occupied by builders yard. Multiple private ownership of site. Previous submissions indicate availability, at least in part	Achievable	9	The availability of the site for development is key to its delivery. If available, no prohibitive barriers to delivery and it would provide a suitable infill development
9201	Land east of Riverdale Stables and west of Stonecroft	Bellingham	Bellingham CP	West		Greenfield	Suitable	Available	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation process. Promoted as part of wider masterplan for residential development to the western edge of Bellingham (including sites 2351, 6920, 6921, 9201, 9202, 9203).	Achievable	5	Small parcel of greenfield land that could support a small-scale residential development adjacent to existing dwellings at the western edge of the village. No major obstacles to delivery apparent. Yield and timescales for delivery set out reflect the methodology
9204	Burnside Static Caravan Park, Land south of Police Station	Bellingham	Bellingham CP	West		Greenfield	Suitable In Part	Not Available	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation process, with preference for future development for residential use it is currently in use as a caravan site and is therefore not immediately available for development	Achievable In Part	7	Land within village currently utilised as a caravan park. A small residential development could be suitable for the site. The yield identified reflects a slightly lower density given the identified constraints, particularly flood risk. Delivery timescales reflect methodological approach

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SHLAA Site Assessment Summary											
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability
BERWICK-UPON-TWEED (including EAST ORD)											
1008	Land west of Etal Road at Prior Hill House, East Ord	East Ord	Ord CP	North		Greenfield	Large greenfield site to the south of East Ord. Site would represent an extension of SHLAA site 1067 to the north. Existing access to east and south, potential access from north. Opportunity to link Hivescres and Goldstone Roads. 2018 CIS submission response suggests vehicular access to site can be gained off Etal Road (to east) and Greenway (to south). Sewer and water main cross site, water network reinforcement required. Site has no designation but is locally valued for its biodiversity and is used for informal recreation.	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation. Confirmed developer interest	Achievable	150	Site is likely to be delivered after completion of SHLAA site 1067 and will incorporate a link road. There is a possibility for pockets of development within site 1008 to come forward early. If neighbouring development takes place and market conditions allow, some of the site could be delivered within 6-10 years. Yield of 150 homes considered to be an appropriate figure
1018	Land to west of East Ord Gardens, East Ord	East Ord	Ord CP	North		Greenfield	Sloping greenfield agricultural site to SW of East Ord, with new residential area to north and east, and A1 to west. Significant off site highway works required - narrow road with poor pedestrian links. Sewer/main cross site. Noise from A1. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development.	No known constraints.	Achievable	12	The peripheral location, adjacent to the A1, will require significant highway improvements. Timescale and reduced yield reflect these constraints and the character of the area.
1024	Warehouse No. 46 - 52 West End, Tweedmouth	Tweedmouth	Berwick CP	North		PDL	PDL land located within residential area of Tweedmouth. Existing disused property would require clearance. Residential development of this site would be more appropriate than current usage. Located within conservation area and area of high archaeological potential, assessment may be required.	No known constraints.	Achievable	5	Site is suitable, available and achievable. Although previous permission has lapsed, there are no significant constraints to prevent delivery in this desirable location within the medium term. Yield reflects previously lapsed application on site.
1030	Sea View Works west of Cow Road, Main Street, Spittal	Spittal	Berwick CP	North		PDL	PDL site within Spittal conservation area, close to east coast main line. Significant part of site occupied by steep bank to the railway. Site clearance required. Potential contamination from industrial use. Adoptable standards required for roads/access. Archaeological assessment may be required. Impact upon coastal designated areas will need to be assessed.	Through agent, landowner has confirmed availability of site in Jan 2017. No constraints to development although part of site occupied by printing works.	Achievable In Part	14	Yield updated in line with previous planning permission. Timescale reflect current use, physical and marketing constraints.
1035	Land at corner of Adams Drive & Spittal Hall Road, Spittal	Spittal	Berwick CP	North		Greenfield	Greenfield site which functions as an open space adjacent to residential area and retail unit. Sloping site with coastal views. New access to south required without compromising parking for shop. Restricted water capacity.	No known constraints. Previous planning consent (now lapsed) indicates recent availability	Achievable	6	No significant barriers to the delivery of this site. If retention of the non-designated open space is considered a priority, the yield may be reduced. Yield reflects lapsed permission.
1055	Land east of Etal Road, Tweedmouth (Robert's Lodge)	Tweedmouth	Berwick CP	North	✓	Greenfield	Visual, elevated greenfield site with significant topography changes. South west corner of site is open space. Adoptable standards required for roads. Potential for link with Cemetery Lane in conjunction with SHLAA 6769 in same ownership. Restricted water capacity.	NCC owned site. Part of site is subject to a grazing licence. Available for development	Achievable	50	No prohibitive barriers to delivery of the site in conjunction with adjacent site 6769 in the same ownership. Lower yield reflects topography and need to retain open space, reducing the developable area. Site previously allocated for housing. Recent interest shown in developing the site and has been considered for provision of affordable housing scheme
1115	Land east of Prior Hill Cottage, Spittal	Spittal	Berwick CP	North		Greenfield	Greenfield site to the south of new residential area with attractive countryside views, but peripheral to the main part of the settlement. Transport assessment required to establish suitability. Improvements to Etal/Springhill Roads junction required, pedestrian link on Springhill Road required, and adoptable standards. Limited water capacity. Eastern part of site includes archaeological remains which may prevent housing, but will require trial trenching and detailed assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part	No known constraints.	Achievable In Part	30	Yield reflects that a significant area of the site may not be developable due to extensive archaeological remains. Archaeological assessment, transport constraints and the peripheral location of the site, means it is unlikely to be delivered within 15 years. If matters can be overcome, with suitable mitigating put in place, then a small-scale scheme could be delivered in the long term - a yield of around 30 homes, based on a much reduced developable site area
1116	Old Coal Yard, Land east of Northumberland Road, Tweedmouth	Tweedmouth	Berwick CP	North	✓	PDL	Brownfield site adjacent to the east coast main line, site of former Tweedmouth goods yard. Site clearance required, potential contamination from current and previous industrial use. Noise from railway will require mitigation. Existing access from north west corner inadequate. Access from Billedean Road to south but would be appropriate but will require land acquisition from the Council.	No known constraints associated with the site although land acquisition will be required to secure suitable access to the south east corner	Achievable	71	Previous outline permission lapsed prior to implementation, with a subsequent reserved matters application withdrawn. Constraints are identified, notably need for clearance and remediation and to provide suitable access, but providing these can be addressed then the site offers an excellent opportunity for redevelopment of a large brownfield site within Tweedmouth. Delivery based on methodology assumptions
1167	The Engine Sheds, west Spittal Hall Road, Tweedmouth	Spittal	Berwick CP	North		PDL	Derelict PDL site between east coast main line and residential area. Buffer/mitigation measures required to railway. Site clearance required, potential contamination from former use. Access to SE of site - junction requires improved visibility splays. Former engine yards are of historic interest - archaeological assessment/historic building record may be required.	Through agent, landowner has confirmed availability of site in Jan 2017. A number of potential options for residential development are currently being considered	Achievable In Part	40	Given that contamination is not a significant issue, the site could be delivered within 10 years. Landowner confirms that the site is available for redevelopment, providing a residential scheme that could potentially incorporate a mixed scheme including care/specialist facilities. Location supports identified yield, including the opportunity to deliver the redevelopment of brownfield land, but recognising the need to provide a buffer to the adjacent ECML. There may be scope to further increase the capacity, recognising the urban location
1187	Land west of Tweedmouth Cemetery, Tweedmouth	Tweedmouth	Berwick CP	North		Greenfield	Large greenfield sloping site to the south of Tweedmouth. Development would significantly increase the urban area. Primary access could be from Etal Road via sites 1055 and 6769 off a link road running through the sites to Cemetery Lane. Restricted water capacity. Archaeological site identified - assessment and trial trenching may be required.	Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints.	Achievable	150	Significant highway improvements would be required to support a development of this size. Timescale reflects constraints, including archaeological assessment. Reduced yield would be necessary given context and constraints
1260	How & Black Hall, 77 Marygate	Berwick-upon-Tweed	Berwick CP	North		PDL	12/01670/FUL is for construction of 11 flats. Conservation area and archaeological site, requires further assessment. A public sewer crosses the site.	Disused workshop. Developer has confirmed that the current permission is unlikely to be implemented - longer term potential remains	Achievable	0	Site to be completed during 2018/19. Delivery based on developer forecasts
1288	Playhouse Cinema, Sandgate	Berwick-upon-Tweed	Berwick CP	North		PDL	Suitability established by granting of planning permission.	Site with permission - availability assumed.	Achievable	20	Developer has indicated that implementation of permission is uncertain. However, it is considered that the site still has potential to deliver development and that a revised scheme could be developable in the longer term. Yield outlined in permitted consent considered to be theoretically achievable
1407	Wallace Green Main Council Offices	Berwick-upon-Tweed	Berwick CP	North		PDL	Site occupied by stone office buildings and yard for parking. Suitable for conversion. Located in conservation area. Access from Wallace Green to yard.	Local authority owned site surplus to requirements with sale being progressed in Jan 2017. Available for development	Achievable	12	NCC site being marketed and in the process of being sold for redevelopment for residential use. Identified yield and density of development fitting for the location, as a change for brownfield redevelopment through conversion within the existing urban area. Once vacated, no prohibitive barriers to conversion for residential use
1516	Berwick Eastern Arc- The Quayside	Berwick-upon-Tweed	Berwick CP	North		PDL	Attractive site adjacent to the estuary (SSSI and SAC), and below the town walls (SAM). Partly occupied by car park, vacant grassed area and a number of buildings. Part of site within tidal flood zone 3. Transport assessment required - controlled access via Sandgate Arch required. Highway improvements and provision of pedestrian access required. Any loss of car parking will need to be accommodated elsewhere in the town centre. Potential conflict between flood mitigation measures and design of a scheme which is sensitive to SAM. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part	Part of site is utilised as a car park and replacement spaces would need to be found. The use of the buildings in the SE is unknown.	Achievable In Part	20	A sensitive development which considers the neighbouring designated sites (SAC, SSSI, SAM), and mitigates flood risk may be deliverable. The scale of any development will be limited by highway constraints and some car parking retention. This site incorporates SHLAA 1028. Reduced density, despite urban setting, is considered necessary but redevelopment of brownfield land is likely to be encouraged if design can mitigate identified issues
1539	5 Palace Street East	Berwick-upon-Tweed	Berwick CP	North		PDL	Attractive site occupied by a street fronting historic building, with a parking area and prefabs to rear. Located within conservation area. Very narrow arched access to rear of building. Impact upon nearby SSSI will be required. Potential sympathetic conversion of existing building.	Site identified through the 2018 call for sites process. Local authority owned site surplus to requirements with sale being progressed in Jan 2017. Available for residential development	Achievable	8	NCC site being marketed and in the process of being sold for redevelopment for residential use. If access is deemed acceptable, the existing historic building has potential for conversion to residential units. Yield is considered appropriate given the character of surrounding development, the urban infill nature of the scheme and the opportunity to deliver the redevelopment of brownfield land but recognising the constraints with regard to access and the heritage context, which would impact upon a conversion scheme
6039	11 Mill Strand	Tweedmouth	Berwick CP	North		PDL	Suitability already established through granting of planning permission that has now lapsed	Site with lapsed planning permission - availability assumed.	Achievable	5	No known barriers to delivery. Yield based upon lapsed permission.
6769	Land east of Fildon View, Tweedmouth	Berwick-upon-Tweed	Berwick CP	North	✓	Greenfield	Greenfield site to south of Tweedmouth. Residential development to north and south west with agricultural land to east and south. Potential for delivery alongside adjacent land (site 1055) with access to Etal Road in conjunction with this site. Very steep highways access and site of varying elevations. Development would have significant impact on views from NW and would be in horizon on southern edge. Suitable but likely to be focused on a reduced developable area and with a lower yield, in support of site 1055	NCC owned, proposed for affordable housing. Latest information suggests that the proposal is on hold awaiting finance.	Achievable In Part	100	High value market area, with steady rates of recent delivery and fairly strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (highway and access improvements and topography related issues). Site is reliant on adjacent site (1055) for delivery due to access constraints and likely to be achievable for a small scheme in support of this adjacent site
6908	Land south of Royal Border Bridge, Berwick	Berwick-upon-Tweed	Berwick CP	North		Greenfield	Highway improvements required. Public footpath runs through the site. Development needs to be sensitive to listed Border Bridge and adjacent designated sites. Flood risk mitigation may be required. A well designed development may improve the area.	Availability confirmed through submission in the LP summer 2018 consultation process, with landowner proposing for allocation. Landowner has confirmed availability of site in Jan 2017, being in sole ownership, with no obstacle in place. Previous constraint relating to requirement of land for access has now been resolved.	Achievable	16	Site is suitable but a number of constraints to be overcome which may affect its achievability. Lower end of yield threshold applied to reflect constraints associated with developing this urban infill site.

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	SHLAA Site Assessment Summary							
							Suitability	Availability	Achievability	Total Future Yield	Deliverability			
6909	Land south of East Ord (West), Berwick	East Ord	Ord CP	North		Greenfield	Suitable	A number of highways constraints to be overcome. Narrow highway to south would require upgrading. Potential access from proposed link road serving adjacent sites 6910, 1008 and 1067. Transport Assessment required. Not listed in flood zone, but evidence of drainage issues. Overhead power lines running through site.	Not Available	Ownership unknown therefore not currently available. Submitted by NCC.	Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Average prices in immediate area towards the higher range for settlement. Site specific considerations (highway and access improvements, buffer zone required due to overhead powerlines, drainage mitigation). Potential abnormal costs in providing access link road, to deliver development across cluster of sites (6910, 1008, 1067), could impact viability. Reliance on adjacent site(s) for potential access solution questions standalone achievability.	30	Transport Assessment required to assess the suitability of the site. Lower density of development appropriate to reflect highways and topography constraints associated with developing the site - 30 dwellings considered fitting, likely to be a longer term scheme given lack of confirmed availability
6910	Land South of East Ord (East), Berwick	East Ord	Ord CP	North		Greenfield	Suitable	A number of highways constraints to be overcome. Narrow highway to South, would require upgrading. Potential access from proposed link road serving adjacent sites 1008 and 1067. Transport Assessment required. Not listed in flood zone, but evidence of drainage issues.	Not Available	Ownership unknown therefore not currently available. Submitted by NCC. Electrical sub-station within site.	Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Average prices in immediate area towards the higher range for settlement. Site specific considerations (highway and access improvements, buffer zone required due to overhead powerlines and sub-station, drainage mitigation). Potential abnormal costs in providing access link road, to deliver development across cluster of sites (6910, 1008, 1067), could impact viability. Reliance on adjacent site(s) for potential access solution questions standalone achievability.	40	Transport Assessment required to assess the suitability of the site. Lower end of yield threshold applied to reflect highways and topography constraints associated with developing the site - reduced capacity of around 40 units considered to offer a more suitable scheme, with the lack of information with regard to availability suggesting this would be in the longer term
6926	Land west of Roberts Lodge, East Ord	East Ord	Ord CP	North		Greenfield	Suitable	Not listed as flood zone but site topography holds water. Widening of access road to the south required. No direct access permitted from B6354.	Not Available	Ownership unknown therefore not currently available. Dwelling occupies part of the site.	Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Average prices in immediate area towards the higher range for settlement. Site specific considerations (highway and access improvements, drainage mitigation). Development costs unlikely to be prohibitive.	25	Site is suitable and achievable. Delivery dependent on availability. Lower end of yield threshold applied to reflect the retention of the existing dwelling, within reduced density appropriate
8068	Berwick Seaview Caravan Site	Spittal	Berwick CP	North	✓	PDL	Suitable In Part	Brownfield site currently used as a caravan site. Existing residential development neighbours the northern and western boundaries of the site. ECML borders south of the site - may require mitigation. Improvements required to the existing highways network to accommodate residential development. Vehicular access possible with mitigation measures to improve the current access road. Widening of access road required to accommodate circa 50 units. Site within close proximity to SAC, SPA/Ramsar sites and SSSIs and impact upon these would require HRA. Water main crosses site requiring diversion or suitable easement. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area at a reduced yield - suitable in part	Available	Landowner has confirmed that the site will be surplus to requirements and available for redevelopment. Submitted through the 2018 call for sites process for housing and in LP summer 2018 consultation exercise.	Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Potential site specific considerations including ecological and environmental designations, highway and access constraints and surrounding land uses could all have an impact on achievability but unlikely to be prohibitive. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale.	30	Improvements to the existing highways network will be required to accommodate residential development on this site. Due to the sites close proximity to the SAC, SPA/Ramsar sites and SSSIs, there are uncertainties regarding the potential impact of the development on the conservation designations. However it is considered that if these issues can be successfully mitigated then an appropriate scheme could be delivered, albeit based on a reduced developable area and density of development and at lower yield - around 30 homes could be achievable, with the current timescale reflecting context of current use and need for relocation, although the landowner confirms this is supported
8074	Seton Hall, Ord Road, Tweedmouth	Berwick-upon-Tweed	Berwick CP	North		PDL	Suitable	Suitability established through granting of planning permission.	Available	Availability assumed	Achievable	Achievability assumed	45	BHA intends to sell this land and will not be taking development forward. At the current time it is considered that it is unlikely that a scheme will be progressed and no delivery can be forecast - planning consent to expire in early 2018. Despite exant consent site is not currently considered to be deliverable within the next 5 years - likelihood of development in years 6-10 still considered to remain
9145	Former Adult Education Centre	Berwick-upon-Tweed	Berwick CP	North		PDL	Suitable	Site located within urban area, currently being occupied by an existing building although currently understood to be vacant. Existing network capacity and access should be sufficient to serve a site of this scale. A number of listed buildings lie within the vicinity. Demolition and clearance may be required although there could be scope for a conversion scheme. Site would offer opportunity for small-scale urban infill within the town	Not Available	Site identified through the 2018 call for sites process but with preference for retail, leisure and/or community uses - therefore not considered available for residential development. Currently occupied by vacant former Council offices	Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Potential development is dependent on a number of issues, with the need for demolition and/or clearance likely to impact on costs. Whilst the availability of the site is uncertain it is considered that the site would be achievable for a small-scale urban scheme	5	Site within urban area offering opportunity for brownfield redevelopment. No indication of immediately availability for housing but could be brought forward in the longer term, potentially through conversion scheme and linked to wider area of land (Site 1539). Timescales for delivery reflect methodology
9543	Water Works, Dock Road, Tweedmouth	Tweedmouth	Berwick CP	North		PDL	Suitable	Site of water works and associated land, with existing buildings in place on part of site and remainder vacant. Residential development adjacent to the north east and commercial land businesses to south east. Large area of dense, established vegetation to west of site and green space and River Tweed to east. Site lies with a conservation area, which will have to be taken into account through a proposal. Whilst not directly impact on this parcel, a SAC, SSSI and area of flood risk (zone 3a) lie adjacent, across Dock Road to the east. Highway and access constraints have been identified for the wider area (see Site 1419) but are likely to be overcome for a smaller development, limited to this area of brownfield land. Demolition and clearance of site required prior to redevelopment, including any need for remediation. A number of issues are apparent but the site it is likely that these can be overcome and the site should be suitable for a small residential development. Located in busy town centre. Clearer site of vacant supermarket and car park adjacent to recently built offices. Located in conservation area, scheduled ancient monument (Fortifications) to the north.	Available	Availability for residential development confirmed through the submission of a planning application for residential development	Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Site specific issues and constraints likely to impact upon achievability, including need to deliver highway improvements to provide adequate access and requirement for demolition, site clearance and remediation, but not likely to be prohibitive	10	Brownfield site within Tweedmouth which offers a good opportunity for redevelopment. Once cleared, there should be no obstacle to development. Application currently awaiting determination
9552	Land adj. former Kwik Save, Walkergate	Berwick	Berwick CP	North	✓	PDL	Suitable	Town centre location means wider 1413 site has been partly developed for commercial use. Currently interest in redevelopment for supported housing scheme.	Available	Town centre location means wider 1413 site has been partly developed for commercial use. Currently interest in redevelopment for supported housing scheme.	Achievable	Mid market price level area, attractive town centre location. Site cleared ready for redevelopment.	10	Cleared site close to the town centre, available for redevelopment.

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							SHLAA Site Assessment Summary				
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability
6783	Hathery Lane, Blyth	Blyth	Blyth CP	South East		Mostly Greenfield	Suitable In Part Site close to mothballed concrete works and industrial units. Forms part of a proposed site for a surface mine. Potential contamination from former colliery. Development would extend the Bebside area of Blyth significantly. Site 4734 would need to be developed first in order to provide access. Public sewer crossing site would need to be diverted or placed within a suitable easement. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part. Likely to be in conjunction with adjacent sites (4734, 6783, 8037)	Available	Achievable In Part Availability confirmed through LP summer 2018 consultation. Previously, the site has been proposed for use as a surface mine and therefore may not be available for housing in the short to medium term. Likely to be a long term development if this is not pursued or mining operations have a short lifespan	100	Large site, the suitability of which has been considered as uncertain due to proposals for a potential surface coal mining scheme (see 4720, 4734, 6783). However if the issues identified are addressed through an appropriate scheme then the site would be suitable. On being available, development would be achievable in the longer term, however, given the scale of the settlement it is likely to be based on a reduced developable area, adjacent to the existing settlement - 100 homes, towards the end of the plan period
6992	12 - 16 Bridge Street (evens) and 2 - 10 Union Street (evens) Blyth	Blyth	Blyth CP	South East		PDL	Suitable Existing buildings within Blyth town centre, current in use for a mix of uses including retail and commercial purposes. Offers opportunity for conversion of upper floors to residential use	Available	Achievable Availability assumed.	9	Agent has indicated that developer is unlikely to implement current permitted scheme. However, the site still has potential to deliver development and a revised scheme, at outlined yield, could be developable in the longer term
8037	Errington Street Bebside Blyth	Blyth	Blyth CP	South East		PDL	Suitable PDL site, formerly a concrete batching plant, located within Bebside. Site is within designated employment land, however this land is proposed for de-allocation in emerging policy. Contamination possible to previous use. Improvements would be required to the highway to accommodate access to the development from Errington Street. Access via Heather Lea is possible, however there may be third party land issues. Both a Water Main and Public Sewer crosses the site and may require diversion or easement.	Available	Achievable Through agent, landowner has confirmed availability of site in Jan 2017 with intention to bring forward a residential scheme. Former concrete batching plant which has been vacant for several years with clearance required prior to development. No known constraints	11	The site has been vacant for several years and is proposed for de-allocation in emerging policy, making the site available for development. Potential site contamination issues due to previous operational use which will require further investigation but not thought to prevent development. Highway improvements required to Errington Street to accommodate acceptable access to the site. Landowner confirms intention to bring forward a scheme of 9 to 13 units. Offers opportunity for infill and regeneration of brownfield land
9546	Land at Lyndon Walk	Blyth	Blyth CP	South East	✓	Mostly PDL	Suitable Brownfield site which is currently occupied by office units and two bungalows with the remainder of the site being taken up for car parking. Residential dwellings to north and east, with a school site to west and open space to south. Offers opportunity for redevelopment, although this will involve loss of existing housing prior to a new build - demolition and sites clearance will therefore be required. Access should be able to support development. Sustainable location being able to benefit from proximity to existing services and facilities within the town.	Available	Achievable Whilst currently occupied the site it is known that the site is being considered for a potential redevelopment scheme within the short-term and availability is therefore envisaged if progressed. Site has been identified as having potential for specialist residential accommodation	8	Opportunity for redevelopment of a brownfield site within the urban area. Once existing buildings are cleared there should be no impediment to delivery, with known interest in taking forward a scheme

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land	
HALTWHISTLE																									
2020	Ashcroft Cottage	Haltwhistle	Haltwhistle CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
2187	Greystonedale Park Road	Haltwhistle	Haltwhistle CP	West	✓	more than 5km	within 800m	within 800m	within 800m	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
2243	Land adjacent South Vale, Edens Lawn	Haltwhistle	Haltwhistle CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2247	Land west of Hougill, Tyne View Road	Haltwhistle	Haltwhistle CP	West	✓	more than 5km	within 800m	within 800m	800m to 2km	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2399	Former Goods Yard to the West of Haltwhistle Station, Haltwhistle	Haltwhistle	Haltwhistle CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2502	Land at Elmfield Comb Hill	Haltwhistle	Haltwhistle CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
2549	Land to west of Park Road	Haltwhistle	Haltwhistle CP	West	✓	more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2558	Land to west of Park Road & east of North Lodge	Haltwhistle	Haltwhistle CP	West	✓	more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	more than 5km	more than 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2621	Land South of Hillcroft Comb Hill	Haltwhistle	Haltwhistle CP	West		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable

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HALTWHISTLE														
2020	Ashcroft Cottage	Haltwhistle	Haltwhistle CP	West		Greenfield	Suitable In Part	Attractive greenfield site to south of own centre, located in historic core. Public footpath crosses site, separating sloping southern section with the level northern part. Site is within designated open space. Access from NW only. Restricted sewerage capacity. Impact upon stream in SE requires consideration.	Available	Landowner has confirmed availability of site in Jan 2017, with it likely to be progressed in the medium to longer term. The site is under the ownership of one family with intentions to sell the land in the future	Achievable In Part	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location within historic core. Potential site specific considerations (restrictive topography).	15	A limited development on the northern part of the site may be achievable, utilising the existing access and retaining significant open space.
2187	Greystonedale Park Road	Haltwhistle	Haltwhistle CP	West	✓	PDL	Suitable	Site partly vacant and partly occupied by existing buildings. Located in established residential area with industrial site to the north. Clearance of remaining buildings would be required. Highways and access matters would need to be addressed but given previous consent would not be restrictive. Suitable site, well located within the settlement. Suitability established by the granting of a previous planning permission which has now lapsed.	Available	Submitted through the 2018 call for sites process for housing. Site subject to previous permission. Partly occupied by existing buildings which would require clearance prior to redevelopment	Achievable	Planning permission approved for residential development now lapsed. Medium value market area, with low rates of recent delivery. Average prices in immediate area broadly in line with those for settlement. No known site specific considerations which would impact achievability once cleared	35	Yield based on previous planning consent, now lapsed but considered to be very high. A reduced capacity and density, to provide 30 dwellings, would be more fitting
2243	Land adjacent South Vale, Edens Lawn	Haltwhistle	Haltwhistle CP	West		Greenfield	Suitable	Site is designated Strategic Green Space. Highways suggest Only one access onto highway. Type 1 double access required. No individual mitigation likely to be required but suggest restricting capacity to 4 dwellings	Available	The site is deemed available	Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement, being an attractive location. No known site specific considerations.	5	No prohibitive barriers to delivery. Yield reflects lapsed application on the site.
2247	Land west of Hougill, Tyne View Road	Haltwhistle	Haltwhistle CP	West	✓	PDL	Suitable	Suitability established by the granting of a previous planning permission which has now lapsed. Residential development to east with green space to north and west. Highway matters would not present a barrier to development. Small amount of clearance required on site. Restricted sewerage capacity. Suitable for a small-scale infill development	Available	Previous planning permission for residential development highlights availability	Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (identified capacity in sewerage network) but not prohibitive.	6	Permission for 6 dwellings has now lapsed. The site is available, suitable and achievable and with no indication that site would not deliver in the longer term.
2399	Former Goods Yard to the West of Haltwhistle Station, Haltwhistle	Haltwhistle	Haltwhistle CP	West		PDL	Suitable	Suitability established by granting of previous planning permission and housing allocation on the site.	Available In Part	Previous consent lapsed. It is understood that there is expressed interest in retaining the land for a rail halt associated with the South Tyne rail line. Element of site likely to be available	Achievable In Part	Previous permission lapsed. Medium value market area, with low rates of recent delivery. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (site clearance and remediation, buffer zone required due to adjacent railway line). Potential abnormal costs in remediating contamination relating to former railway use could impact viability. Location, between railway, road and river, could impact upon marketability. However, despite site-specific constraints if the issues can be overcome then an element of residential development is likely to be	30	Availability of site is questioned, given that it has previously been identified for providing land for the South Tynedale Railway. Long term availability currently unknown but if this scheme is not progressed then a small scale urban infill development could be provided at an appropriate density - previously allocated total of 30 dwellings is considered appropriate. Previously allocated for residential development in the Tynedale Local Plan
2502	Land at Elmfield Comb Hill	Haltwhistle	Haltwhistle CP	West		Mostly Greenfield	Suitable	Suitability established by granting of planning permission.	Available	Site with permission - availability assumed.	Achievable	Medium value market area, with low rates of recent delivery. Average prices in immediate area in the slightly higher range for settlement. No known site specific considerations.	9	Delivery based on methodology assumptions
2549	Land to west of Park Road	Haltwhistle	Haltwhistle CP	West	✓	Greenfield	Suitable	Undulating greenfield site to west of settlement. Established residential development to east with agricultural land to west. Tyne Valley railway line to southern boundary. Potential highway access from east and north - best solution to be further explored. Restricted sewerage capacity, water main crosses site. Located in wider archaeological landscape. Suitable for housing development but at a scale which recognises local character and setting	Available	Submitted through the 2018 call for sites process for housing and in LP summer 2018 consultation process. This reconfirms previous agent contact (Sept 2014)	Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations, including improvements to sewerage infrastructure, need to divert/ ease for existing sewerage main. Site allocated for residential development through the Tynedale Local Plan	63	No prohibitive barriers to delivery. The timescale reflects sewerage capacity constraint but not restrictive to development. Housing allocation from the Tynedale Local Plan
2558	Land to west of Park Road & east of North Lodge	Haltwhistle	Haltwhistle CP	West	✓	Greenfield	Suitable in part	Large greenfield site to west of Haltwhistle utilised for agriculture. The site represents an extension of site 2549 to the west. Park Road to the east has limited capacity to support additional development due to a narrowing of the carriageway east of the fire station, in addition to traffic calming measures. Although southern half of site is allocated employment land, emerging policy suggests that the site may be de-allocated.	Available	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation. It is understood the site is in joint (family) ownership and also common with adjacent land (2557, 9351, 9352). Agent has indicated there are no availability issues (Sept 2014).	Achievable	Site is allocated employment land in part. Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations (Highways & access improvements). Employment land allocation on southern part of site could affect marketability, although proposed for de-allocation.	85	It would be sensible to consider this potential of this site with that of 2549 for both highways capacity and sewerage improvements. Larger scale development would require road widening through the settlement, which may be difficult to achieve. Alternatively, access to the site could be achieved from the south bridging the railway line, if viable. Considered that development would follow that of adjacent site, likely to be in the long term. Lower yield of around 100 homes in the longer-term considered fitting given constraints
2621	Land South of Hillcroft Comb Hill	Haltwhistle	Haltwhistle CP	West		Greenfield	Suitable	Attractive greenfield site within settlement adjacent to residential and recreation uses. Significant slope from north to south. Power lines across front of site. Access from east, satisfactory sight lines required as on steep hill. Restricted sewerage capacity.	Available	No known constraints.	Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations (Topography related issues and improvements to sewerage infrastructure).	6	The topography of the site is the main obstacle to development, but should not significantly inhibit delivery. Yield reduced to consider slope and access constraints.

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land	
HAYDON BRIDGE																									
2034	East Land Ends	Haydon Bridge	Haydon CP	West		more than 5km	within 800m	within 800m	more than 5km	within 800m	within 800m	within 800m	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2046	Land Adjacent A69 Haydon Bridge	Haydon Bridge	Haydon CP	West	✓	more than 5km	within 800m	within 800m	more than 5km	800m to 2km	within 800m	within 800m	more than 2km	400m to 800m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	within site	not applicable
2141	Esp Hill Farm	Not in a Settlement	Haydon CP	West		more than 5km	800m to 2km	800m to 2km	more than 5km	within 800m	within 800m	800m to 2km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	within 100m	not applicable	within site
2536	Coal Cells, Haydon Bridge (3)	Haydon Bridge	Haydon CP	West		more than 5km	within 800m	within 800m	more than 5km	within 800m	within 800m	within 800m	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2544	Land West of Langley Gardens	Haydon Bridge	Haydon CP	West	✓	more than 5km	within 800m	within 800m	more than 5km	within 800m	within 800m	within 800m	more than 2km	400m to 800m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	within site	within site
6957	Land south of A686, Haydon Bridge	Haydon Bridge	Haydon CP	West		more than 5km	within 800m	within 800m	more than 5km	within 800m	within 800m	800m to 2km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
9110	RS Marshall (Station Road)	Haydon Bridge	Haydon CP	West	✓	more than 5km	within 800m	within 800m	more than 5km	within 800m	within 800m	within 800m	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
9438	Land south of Haydon Bridge	Haydon Bridge	Haydon CP	West		more than 5km	within 800m	within 800m	more than 5km	within 800m	within 800m	within 800m	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site

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SHLAA Site Assessment Summary														
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
HAYDON BRIDGE														
2034	East Land Ends	Haydon Bridge	Haydon CP	West		PDL	Suitable in Part	Agricultural site, located adjacent to settlement of Haydon Bridge. Suitability will be dependent on successful integration with adjacent development on site 2626, which is currently under-construction for housing. If this matter can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. Access is reserved through adjacent site to the east. A successful proposal is likely to reflect a reduced developable area - suitable in part.	Available	Availability confirmed through 2018 call for sites exercise and the LP summer 2018 consultation process. The landowner has confirmed that the existing buildings are redundant and no longer fit for modern agricultural purposes	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (demolition, site clearance and remediation). Potential abnormal costs through clearance and mitigation of contamination could impact viability. Landowner confirms that clearance could be progressed and that the site would then be immediately available for redevelopment.	25	Delivery subject to future development of adjacent SHLAA site 2626, with access reserved through this scheme. Development could progress following clearance - scheme for around 25 units considered suitable. Landowner indicates that this could be done in the next 5 years but a 6-10 year timeframe after clearance is currently seen as more fitting
2046	Land Adjacent A69 Haydon Bridge	Haydon Bridge	Haydon CP	West	✓	Greenfield	Suitable	Peripheral greenfield site to west of Haydon Bridge, bounded to the north by railway line and south by B6319. A scheme could be taken forward in conjunction with land to east (2544) which is under common ownership with the landowner considering development under one scheme. Area of flood zone 2 to south. Good access potential from road to south. New junction required, with access preferred through adjacent SHLAA site 2544. Located in wider archaeological landscape. Presence of railway line and road to boundaries would limit any threat of sprawl	Available	Availability confirmed through the LP summer 2018 consultation process. This should be acknowledged in conjunction with adjacent land (2544) which is under the same ownership. Through agent, landowner has confirmed availability of site in Jan 2017.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (highway & access improvements and flood risk). Alternative access through adjacent site (2544) would make delivery dependent on this site. Likely to follow development of adjacent site with landowner recognising that the integration and phasing of the two parcels is necessary. Development of 20 homes considered appropriate by landowner, highlighting that a scheme could be delivered sooner than outlined depending on the market	20	Delivery of the site should be achieved in conjunction with, or after completion of adjacent site 2544, to enable greater access to the south. No significant barriers to delivery but lower density of development considered appropriate given the greenfield location and the constraints, particularly relating to access. August 2018 update - draft allocation for 20 homes supported by landowner. Delivery in conjunction with adjacent site (2046) preferred with both sites in common control. This parcel likely to follow that to the east
2141	Esp Hill Farm	Not in a Settlement	Haydon CP	West		Greenfield	Suitable	Suitability established by the granting of planning permission.	Available	The site is available.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in locality broadly in line with those for wider area, being an attractive location. No known site specific considerations.	5	Permission has lapsed on the 26/09/2009 for 5 dwellings. Subject to planning permission this site has potential to deliver in the 6-10 year period
2536	Coal Cells, Haydon Bridge (3)	Haydon Bridge	Haydon CP	West		PDL	Suitable in Part	Coal and storage yard adjacent to railway, within a mixed use area of the settlement. Eastern part of site in flood zone 2 (small part in 3). Contamination likely from industrial use. Access from west via private road, reduced yield required. Located within conservation area.	Available	Site currently operating as a coal merchants and storage facility. No ownership constraints. Once current operations cease, owner keen to unlock lands housing potential.	Achievable in Part	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area towards the slightly higher range for settlement, being within a conservation area. Potential site specific considerations (Site clearance, remediation and flood risk mitigation). Proximity of railway and industrial uses may impact upon marketability. Potential abnormal costs (Site clearance and remediation).	8	No prohibitive barriers to delivery. Reduced yield reflects access and flood risk constraints, while recognising the opportunity to deliver an infill development on brownfield land within the built up area but timescale takes into consideration existing use and potential contamination of site.
2544	Land West of Langley Gardens	Haydon Bridge	Haydon CP	West	✓	Greenfield	Suitable	Greenfield site to west of settlement, bounded by railway, residential area and main road. Existing residential development to east. Potential to deliver in conjunction with adjacent land (2046) which is in the same ownership. Close to South Tyne River - impact assessment may be required. Area of flood zone 2 to south. Potential access from main road to south or Langley Gardens to east. Transport assessment required. Located in wider archaeological landscape.	Available	Availability confirmed through the LP summer 2018 consultation process. This should be acknowledged in conjunction with adjacent land (2544) which is under the same ownership. Through agent, landowner has confirmed availability of site in Jan 2017.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (highway and access improvements, assessment and mitigation of environmental impacts on River South Tyne, flood risk mitigation). Providing access for adjacent site (2046) would make deliverability mutually dependent. Development of 31 homes considered appropriate by landowner with it being considered that development could be delivered quicker than indicated	31	No prohibitive barriers to the delivery of the site. If developed with SHLAA site 2046 to west, better access could be achieved from main road to south. Delivery of the northern part of the site, in the area of lowest flood risk, could be achieved with access from development to east. Landowner suggests development in the medium term as part of a wider scheme with adjacent site (2046). Housing allocation from the Tynedale Local Plan, August 2018 update - draft allocation for 31 homes supported by landowner - considered that a proportion of the site could come forward in the next 5 years. Delivery in conjunction with adjacent site (2046) preferred with both sites in common control. This parcel likely to come forward as the initial area of development followed by that to west
6957	Land south of A686, Haydon Bridge	Haydon Bridge	Haydon CP	West		Greenfield	Suitable	Greenfield site east of Haydon Bridge. Access could be achieved from road north of site, however would not be permitted from the A69. Buffer required to ancient woodland SW. Relatively prominent sloping site, which would require sensitive design. NW site boundary is within flood zone 3A.	Not Available	Ownership unknown therefore not currently available.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (topography related issues, flood risk mitigation, buffer area required due to environmental designation, net developable area/yield reduced due to mix of above). Potential abnormal costs through design/engineering measures, if areas of sloping topography are developed, could impact viability - although unlikely to be prohibitive as long as development of a reduced scale/area is progressed.	40	Site deemed suitable and achievable, however ownership unknown. Lower end of yield threshold applied to reflect topography constraints, in addition to A69 and ancient woodland buffer zones - a reduced capacity of 40 homes is based on a reduced developable area, with delivery likely to be in the long term
9110	RS Marshall (Station Road)	Haydon Bridge	Haydon CP	West	✓	PDL	Suitable	Brownfield site at the eastern edge of Haydon Bridge currently utilised for vehicle storage purposes. Contamination may be apparent given current use - needs further exploration. Allotments and residential development to west, further storage to east and agricultural land to north. Highway capacity unlikely to be an issue but improvements may be necessary in order to enable safe access to Station Road - requires further consideration. Provision of services are unlikely to present an obstacle to development. Located immediately adjacent to a conservation area and an area of flood risk, zone 3b is located to south. Whilst towards the edge of the settlement the location is not unduly peripheral and is very close to the railway station. On relocation of existing use the site is likely to offer a suitable location for a small	Available	Site identified through the 2018 call for sites process, with preference for future development for residential use. Currently partly in use as a haulage yard	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. There may be issues relating to the existing use which require remediation, this would impact on costs. However it is not considered that there are any inhibitive obstacles to the achievability of development	20	Brownfield site to eastern end of village and although currently occupied it has potential to come forward in the medium to longer term. Yield and delivery based on methodology assumptions with a small-scale scheme being appropriate on overcoming any constraints
9438	Land south of Haydon Bridge	Haydon Bridge	Haydon CP	West		Greenfield	Suitable in Part	Large greenfield site to the south of Haydon Bridge, currently in use for agricultural purposes and as recreation land. Primary school and residential area to north with Langley Burn and wooded areas to north east - a scheme would have to avoid any adverse impacts. Site topography may be limiting in places and could impact on the land available for development. Adjacent to A69, the noise and visual impacts of which may need to be mitigated through appropriate measures such as a buffer. Highway infrastructure is likely to require significant investment in order ensure capacity and appropriate access. 2018 CIS submission response suggests access from the west. Conservation area lies immediately adjacent to the north with a flood zone 3a designation and SNCI east of the site - wider constraints that may need consideration. Whilst a number of issues are identified it is considered that, if these can be successfully mitigated, that the site is likely to be suitable, although most likely in part, probably with a scheme based on a reduced developable area	Available	Site identified through the 2018 call for sites process and in the LP summer 2018 consultation, with preference for future development for residential use. Known developer interest	Achievable in Part	Lower value market area, with low rates of recent delivery and limited developer interest. A number of site specific matters are identified that are likely to have an impact on costs. Notably this includes need to upgrade highway infrastructure and potential mitigate against identified constraints, including topographical issues. However it is considered that development could still be achievable for part of the site, with a scheme being promoted by the landowner and a developer	32	A large area of greenfield land to south of the settlement which may offer the chance for a suitable scheme. However this would be based on a much reduced developable area, delivering a discreet scheme for a lower number of dwellings. Timescales for development based on the methodological approach

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HEXHAM											
2040	Burn Lane bus depot	Hexham	Hexham CP	Central	✓	PDL	Suitable	Available	Achievable	12	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town. Constraints are identified but it is considered that these can be overcome and, although not immediately deliverable, would offer an opportunity in the medium to longer term following relocation of the bus depot.
2076	Farmways Site, Corbridge Road, Hexham	Hexham	Hexham CP	Central		PDL	Suitable	Available	Achievable	20	Site may become available subject to renewal of lease agreements for the existing commercial use. Should lease renewal occur, there are indications that the site may be made available for housing in the next 13 years. Once available, there are no significant barriers to delivery, however a reduced yield is considered appropriate to reflect wider characteristics.
2345	Former Workhouse and Hospital land at Dean Street	Hexham	Hexham CP	Central	✓	PDL	Suitable	Available	Achievable	81	Site identified for residential development within both the draft Local Plan and neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome and a residential scheme can be delivered, although it is likely to offer opportunity in the medium to longer term. Landowner is looking to bring forward the site for residential development with identified yield of 30-40 units considered to represent a minimum. Further capacity considered to be possible in the longer-term with the site likely to be appropriate for an apartment scheme, offering a chance for increased density of development.
2442	Sunningdale, Corbridge Road	Hexham	Hexham CP	Central		Mostly Greenfield	Suitable	Available	Achievable	12	No known barriers to delivery. Yield based upon lapsed permission.
2554	West Orchard House, Hexham	Hexham	Hexham CP	Central		Mostly PDL	Suitable In Part	Available	Achievable	0	No significant barriers to delivery. Site specific issues are identified but not prohibitive, being an attractive location for a small scheme. Yield reduced to reflect existing occupied use, access, topography and archaeological constraints, however on mitigation of these matters, the opportunity for sensitive infill development is recognised.
2615	Tel Exchange Gaprigg (East)	Hexham	Hexham CP	Central	✓	PDL	Suitable	Not Available	Achievable	9	Site identified for residential development within the neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Likely to be delivered as part of wider scheme (sites 2615 and 2616). Timescales reflect current availability.
2616	Tel Exchange Gaprigg (West)	Hexham	Hexham CP	Central	✓	PDL	Suitable	Not Available	Achievable	12	Site identified for residential development within the neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Likely to be delivered as part of wider scheme (sites 2615 and 2616). Timescales reflect current availability.
2628	Land at Chareway	Hexham	Hexham CP	Central	✓	Mostly Greenfield	Suitable In Part	Available	Achievable	30	Site identified for residential development within the neighbourhood plan, offering a chance for the development of brownfield land within the town.
2736	Hexham House, Gilesgate	Hexham	Hexham CP	Central		PDL	Suitable	Not Available	Achievable	8	NCC owned site. There are no significant barriers to the conversion of this office building to residential use. Yield reflects space within existing structures however given recent proposals it is considered that this would be a long-term option.
2739	Prospect House (Council Offices)	Hexham	Hexham CP	Central	✓	PDL	Suitable	Available	Achievable	10	The existing buildings could be converted to residential use, with the retention of car parking space to the rear, as long as highway access is considered acceptable. No significant barriers to delivery. Attractive town centre location.
6577	5 Battle Hill, Hexham	Hexham	Hexham CP	Central		PDL	Suitable	Available	Achievable	5	No known barriers to delivery. Yield based upon lapsed permission - density appropriate given urban infill nature of the scheme.
6934	Land at Edgewood, Hexham	Hexham	Hexham CP	Central		Greenfield	Suitable	Available	Achievable	6	NCC owned site. Available for residential development. High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area towards higher range for settlement, being an attractive location. Site specific considerations (conversion or demolition of existing building, highway and access improvements). Development costs unlikely to be prohibitive. Potential lack of scope for parking provision may affect marketability.
8042	The Hermitage Mansion, Hexham	Not in a Settlement	Acomb CP	Central		Mixed 50:50	Suitable In Part	Available In Part	Achievable In Part	8	Site detached from the settlement of Hexham by the River Tyne with potential access issues for large scale new build development. Green Belt designation would render greenfield part of site unsuitable for development. However, there is potential for sensitive and considered conversion of existing grade II listed buildings. Deliverability forecast based upon sensitive conversion.
9084	1-10 Holmdale Hexham	Hexham	Hexham CP	Central		PDL	Suitable	Not Available	Not Achievable	10	If redevelopment were to be progressed then this would represent a suitable location within the existing urban area. Given that it will involve demolition of existing housing, no net gain is likely. Delivery based on methodological assumptions.
9104	Land West of Station Road	Hexham	Hexham CP	Central	✓	PDL	Suitable	Not Available	Achievable	11	Brownfield land within the settlement which is not immediately available. Despite this it is considered that there may be scope in the future for redevelopment, although this is likely to be in the longer term. Yield based on methodological approach at a slightly uplifted capacity given the edge of town centre location.
9121	Bog Acre Cottage	Hexham	Hexham CP	Central		PDL	Suitable	Available	Achievable	3	Application pending consideration for the development of 8 units across sites 9121 and 9122. Considered to represent a suitable and sustainable location for an housing scheme. Yield reflects current proposal with delivery based on a methodology approach.
9122	Haulage Garage	Hexham	Hexham CP	Central		PDL	Suitable	Available	Achievable	3	Application pending consideration for the development of 8 units across sites 9121 and 9122. Considered to represent a suitable and sustainable location for an housing scheme. Yield reflects current proposal with delivery based on a methodology approach.

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9136	Site on Chareway Lane	Hexham	Hexham CP	Central	✓	PDL	Brownfield land within a mixed use area of Hexham, consisting of warehouse, other associated buildings and hardstanding. Provision of services unlikely to present an obstacle to development although safe highway access would require further investigation. Cockshaw Burn adjacent to site to east - located in flood zone 3 at high risk of flooding. Site clearance would be required, potential contamination may need remediation. Redevelopment could potentially be progressed a part of a group of adjacent sites (2040, 3628 and 9136). A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development.	Available	Operational businesses occupy site, with no indication of relocation at the current time, and therefore it is not available for redevelopment in the immediate term. However, potential for longer-term redevelopment in combination with adjacent sites 2040 and 2628.	Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Need to relocate existing business, along with subsequent demolition and potential remediation site could impact on costs.	8	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town. However there is no indication of availability at the present time. See also adjacent land (2628)
9137	Priestpopple County Buildings	Hexham	Hexham CP	Central	✓	PDL	Brownfield site on edge of town centre and occupied by a range of established buildings and operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development although safe highway access would be a primary concern given location and would require further investigation. Offers a suitable location but a number of factors and constraints would have to be overcome.	Not Available	Operational businesses occupy site and therefore it is not immediately available for redevelopment. However highlighted through 2018 call for site process so could be progressed in the medium to longer term	Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Requirement to relocate existing business, along with subsequent demolition, could impact on costs but would not be prohibitive	8	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Timescales reflect availability and identified constraints
9138	Graves Yard behind Army Reserve Centre	Hexham	Hexham CP	Central	✓	PDL	Brownfield site on edge of town centre, occupied by a range of buildings and storage facilities relating to operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development. Highway access will need further consideration. Clearance of site would be required with remediation also potentially needed. Offers a suitable location but a number of factors and constraints would have to be addressed	Not Available	Operational businesses occupy site and it is not immediately available for redevelopment. However highlighted through 2018 call for site process so could be progressed in the medium to longer term	Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Site specific matters relating to redevelopment may have a bearing on costs through the requirement for site clearance and potential remediation of site to deal with issues arising from current uses	8	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Timescale reflects the identified issues
9551	Former Police Houses, Fairfield, Tynedale Terrace	Hexham	Hexham CP	Central	✓	Mostly PDL	Cul-de-sac of existing police houses (14 semi-detached dwellings with large gardens) with parking hardstanding and incidental open spaces to the rear of Hexham police station, considered suitable for potential higher density redevelopment close to the town centre.	Available	Site identified in the emerging neighbourhood plan as being an opportunity for redevelopment to provide additional housing close to the centre of Hexham. Currently 'under offer'.	Achievable	High price level area, attractive location. Site clearance costs may be only constraint.	15	Existing low density former police houses site currently 'under offer' for potential more intensive redevelopment. No constraints to delivery once site cleared.

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LYNEMOUTH																										
3035	Lynemouth Scrapyard	Lynemouth	Ellington and Linton CP	South East		more than 5km	within 800m	within 800m	800m to 2km	2km to 5km	800m to 2km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	within 100m	not applicable	not applicable
3036	Queen Street Garages	Lynemouth	Lynemouth CP	South East		more than 5km	within 800m	within 800m	within 800m	2km to 5km	800m to 2km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
3049	Post Office (Lynemouth)	Lynemouth	Lynemouth CP	South East		more than 5km	within 800m	within 800m	within 800m	2km to 5km	800m to 2km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
3076	Lynemouth Garage	Lynemouth	Lynemouth CP	South East		more than 5km	within 800m	within 800m	within 800m	2km to 5km	800m to 2km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
3101	Lynemouth Conveyor (south)	Lynemouth	Lynemouth CP	South East		more than 5km	800m to 2km	800m to 2km	within 800m	2km to 5km	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	100m to 500m	not applicable	within site
9550	Land north-east of Park Road (south-east of Bridge Road)	Lynemouth	Lynemouth CP	South East	✓	800m to 2km	within 800m	within 800m	within 800m	2km to 5km	800m to 2km	2km to 5km	More than 2km	within 400m	More than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100 to 500m	100 to 500m	not applicable	within site	

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LYNEMOUTH														
3035	Lynemouth Scrapyard	Lynemouth	Ellington and Linton CP	South East		PDL	Suitable	Potential contamination from former scrap yard, access and roads to be developed to adoptable standards, close to Local Nature Reserve.	Available	Currently used as a caravan storage park, no known ownership constraints	Achievable	Lower value market area, with low rates of recent delivery and moderate developer interest. Prices in village are in lowest range seen in wider area. Potential site specific considerations and abnormals (site remediation).	10	No significant obstacles to delivery however edge of settlement location and constraints would support reduced yield to be more fitting for the setting
3036	Queen Street Garages	Lynemouth	Lynemouth CP	South East		PDL	Suitable	Garages need clearing, mature trees need clearing or accommodating, road/junction to be made to adoptable standards, sewer crosses site.	Available	No known obstacles.	Achievable	Lower value market area, with low rates of recent delivery and moderate developer interest. Prices in village are in lowest range seen in wider area. Potential site specific considerations (site clearance and remediation, environmental/ecological mitigation - extensive mature tree coverage, access improvements, potential diversion/easement of existing sewer). Potential abnormals (Site clearance and remediation).	8	Yield reduced slightly to accommodate mature trees and reflect existing development within settlement, including that adjacent to north and east, recognising need to mitigate highway constraints and based on a reduced developable area
3049	Post Office (Lynemouth)	Lynemouth	Lynemouth CP	South East		PDL	Suitable	Suitability established by granting of planning permission.	Available	Small site with permission - availability assumed.	Achievable	Planning permission includes this site and SHLAA site 3076. Yield for total permission included on that 3076 assessment.	0	Planning permission includes this site and SHLAA site 3076. Yield reflects both sites combined and based on previous planning consent, now lapsed, for an apartment scheme - offers opportunity for brownfield infill redevelopment
3076	Lynemouth Garage	Lynemouth	Lynemouth CP	South East		PDL	Suitable	Suitability established by granting of planning permission.	Available	Availability assumed based on previous lapsed permission.	Achievable	Lower value market area, with low rates of recent delivery. Developer interest indicated through previous permission, but not progressed and now lapsed. Prices in village are in lowest range seen in wider area. Potential site specific considerations and abnormals (site remediation).	6	Planning application includes this site and SHLAA ref 3049. Yield reflects both sites combined and based on previous planning consent, now lapsed, for an apartment scheme - offers opportunity for brownfield infill redevelopment
3101	Lynemouth Conveyor (south)	Lynemouth	Lynemouth CP	South East		PDL	Suitable In Part	Large open cast mining site and industrial area associated with adjacent power station. Aluminium plant to SW, and coast to east. Contamination likely. Highway access from west. Sewerage capacity issue. Site includes protected habitat (salt marsh - River Lyne). Archaeological site - Grade I listed and Heritage at Risk - Pit Head bath. Only NW corner of site suitable for housing, adjacent to existing residential area.	Available In Part	Site identified through the 2018 call for sites process but for retail, leisure and/or community use(s). Storage and/or distribution (B8) uses preferred. Potentially part of the site may be available for residential redevelopment	Achievable In Part	Mid market price level area. Industrial uses to the south will impact upon marketability. Development costs likely to be significant. Phasing likely to be required.	200	No further progress with the planning application has been made. Problems with viability of the site and with developing in isolation to Ellington are the main issues for this site. Due to viability issues the site has been assessed as not achievable in the five year period at the present time. Only the NW corner of the site considered suitable for housing due to large industrial plants to the south. Under favourable market conditions this part of the site could be delivered within 15 years. Offers opportunity for redevelopment of significant area of brownfield colliery land
9550	Land north-east of Park Road (south-east of Bridge Road)	Lynemouth	Lynemouth CP	South East	✓	Greenfield	Suitable	Greenfield site to the south eastern edge of Lynemouth. Former colliery land and utilised for agriculture. Outside of the settlement boundary. Residential development lies to west with a mix of open land and reclaimed land to the east. A caravan storage yard sits immediately adjacent to the south-east. Parts of site subject to vegetation coverage. Land previously part of wider Lynemouth Colliery site. Contamination is likely across the wider area and would have to be further investigated and appropriately mitigated. Highway infrastructure would be likely to need investment, including providing suitable access from Park Road.	Available	Part of wider site 9441 identified through the 2018 call for sites process but with preference for retail, leisure and/or community uses.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. A range of site specific issues are identified which will impact upon development costs. This includes need for mitigation of any contamination, as well as providing necessary infrastructure to support a development.	101	Parcel of greenfield land to the edge of the settlement. Subject to overcoming locational characteristics and constraints, residential development may be appropriate

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land
NEWBIGGIN-BY-THE-SEA																								
5021	Pembroke Court	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	within 800m	within 800m	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	more than 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
5028	West End Service Station, North Seaton Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	within 800m	800m to 2km	2km to 5km	800m to 2km	within 2km	within 400m	more than 2km	100m to 500m	100m to 500m	more than 500m	100m to 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
5059	Moorside First School	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
5090	Storey Crescent (Land at)	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	800m to 2km	within 800m	2km to 5km	800m to 2km	within 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
5115	Spital House Farm	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	more than 5km	within 800m	within 800m	within 800m	800m to 2km	800m to 2km	800m to 2km	within 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
5116	Woodhorn Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	within 800m	within 800m	2km to 5km	2km to 5km	within 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
5129	Land adj to Spital House Farm	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	more than 5km	within 800m	within 800m	within 800m	800m to 2km	800m to 2km	800m to 2km	within 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
5142	Land to the West of Store Farm Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	800m to 2km	within 800m	800m to 2km	800m to 2km	within 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
5143	Land to the West of Woodhorn Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	800m to 2km	800m to 2km	800m to 2km	within 800m	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
5179	126 Front Street, Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	within 800m	within 800m	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	more than 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
6766	Woodhorn Demesne, Newbiggin	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		more than 5km	within 800m	within 800m	within 800m	within 800m	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable
9052	Site Adjacent To Arts Centre Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	2km to 5km	2km to 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	more than 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	not applicable

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SHLAA Site Assessment Summary														
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
NEWBIGGIN-BY-THE-SEA														
5021	Pembroke Court	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		PDL	Suitable	Medium contamination. Part of site in flood zone 2/3 - FRA required.	Available	Site with previous permission - availability assumed.	Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (flood risk mitigation, site remediation). Potential abnormals (Remediation).	6	Site is suitable, available and achievable. Although previous permission has lapsed, there are no significant constraints to prevent delivery. Yield based upon lapsed permission. Delivery forecast as per SHLAA methodology.
5028	West End Service Station, North Seaton Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		PDL	Suitable	Suitability established by the granting of planning permission which has now lapsed.	Available	Demolition required before commencement but previous planning consent indicates availability	Achievable	Planning permission approved for residential development, with subsequent extension of time limit currently pending. Lower value market area with low rates of recent delivery. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations and abnormals (demolition and site remediation).	8	Yield based upon previous planning consent, now lapsed - indicative yield felt to be high, being based on a proposal for apartments - with site representing an opportunity for urban infill on brownfield land a slightly reduced yield of 8 units considered fitting
5059	Moorside First School	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	Mostly PDL	Suitable	Mixed former school site within residential area of Newbiggin-by-the-Sea, now cleared. Suitable for housing. Greenfield and scrubland to north east. A public sewer crosses the site. Access and service provision unlikely to be restrictive given location. Opportunity for redevelopment of brownfield land within the town	Available	Availability confirmed through 2018 call for sites exercise. NCC-owned site, surplus to requirements with sale being progressed in Jan 2017. Arch to develop scheme and application for development now under consideration	Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. No abnormal costs likely, with former buildings demolished and site already having been cleared	66	No prohibitive barriers to delivery once market conditions improve. NCC owned site, currently in the process of being sold for residential development, with scheme to be progressed by Arch. Latest yield revised to reflect planning application submitted in October 2016 and pending consideration - 16/03954/FUL for 66 homes
5090	Storey Crescent (Land at)	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		PDL	Suitable	Open space within an established residential area, around 8 semi-detached houses which are excluded from the site. Estate roads already serve the site. Transport assessment required. Sewer/water main cross the site. Site could be linked with adjacent sites 5142 and 5143 to provide wider potential development area.	Not Available	The most recent evidence is that the landowner does not intend to bring the site forward for development at the moment. Not currently considered available but remains an opportunity in the longer-term.	Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. No known site specific considerations but lack of immediate available means likely to be a long term option	78	No prohibitive barriers to the delivery of the site. Yield reflects that of the housing allocation. Timescale reflects the fact that the current landowner do no intend to bring forward the site in the immediate term
5115	Spital House Farm	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	Greenfield	Suitable	Existing farmstead, associated buildings and land at the edge of the settlement. Buildings require clearance prior to redevelopment. Adjacent to established residential development. Located within 500m of sewage works. The existing central access point which is outside the boundaries of the SHLAA site can provide suitable access. Other points would conflict with nearby junctions. Spital Burn runs along south west edge - buffer required. The suitability of the site is established by its housing allocation. Potential to deliver as part of wider scheme with adjacent land (5129), with this site required to enable access.	Available	Availability supported by existing planning application. No known constraints. Not in agricultural use. The central access point is understood to be in the same ownership as the SHLAA site.	Achievable	Lower value market area with low rates of recent delivery. There has been recent developer interest in site. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (site clearance, highway and access improvements). Access mitigation also directly impacts on adjacent site (5129). Close proximity of sewage works may impact upon marketability. Potential abnormal costs (Site clearance). Site allocated for residential development in Wansbeck Plan.	78	Allocated housing site with a live application - 15/01888/OUT, currently minded to grant consent for 78 dwellings. Delivery based on methodology assumptions. Potential for adjacent land (site 5129) to follow as a later phase of development
5116	Woodhorn Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		Mostly PDL	Suitable	Open space, half grassed, half car park between sports centre and care home, close to residential area. High level of contamination. Junction improvements required. Site is within allocated employment land, however is proposed for de-allocation in emerging policy.	Available	No obvious obstacles to development.	Achievable	Site is allocated employment land. Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (site remediation - significant contamination, highway improvements - access and junctions). Employment land allocation could affect marketability (although de-allocation proposed). Potential abnormal costs (Remediation)	12	No prohibitive barriers to the delivery of the site. Previously allocated as employment land but proposed for de-allocation in the Core Strategy
5129	Land adj to Spital House Farm	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	Greenfield	Suitable	Greenfield site to south west of settlement, adjacent to existing housing. No direct highway access - dependent upon delivery of SHLAA site 5115 to connect to highway. Central access point of 5115 can support additional dwellings on this site and this parcel is currently subject to an application. Sewage works to the south east. Suitable on delivery of site to south and could come forward as a later stage as part of a wider scheme	Available	No known constraints to availability. This site and 5115 are in the same ownership allowing highway access to be achieved.	Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (highway and access improvements) but access solution through adjacent site (5115) means this is not prohibitive. Reliance questions standalone achievability	36	Lack of highway access currently prevents development but could be developed in conjunction with SHLAA site 5115 which would connect it to the highway. No prohibitive barriers to delivery if site 5115 comes forward. Timescales for development reflect such a programme
5142	Land to the West of Store Farm Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		Greenfield	Suitable In Part	Greenfield site to west of residential area. Potential access from neighbouring housing areas but local estate highway constraints limit the scale of development. Needs to be considered in conjunction with Ref 5143 and Ref 5090. Medium contamination. Contains archaeological site. Eastern parts of site most suitable.	Available	No known constraints.	Achievable In Part	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (highway and access improvements, site remediation, archaeology). Potential abnormal costs (Remediation). Potential reliance on neighbouring site (5142) may impact on shorter term achievability, at least in part	47	No prohibitive barriers to delivery. Site could be delivered in conjunction with SHLAA site 5090 to east as part of a redevelopment scheme, although short term availability of this is unknown. The scale of development is reduced by highway constraints.
5143	Land to the West of Woodhorn Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		Greenfield	Suitable	Greenfield site to north of modern housing area. Mineral railway to NW. Roads/junction improvements required including off-site works. Sewer/water main crosses site. Archaeological site. Within HSE outer zone - Aluminium Works to NW. Needs to be considered in conjunction with Ref 5142 and Ref 5090. Development would significantly extend the built up area.	Available	No known obstacles to availability.	Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (significant highway and access improvements, buffer zone required due to railway line, archaeology, diversion/easement of sewer/water main). Potential abnormal costs from access/junction improvements could impact viability. Reliance on adjacent sites to enhance delivery prospects questions standalone achievability.	177	Delivery will be dependant upon wider economic conditions, due to the size and location of the site within a low demand area. Unlikely to be delivered until completion of SHLAA sites 5090 and 5142 to south. No prohibitive constraints.
5179	126 Front Street, Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		Mostly PDL	Suitable	Suitability established by granting of planning permission. Permission lapsed for 48 dwellings.	Available	Previous planning consent, now lapsed, has led to assumption of availability	Achievable	Lower value market area with low rates of recent delivery. Developer interest indicated through previous permission, but not progressed and now lapsed. Average prices in immediate area broadly in line with those for settlement. No known site specific considerations.	5	Yield based upon previous planning consent, now lapsed - however, capacity based on much larger site area, with small-scale development of around 5 homes considered more fitting as urban infill opportunity
6766	Woodhorn Demesne, Newbiggin	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East		Greenfield	Suitable	Greenfield land situated within settlement, adjacent housing. Access will be problematic due to restrictions on existing infrastructure. Potential public right of way across site. Protected species may be present on adjacent land. Site could be linked to 5059 via north west portion of 5105 to provide wider development area.	Available	Landowner has confirmed availability of site in Jan 2017. Land acquisition may be required to secure suitable access. Likely to be a longer term scheme	Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (highway and access improvements, buffer zone required to PROW, environmental/ecological mitigation). Potential abnormal costs in improvements to enable access, including possible land acquisition, could impact viability.	52	Site considered developable, however improvements to highways may affect viability. Landowner confirms that the site is likely to be brought forward in the long term
9052	Site Adjacent To Arts Centre Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea CP	South East	✓	Greenfield	Suitable	Greenfield site within the existing urban area, surrounded by established development. Located within conservation area. Relationship with adjacent employment land to east will need to be considered in formulated a suitable scheme. Access likely to be to A197 - will need further investigation although capacity unlikely to be limiting. Likely to offer a suitable location for an infill development if identified matters can be mitigated	Available	Recent application for residential scheme supports availability for redevelopment	Achievable	Lower value market area with relatively low rates of recent delivery and modest developer interest. Unlikely to be any significant constraints to achievability although works to enable suitable access should be taken into account	13	Site within existing town and there are no significant barriers to delivery. Previous application withdrawn but yield reflects a revised proposal which is expected to come forward, with delivery based on methodological assumptions

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NORHAM																								
1074	The Glebe Field, north of West Road	Norham	Norham CP	North	✓	more than 5km	within 800m	within 800m	more than 5km	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	more than 500m	within site	not applicable
9367	Land off West Street Norham	Norham	Norham CP	North		more than 5km	within 800m	within 800m	more than 5km	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	more than 500m	within site	not applicable

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
NORHAM														
1074	The Glebe Field, north of West Road	Norham	Norham CP	North	✓	Greenfield	Suitable In Part	Greenfield site to north west of settlement, located in conservation area, opposite school, adjacent to River Tweed. Northern part of site in flood zone 3 - at high risk of flooding. Transport assessment required - adoptable standards, provision footpath along frontage required. Potential access via site 1389 to south east which has recently been completed. Northern edge of site within site of conservation importance associated with the river. Setting of grade I listed St Cuthberts Church will have to be considered Archaeological evaluation has taken place on part of site - some features to be preserved in situ. Suitable for development focused on a reduced site area and at a lower yield, adjacent to existing housing development.	Available	Through agent, landowner has confirmed availability of site in Jan 2017 with intention to bring forward scheme in near future	Achievable In Part	Low value market area, attractive location, limited sales data due to rural location, rural location likely to limit developer interest. Potential site specific considerations (flood risk mitigation, highway improvements, and archaeology). Achievable based on a reduced site area	25	No significant barriers to the delivery of the southern part of the site. Flood risk in the north of the site makes this area unsuitable for housing, and development of this larger area would significantly increase traffic on the road close to a school. Timescale may be delayed if development exceeds sewerage capacity. Significantly reduced yield necessary given site constraints, location on the edge of settlement and scale of the existing village - reduced scheme of 25 homes, limiting the developable area. Development supported by Norham Parish Council, in order to provide affordable housing, notably for older and vulnerable people
9367	Land off West Street Norham	Norham	Norham CP	North		Greenfield	Suitable	Linear strip of greenfield land adjacent to the highway and located at the western edge of settlement. Currently in use for agricultural purposes with residential development to east and west. Immediately adjacent to conservation area. Further consideration needed as to whether appropriate access can be provided. 2018 CFS submission response suggests access directly from West Street is suitable. It is considered that a small-scale development on the site may be appropriate as logical infill scheme, although any development would have to ensure that it did not result in the inappropriate extension of Norham village.	Available	Site identified through the 2018 call for sites process, with preference for future development for residential use	Achievable	Low value market area, attractive location but little recent delivery, with rural location likely to limit developer interest. Although a range of site specific issues are identified that may impact on costs, it is considered that these would not be prohibitive to development	7	Small site to west of village which could offer the chance for a small infill development if a number of constraints can be overcome. Identified yield has been lowered to take account of the rural setting and the linear nature of the site, with the potential timescale for delivery reflecting the methodology

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OTTERBURN																									
2422a	Ray Estate, Otterburn -Site1 Land to the rear of Westmore, Field House and Garden House	Otterburn	Otterburn CP	West	✓	more than 5km	more than 5km	more than 5km	more than 5km	more than 5km	800m to 2km	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
2422b	Ray Estate, Otterburn -Site 2 Land opposite Snaith's Bus Depot	Otterburn	Otterburn CP	West	✓	more than 5km	more than 5km	more than 5km	more than 5km	more than 5km	800m to 2km	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable

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OTTERBURN											
2422a	Ray Estate, Otterburn -Site1 Land to the rear of Westmore, Field House and Garden House	Otterburn	Otterburn CP	West	✓	Greenfield	Suitable In Part	Available In Part	Achievable In Part	10	The flood risk associated with most of the site, together with the potential use of northern part of the site for a highway improvement schemes, renders the vast majority of this land at Otterburn as unsuitable for housing development. There may be scope for limited development on two parcels adjacent to the village but this is likely to be of limited scope and capacity and the impact on local character would have to be carefully considered
2422b	Ray Estate, Otterburn -Site 2 Land opposite Snaihs Bus Depot	Otterburn	Otterburn CP	West	✓	Greenfield	Suitable In Part	Available In Part	Achievable In Part	15	The flood risk associated with most of the site, together with the potential use of northern part of the site for a highway improvement schemes, renders the vast majority of this land at Otterburn as unsuitable for housing development. There may be scope for limited development on two parcels adjacent to the village but this is likely to be of limited scope and capacity and the impact on local character would have to be carefully considered

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land
PRUDHOE																								
2049	Land West of Eastwood Drive	Prudhoe	Prudhoe CP	Central		more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	within 800m	800m to 2km	within 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	more than 500m	not applicable	within site
2337	Land at Highfield Lane, Prudhoe	Prudhoe	Prudhoe CP	Central		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	within 800m	within 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
2356	6-10 South View	Mickley Square	Prudhoe CP	Central		more than 5km	800m to 2km	800m to 2km	2km to 5km	2km to 5km	within 800m	2km to 5km	within 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
2546	Land adjacent West Road Cemetery, Prudhoe	Prudhoe	Prudhoe CP	Central	✓	more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	within 800m	within 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
2633a	North of Prudhoe Town Centre A	Prudhoe	Prudhoe CP	Central		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	within 800m	within 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	more than 500m	not applicable	not applicable
6839b	Land west of Eltringham Works, Prudhoe (phase 2)	Prudhoe	Prudhoe CP	Central		more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	within 800m	800m to 2km	within 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
6849b	Land to the south west of Moor Road, Prudhoe (Site B)	Prudhoe	Prudhoe CP	Central		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	within 800m	within 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
9083	4-26 Biverfield Road, West Wylam	Prudhoe	Prudhoe CP	Central		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	800m to 2km	within 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	100m to 500m	not applicable	not applicable

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SHLAA Site Assessment Summary														
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
PRUDHOE														
2049	Land West of Eastwood Drive	Prudhoe	Prudhoe CP	Central		Mostly Greenfield	Suitable in Part	Greenfield site to NE of settlement, with strategic green space to south and west and Green Belt to east. Recently established allotments and a car park occupy south of site. Highway access to east, transport assessment required. Located in wider archaeological landscape. Southern part of the site slopes steeply.	Available	Landowner has confirmed that part of the site remains available for future residential development with the remainder have been taken up following the provision of new allotments. Availability of the rest of the site confirmed in Jan 2017	Achievable	Medium value market area, with strong rate of recent delivery and high levels of developer interest. Average prices in immediate area broadly in line with those for settlement and it is an attractive location. Potential site specific considerations (topography limiting yield and/or design).	22	Part of the site is occupied by recently relocated allotments. Area to the east of the allotments and area directly to the south has the potential to deliver a limited number of units. Yield reflects the steep slope to the southern portion of the site and the allotments to the west - a limited development considered appropriate in the longer term.
2337	Land at Highfield Lane, Prudhoe	Prudhoe	Prudhoe CP	Central		Greenfield	Suitable	Attractive, peripheral greenfield site to south of settlement, close to schools, not in the Green Belt. Access gained off Highfield Lane via proposed new roundabout. Poor sight lines on highway due to bends and gradient, in location close to school entrance. The level of traffic generated may result in capacity issues on the network (Highfield Lane). Significant network and access improvements would be required to support a development of this scale. Highways mitigation is being addressed as part of wider masterplan. Restricted water capacity. Site is located in a Coal Authority development high risk area. Therefore a Coal Mining Risk Assessment will be required. Layout proposed to mitigate against mine shaft entry points on site.	Available	Availability confirmed through 2018 call for sites exercise. Landowner and developer proposes to bring this land forward as part of a wider scheme which includes land within the Green Belt (2337, 8006, 2550, 6849b, 6849c) with masterplan produced for site	Achievable	Medium value market area, with strong rate of recent delivery. Average prices in settlement broadly in line with those for wider area and it is an attractive location.	81	Site not located within the Green Belt but is related to a wider area proposed for development by landowner. Indicative yield and timescales for this parcel take methodological approach. On overcoming constraints it is unlikely that there will be any major obstacles to development due to the strength of the local market. Could be brought forward alongside adjacent land (6849b), including enabling access
2356	6-10 South View	Mickley Square	Prudhoe CP	Central		PDL	Suitable	Cleared, settlement infill site, adjacent to residential units. Direct highway access from north. Sewer crosses site.	Available	No known constraints.	Achievable	Medium value market area, with strong rate of recent delivery and high developer interest. Average prices in settlement broadly in line with those for wider area and it is an attractive location. Potential site specific considerations (possible diversion/easement of existing sewer). Unlikely to be prohibitive.	5	No significant barriers to delivery. Yield increased to reflect the lapsed outline planning permission.
2546	Land adjacent West Road Cemetery, Prudhoe	Prudhoe	Prudhoe CP	Central	✓	Greenfield	Suitable In Part	Greenfield site within existing urban area, with existing residential development to west. Significant vegetation coverage to southern boundary. The site is elevated above West Road making it difficult to achieve appropriate sight lines at an access point. Provision of a suitable access will significantly reduce the developable area of the site. Designated open space. Restricted water capacity. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.	Available	Submitted through the 2018 call for sites process for housing and also identified for allocation within the draft Local Plan in summer 2018. Local authority owned site that has been previously under consideration for affordable housing scheme.	Achievable In Part	Medium value market area, with strong rate of recent delivery and high levels of developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (highway and access improvements, net developable area/yield reduced if element of open space retained and also due to highway constraints, restricted water capacity). Potential abnormal costs through design/engineering measures, if areas of sloping topography are developed, could impact viability - although unlikely to be prohibitive as long as development of a reduced scale/area is progressed. Despite site-specific constraints, if the issues can be overcome it is likely to offer an achievable location for a residential scheme of a reduced yield and area	30	Topography and the ability to achieve an appropriate access are the main constraints to delivery. Yield reflects these constraints and a reduced developable area. NCC owned site, which has been considered for an affordable housing scheme in longer term.
2633a	North of Prudhoe Town Centre A	Prudhoe	Prudhoe CP	Central		Mostly Greenfield	Suitable	Large predominantly greenfield sloping site close to town centre, with disused allotments. SE area has a number of commercial and industrial units, club and car parking. Sewer/water main cross site, restricted water capacity. Transport assessment required to establish suitability - several potential access points but likely to significantly increase traffic in central location. Road to north cannot support development. Retention of some open space in central location would be desirable.	Available In Part	The SE part of the site is occupied by a number of businesses, though most of the site is unoccupied.	Achievable In Part	High level of social housing area, potentially attractive location. There is now a current application in for the site.	10	Following lead-in time, delivery of 42 units forecast over next five years with remaining 33 dwellings to be delivered in 2022/23 and 2023/24. Linked to adjacent development of 30 units (both included under site 2633).
6839b	Land west of Eltringham Works, Prudhoe (phase 2)	Prudhoe	Prudhoe CP	Central		Mixed 50:50	Suitable	Potential Phase 2 of a wider development proposal. Mixed site at edge of settlement, surrounded by established dense vegetation coverage. Possible contamination issues depending on use of works. Site somewhat detached from the settlement of Prudhoe by the bypass. If identified issues can be overcome then this could offer a suitable location for further residential development.	Available	Wider site being marketed with potential scope for further residential to support adjacent land with consent (6839a)	Achievable	Mid Price area. Mitigation costs may impact on housing, notably provision of access and addresses any contamination matters given the current use	30	Part of wider industrial site, with residential development now permitted for part of the site (6839a). This parcel has potential to form a second phase, with timescales reflecting a methodological approach following the initial phase
6849b	Land to the south west of Moor Road, Prudhoe (Site B)	Prudhoe	Prudhoe CP	Central		Greenfield	Suitable	Greenfield site within the settlement boundary, not in the Green Belt. Access to the site would be required through SHLAA site 2337. Access may be possible subject to agreements with adjacent landowners. Access gained off Highfield Lane. Poor sight lines on highway due to bends and gradient, in location close to school entrance. The level of traffic generated may result in capacity issues on the network (Highfield Lane). Significant network and access improvements would be required to support a development of this scale. Highways mitigation is being addressed as part of wider masterplan.	Available	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation. Landowner and developer proposes to bring this land forward as part of a wider scheme which includes land within the Green Belt (2337, 8006, 2550, 6849b, 6849c) with masterplan produced for site	Achievable	Medium to high price area. No direct access to highways could impact on achievability but should be possible through adjacent land (2337). Unlikely to be any major obstacles to development	22	Site has been identified as part of wider area proposed for development which includes Green Belt land, although this particular parcel is not within the designation. Could provide further capacity if brought forward alongside adjacent land (Site 2337)
9083	4-26 Biverfield Road, West Wylam	Prudhoe	Prudhoe CP	Central		PDL	Suitable	Established residential area within the town and currently occupied by existing dwellings. Demolition and clearance would be required in order to allow redevelopment. Access and provision of services would not present an obstacle to development. Would be suitable if a scheme for redevelopment was proposed	Not Available	Site occupied by existing dwellings and not available	Achievable	Medium value market area, with steady rate of recent delivery. Demolition and site clearance will add to the costs of development prior to redevelopment	9	Brownfield site within existing urban area. Not immediately available but likely to be developable in the long term if redevelopment of the existing dwellings was progressed. As a replacement of extant housing, no net gain is expected

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land
RIDING MILL AND BROOMHAUGH																								
6874	Land at Riding Farm, Riding Mill (site 1)	Riding Mill	Broomhaugh and Riding CP	Central		more than 5km	2km to 5km	2km to 5km	2km to 5km	2km to 5km	within 800m	more than 5km	more than 2km	within 400m	within 800m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site

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RIDING MILL AND BROOMHAUGH											
6874	Land at Riding Farm, Riding Mill (site 1)	Riding Mill	Broomhaugh and Riding CP	Central		Greenfield	Suitable In Part Farmstead within existing settlement, surrounded by residential development. Historic buildings are grade II listed and sensitive conversion will be required. Highway access may be possible from Riding Grange. Some site clearance is also likely to be required, potentially demolition of modern buildings. Recent application for redevelopment has been refused but there may still be scope for a small scale development, although this may fall below the threshold for inclusion in the SHLAA and, if so, development would be classified as a small site.	Available Farm house occupies part of the site but application for redevelopment through conversion supports availability	Achievable In Part Highest market value location, strong sales history in a popular location. Potential site specific considerations and abnormal could arise from the need for conversion and redevelopment of listed buildings. Matters are unlikely to be completely prohibitive but there may only be scope for a development of limited size - yield revised to 4 dwellings	4	A recent application for redevelopment has been refused. There are site-specific issues that could be prohibitive to a residential scheme coming forward on parts of the site, particularly with regard to heritage and conservation matters. Site could be suitable, available and achievable, including through conversion of listed buildings, but only in part for a small development

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SEAHOUSES AND NORTH SUNDERLAND																								
1083	Longstone House Hotel, 182 Main Street, N Sunderland	Seahouses	North Sunderland CP	North		more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
1086	39 Main Street	Seahouses	North Sunderland CP	North		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
1162	Land at Sewage works east of Kings Field	Seahouses	North Sunderland CP	North		more than 5km	within 800m	within 800m	within 800m	within 800m	800m to 2km	more than 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
1176	Land South of the Vicarage, South Lane, North Sunderland	North Sunderland	North Sunderland CP	North		more than 5km	within 800m	within 800m	800m to 2km	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
1177	Land South of 16 South Lane, North Sunderland	North Sunderland	North Sunderland CP	North		more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
1178	Land South of the cemetery South Lane, North Sunderland	North Sunderland	North Sunderland CP	North		more than 5km	800m to 2km	800m to 2km	800m to 2km	800m to 2km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
1201	St Aidans Hotel, 1 St Aidans	Seahouses	North Sunderland CP	North		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	within 100m	within 100m	within 100m	within 100m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
6751	Land south of St Aidan's Road, North Sunderland	Seahouses	North Sunderland CP	North	✓	more than 5km	800m to 2km	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
9095	Stone Close Garages (East)	Seahouses	North Sunderland CP	North		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
9096	Stone Close Garages (West)	Seahouses	North Sunderland CP	North		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	more than 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
9503	Land south of James Street	Seahouses	North Sunderland CP	North		more than 5km	within 800m	within 800m	within 800m	within 800m	within 800m	more than 5km	more than 2km	within 400m	more than 2km	100m to 500m	100m to 500m	100m to 500m	100m to 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site

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SEAHOUSES AND NORTH SUNDERLAND														
1083	Longstone House Hotel, 182 Main Street, N Sunderland	Seahouses	North Sunderland CP	North		PDL	Suitable	Permission for change of use of existing hotel to 9 residential units has lapsed, however it is considered that a similar scheme would be suitable on this site. Site lies within the historic core of the settlement and is within a conservation area, AONB and heritage coast. Access would be required from existing site 6348 to the north which currently has extant planning permission for 4 units. Should works commence on site 6348, it is unclear if access could still be secured for this site.	Available	No known constraints.	Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area towards the higher range for settlement, being a very attractive location within a conservation area. Potential site specific considerations (conversion of existing hotel, access constraints). Access solution through adjacent site (6348), reliance questions standalone achievability.	9	Site deemed suitable, available and achievable. Yield reflects a previously approved scheme for conversion of existing hotel.
1086	39 Main Street	Seahouses	North Sunderland CP	North		PDL	Suitable	Retail unit in the centre of Seahouses, located within AONB, heritage coast and conservation area. Site fronts public highway, with rear access. No car parking provision on site, limited space to rear.	Available	Site currently occupied by a supermarket, the loss of which would be a significant loss to the settlement. New premises would need to be found for a replacement store.	Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area broadly in line with those for settlement, being a very attractive location within a conservation area. Potential site specific considerations and abnormal (demolition). Lack of space for parking provision may impact marketability.	8	Delivery of this site for housing depends upon new premises being located for the store, and demand for flats with little parking potential. Yield reflects lapsed application on the site for the conversion of existing property.
1162	Land at Sewage works east of Kings Field	Seahouses	North Sunderland CP	North		Greenfield	Suitable In Part	Largely greenfield site to SE of Seahouses, within the AONB and heritage coast, and an area of high landscape value. Site will be subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Site includes a former sewage works and a new works, which will require further assessment on basis of noise and odour. Southern part of site falls within a site of nature conservation importance (North Sunderland Gut) while the coastal SSSI/SAC/SPA/Ramsar sites are adjacent to the east. Early mining activity present on site - unstable ground conditions/subsidence likely, archaeological assessment required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part, likely to be adjacent to existing residential area.	Available In Part	Site identified through the 2018 call for sites process and also through LP summer 2018 consultation process - part likely to be for a caravan park. Part of the site is occupied by a sewage works, but this area will be excluded from development. Application for mixed use development also indicates availability with 2018 submission information suggests site will be brought forward as an extension to the caravan park and part of the site would therefore not be available	Achievable In Part	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive coastal location. Site specific considerations (site remediation, unstable ground conditions, environmental/ecological mitigation, buffer zone required to sewage works, net developable area/yield reduced due to mix of above). Potential abnormal costs from mitigating ground conditions could impact viability. Sewage works may affect marketability. Range of issues identified that together could be significant	30	Site is uncertain subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. The protection of designated sites, both within and adjacent to the site, together with likely unstable ground from previous mining activity, means much of the site is unsuitable for housing. The site proximity to a sewage works will require further assessment regarding noise and odour. Application for mixed-use development remains to be determined - 13/00124/OUTES, proposal includes market and affordable as part of wider scheme. Question marks over suitability, availability and achievability but a small discreet scheme remains possible. Landowner considers the site deliverable in the next 5 years but, if a small appropriate scheme can be worked out, then it could be developable in the medium- to longer-term
1176	Land South of the Vicarage, South Lane, North Sunderland	North Sunderland	North Sunderland CP	North		Greenfield	Suitable In Part	Greenfield site to south of North Sunderland, in AONB and heritage coast. Close proximity to Northumberland Coast SPA, Ramsar and SAC would require developments to assess the impact development (including cumulative impact of SHLAA sites in the same ownership) through a Habitats Regulation Assessment. Narrow access road to site from north, with dangerous bend, with little space for road widening. Owner has indicated potential to develop SHLAA sites 1176, 1177, 1178, 1179 and 1180 in conjunction with SHLAA site 1175 which is currently under construction. In order to bring forward all sites through one access road, Highway requirements dictate that 5.5m road width be provided (plus 2m either side for pedestrian access). Site 1175 provides for this. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.	Available	Through agent, landowner has confirmed availability of site in Jan 2017. Site in private ownership and available. Site 1175 (currently under-construction) also in the same ownership	Achievable In Part	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area towards the higher range for settlement. Site specific considerations (significant highway and access improvements). Potential abnormal costs from undertaking highway works, including road realignment and possible need to provide access to adjacent sites, could impact viability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale as part of a wider scheme, given the strength of the local market.	10	Due to the proximity to the SPA, Ramsar and SAC will require a HRA to assess the cumulative impacts of development of these sites on these designations. The edge of settlement location, the low density nature of adjacent development to the north and the overall scale and character of the settlement support a reduced yield, with indicative densities consistent across adjacent sites. If potential impact on environmental designations can be overcome then development could be suitable - in this context, a reduced capacity of 10 dwellings is more appropriate
1177	Land South of 16 South Lane, North Sunderland	North Sunderland	North Sunderland CP	North		Greenfield	Suitable In Part	Greenfield site to south of North Sunderland, in AONB and heritage coast. Close proximity to Northumberland Coast SPA, Ramsar and SAC would require developments to assess the impact development (including cumulative impact of SHLAA sites in the same ownership) through a Habitats Regulation Assessment. Owner has indicated potential to develop SHLAA sites 1176, 1177, 1178, 1179 and 1180 in conjunction with SHLAA site 1175 which is currently under construction. In order to bring forward all sites through one access road, Highway requirements dictate that 5.5m road width be provided (plus 2m either side for pedestrian access). Site 1175 provides for this. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.	Available	Through agent, landowner has confirmed availability of site in Jan 2017. Site in private ownership and available. Site 1175 (currently under-construction) also in the same ownership	Achievable In Part	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area towards the higher range for settlement. Site specific considerations (significant highway and access improvements). Potential abnormal costs in overcoming prohibitive site constraint, as no direct access available - solution would require resolution to deliver development across cluster of sites (1175 to 1180). Reliance on adjacent site(s) for potential access solution questions standalone achievability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale as part of a wider scheme, given the strength of the local market.	10	Due to the proximity to the SPA, Ramsar and SAC will require a HRA to assess the cumulative impacts of development of these sites on these designations. The character, scale and density of development and the overall settlement would indicate the requirement for a lower capacity, potentially as part of a wider scheme. If potential impact on environmental designations can be overcome then development could be suitable - reduced capacity of 10 units
1178	Land South of the cemetery South Lane, North Sunderland	North Sunderland	North Sunderland CP	North		Greenfield	Suitable In Part	Greenfield site to south of North Sunderland, in AONB and heritage coast. Close proximity to Northumberland Coast SPA, Ramsar and SAC would require developments to assess the impact development (including cumulative impact of SHLAA sites in the same ownership) through a Habitats Regulation Assessment. Owner has indicated potential to develop SHLAA sites 1176, 1177, 1178, 1179 and 1180 in conjunction with SHLAA site 1175 which is currently under construction. In order to bring forward all sites through one access road, Highway requirements dictate that 5.5m road width be provided (plus 2m either side for pedestrian access). Site 1175 provides for this. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.	Available	Site in private ownership and available. Site 1175 (currently under-construction) also in the same ownership	Achievable In Part	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area towards the higher range for settlement. Site specific considerations (significant highway and access improvements). Potential abnormal costs in overcoming prohibitive site constraint, as no direct access available - solution would require resolution to deliver development across cluster of sites (1175 to 1180). Reliance on adjacent site(s) for potential access solution questions standalone achievability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale as part of a wider scheme, given the strength of the local market.	10	Due to the proximity to the SPA, Ramsar and SAC will require a HRA to assess the cumulative impacts of development of these sites on these designations. Opportunity for comprehensive scheme across a number of adjacent sites, but at a density and scale that would reflect both the existing settlement and the character of nearby residential development. If potential impact on environmental designations can be overcome then development could be suitable - a lower yield of around 10 homes would be more fitting
1201	St Aidans Hotel, 1 St Aidans	Seahouses	North Sunderland CP	North		PDL	Suitable	Suitability established by the granting of planning permission which has now lapsed.	Available	Availability assumed.	Achievable	Planning permission approved for residential development. Highest value market area, with moderate rates of recent delivery. Average prices in immediate area towards the higher range for settlement, being a very attractive location. No known site specific considerations.	6	Subject to planning permission this site has potential to deliver in the 6-10 year period.
6751	Land south of St Aidan's Road, North Sunderland	Seahouses	North Sunderland CP	North	✓	Greenfield	Suitable In Part	Large greenfield site, situated towards the north west of the settlement and currently in agricultural use. Located in AONB and Heritage Coast. Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. HRA assessment required due to wildlife interest. Site 6832 (south west) is in the same ownership. However there are access constraints associated with that site. No access permitted from Castle Court. Highway infrastructure will need improvement with access and capacity of Broad Road needing to be investigated - however matter not prohibitive. Sustainable links to adjacent residential areas and the wider village will be ensured. The impact on local character and setting will need careful consideration. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area, with a reduced yield, suitable in part. Landowner acknowledges site-specific matters but considered that these can be	Available	Site identified through LP summer 2018 consultation process by landowner as available and suitable for allocation. Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints with willing landowner	Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area in the highest range for settlement, being a very attractive location. Site specific considerations (highway and access improvements, environmental/ecological mitigation). Potential abnormal costs through measures to resolve access constraints could impact viability. Achievable given local market and highly attractive location, but at a reduced yield and scale. Timescale reflects need to deliver solutions to identified issues	100	Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Lack of appropriate highways access prevents development from Castle Court to west. However, it is considered that access can be addressed. If an appropriate solution to access and the potential impact on environmental designations can be provided then a residential development could be provided, but at a lower yield, based on a reduced developable area. August 2018 update - draft allocation for 100 homes supported by landowner, with delivery in years 6-10 and years 11-15 periods being appropriate.
9095	Stone Close Garages (East)	Seahouses	North Sunderland CP	North		PDL	Suitable	Site located within existing residential area, currently being occupied by domestic garages. Potentially part of wider scheme incorporating nearby land (sites 9095, 9096, 9097 and/or 9503). Clearance of existing structures would be required prior to redevelopment. Existing network capacity and access should be sufficient to serve a site of this scale. Located within Northumberland Coast AONB and North Northumberland Heritage Coast - designations would need to be considered in developing an appropriate scheme. Likely to offer a suitable location for a small-scale infill development.	Not Available	At present domestic garages occupy the site and it is therefore not immediately available	Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Likely to offer an attractive location for a small-scale residential development. Need for clearance not considered to be prohibitive to achievability	5	Site would offer opportunity for a small-scale infill development within the settlement. Yield based upon an increased density given the location. Following clearance there should be no obstacles to development apparent. Delivery based on methodology. Has been promoted as part of a wider scheme across a few sites (9095, 9097, 9503)
9096	Stone Close Garages (West)	Seahouses	North Sunderland CP	North		PDL	Suitable	Site located within existing residential area, currently occupied by domestic garages. Potentially part of wider scheme incorporating nearby land (sites 9095, 9096, 9097 and/or 9503). Clearance of existing structures would be required prior to redevelopment. Existing network capacity and access should be sufficient to serve a site of this scale. Located within Northumberland Coast AONB and North Northumberland Heritage Coast - designations would need to be considered in developing an appropriate scheme. Likely to be suitable for a small infill development	Not Available	At present domestic garages occupy the site and it is therefore not immediately available	Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Likely to offer an attractive location for a small-scale residential development. Need for clearance not considered to be prohibitive to achievability	5	The land would offer opportunity for a small infill development within the urban environment. Yield based upon an increased density appropriate for the context. On clearance there should be no obstacles to development. Delivery based on methodology
9503	Land south of James Street	Seahouses	North Sunderland CP	North		PDL	Suitable	Established residential area within the town and currently occupied by existing residential development. Demolition and clearance would be required in order to allow redevelopment. Located within Northumberland Coast AONB and North Northumberland Heritage Coast - designations would need to be considered. Access and provision of services would not present an obstacle to development. Likely to be suitable if redevelopment was progressed	Available	Site occupied by existing dwellings but application for redevelopment would support availability	Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Development costs will be impacted by need for demolition and site clearance prior to redevelopment, however these would not be prohibitive to a scheme	5	Potential redevelopment opportunity within existing settlement, with it likely to be developable if prioritised. Occupied by existing residential development and therefore unlikely to be a net gain in provision of new homes. Has been promoted as part of a wider scheme (sites 9095, 9097, 9503)

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land		
SEATON VALLEY SETTLEMENTS																										
4602	Former Brickworks, Pitt Lane	Seghill	Seaton Valley CP	South East	✓	2km to 5km	within 800m	within 800m	within 800m	800m to 2km	within 800m	800m to 2km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
4630	Land at Hastings Arms, Astley Road	Seaton Delaval	Seaton Valley CP	South East		2km to 5km	800m to 2km	800m to 2km	800m to 2km	within 800m	within 800m	800m to 2km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100m to 500m	not applicable	within site
6944	Land at Wheatridge, Seaton Delaval	Seaton Delaval	Seaton Valley CP	South East		2km to 5km	within 800m	within 800m	800m to 2km	within 800m	within 800m	800m to 2km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
9507	Whytrig Community Middle School	Seaton Delaval	Seaton Valley CP	South East	✓	within 800m	within 800m	within 800m	800m to 2km	within 800m	within 800m	within 800m	More than 2km	within 400m	More than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
9549	Seaton Delaval AFC	Seaton Delaval	Seaton Valley CP	South East		within 800m	within 800m	within 800m	800m to 2km	within 800m	within 800m	within 800m	More than 2km	within 400m	More than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable

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SHLAA Site Assessment Summary														
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
SEATON VALLEY SETTLEMENTS														
4602	Former Brickworks, Pitt Lane	Seghill	Seaton Valley CP	South East	✓	Greenfield	Suitable In Part	Former brickworks site, now cleared and covered with rough grassland. Woodland surrounds to the north and east of site, residential to south. Site is within allocated employment land, however is proposed for de-allocation in emerging policy. Potential contamination from former use, remediation may be required. Good highway access to south. Water main/sewer cross site. Impact upon Seaton Burn will need consideration. Northern part of site is impacted by mineshafts and would not be suitable but the southern part of site offers scope for a scheme of a reduced scale	Available In Part	Local authority owned site surplus to requirements and identified as having potential to deliver affordable housing. Part of site may be required as mitigation land for adjacent school site, providing a car park. Currently subject to application for available element of site	Achievable In Part	Site proposed de-allocation from employment use. Medium value market area, with high rates of recent delivery and strong developer interest. Average prices in immediate area towards the slightly higher range for settlement, being an attractive location. Potential site specific considerations (site remediation, potential diversion/easement of existing water main/sewer, environmental mitigation - Seaton Burn). Employment land allocation could affect marketability (although de-allocation proposed). Potential abnormal costs arise from remediation but not considered prohibitive to a scheme of reduced scale and yield	20	No prohibitive barriers to delivery though contamination from former uses may be a factor. NCC owned site, identified as having potential to deliver affordable housing scheme, with slightly reduced yield probably fitting to recognise a smaller developable area, the setting and constraints
4630	Land at Hastings Arms, Astley Road	Seaton Delaval	Seaton Valley CP	South East		Greenfield	Suitable In Part	Pub and railway line to the west of the site. Sewer crosses the site. water network reinforcement may be required. South of the site lies within the Green Belt. Protected species. Access point close to railway bridge - good sight lines required - may reduce scale of development. Development of non GB area may be appropriate.	Available	Through agent, landowner has confirmed availability of site in Jan 2017. No known obstacles	Achievable	Medium value market area, with high rates of recent delivery and strong developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (reduced net developable area - Green Belt, buffer zone required due to railway line, reinforcement of water infrastructure network, diversion/easement of existing sewage main, access improvements).	50	Yield reduced due to reflect that only the area outwith the Green Belt should be considered for development, access constraints and the provision of a buffer to railway.
6944	Land at Wheatridge, Seaton Delaval	Seaton Delaval	Seaton Valley CP	South East		Greenfield	Suitable	Site is a non-designated open space. A Public Sewer crosses the site. Assessment may be required for proximity to ecological designations. Development of part of the site may be appropriate.	Available	NCC owned site surplus to requirements with sale being progressed in Jan 2017.	Achievable	Medium value market area, with high rates of recent delivery and strong developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (environmental/ecological mitigation, potential diversion/easement of existing sewer).	36	NCC owned site, currently in the process of being sold for residential development. Site is suitable, available and achievable, there are no significant constraints to prevent delivery on part of the site. Delivery based on SHLAA methodology.
9507	Whytrig Community Middle School	Seaton Delaval	Seaton Valley CP	South East	✓	Mostly PDL	Suitable	Site of former middle school, now cleared, comprising footprint of former buildings and areas of hardstanding. Established residential development to the north and east. First School directly to south with playing fields and open space to the west. Provision of services and highways unlikely to be a prohibitive constraint but provision of suitable access would need to be confirmed - likely to be from Western Avenue rather than A192. Sustainable location, with good access to existing services and facilities. Offers an excellent opportunity for redevelopment of a cleared brownfield site within the urban area.	Available	Former school buildings and facilities have now been cleared and there are no obstacles apparent, with it understood that the site is available for redevelopment	Achievable	Medium value market area, with high rates of recent delivery and strong developer interest. Cleared brownfield site and there should be no major obstacles to development	35	Brownfield former school site within the settlement which has been cleared. No major constraints to development are highlighted to prohibit development. Indicative yield and timescales for development reflect methodological approach
9549	Seaton Delaval AFC	Seaton Delaval	Seaton Valley CP	South East		Mostly Greenfield	Suitable	Site of Seaton Delaval Amateurs FC, including football pitch, clubhouse and associated land, currently occupied and in use. Relatively recent residential development to the north and west of the site, with allotments gardens to east and south. Highway infrastructure is likely to need improvement to support residential development and enable appropriate access, although this should not be restrictive to a scheme. Site should be sustainable, given the opportunity to access a wide range of local services and facilities. On becoming available, this should offer a suitable location for residential development	Not Available	Site is currently the home of Seaton Delaval AFC and therefore is not available at the current time. However, options for relocation are currently being considered and, if this was progressed following identification of another suitable site, then the land is likely to be available for redevelopment	Achievable	Medium value market area, with high rates of recent delivery and strong developer interest. Currently occupied and in use but there should be no major obstacles to development if this position changes. Site-specific issues include the probably need to improve highway infrastructure to enable suitable access but this is unlikely to prohibit a residential scheme from being developed	38	Football ground which is currently in use but may become available for redevelopment in the medium- to longer-term on the basis that an alternative site is found. Unlikely to be any impediments to delivery of a scheme once this is progressed, with the site likely to offer an opportunity for infill development within the urban area. Delivery likely to be in the longer term

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land	
STAMFORDHAM																									
3418	Whinney Brae	Stamfordham	Stamfordham CP	Central		2km to 5km	2km to 5km	800m to 2km	more than 5km	2km to 5km	800m to 2km	2km to 5km	more than 2km	400m to 800m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability		
STAMFORDHAM													
3418	Whinney Brae	Stamfordham	Stamfordham CP	Central		Greenfield	Suitable In Part Greenfield site to west of settlement, which lies in a protected open space between Stamfordham and Hawkwell. NE of site at risk of flooding. Highway access from south - transport assessment required. Sewer crosses site, close to pumping station. Buffer to River Pont in north required. Located in historic landscape. Small development adjacent to road in SE may be appropriate.	Available	Landowner has confirmed availability of site in Jan 2017.	Achievable	Highest value market location, attractive location, strong local housing market. Limited developer interest in the settlement. Potential site specific considerations (Highway access).	10	The protected open space separates Stamfordham and Hawkwell, and adds a character to the area. A small development in the SE may be appropriate and deliverable, but the designation means it is unlikely to be considered a high priority for housing. Reduced yield and likely to be long term option

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STOCKSFIELD																									
2629	Branch End Garage, Stocksfield	Stocksfield	Broomley and Stocksfield CP	Central		more than 5km	within 800m	within 800m	800m to 2km	2km to 5km	800m to 2km	2km to 5km	more than 2km	within 400m	800m to 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability
STOCKSFIELD											
2629	Branch End Garage, Stocksfield	Stocksfield	Broomley and Stocksfield CP	Central		PDL	Suitable Site occupied by garage showroom and forecourt, Quaker meeting house, public toilets and scrubland. Located in NE of settlement, adjacent to petrol station and close to residential and commercial units. Sewer crosses site. Access possible to north utilising existing garage junction, away from New Ridley Road junction.	Not Available Site is occupied by a number of a uses. Multiple public/private ownership is likely to delay potential development although availability confirmed in previous submissions. Existing operational garage site which is only likely to be available in the long-term	Achievable Located in highest value market area, with strong rate of recent delivery and high levels of developer interest. Average prices in immediate area towards the slightly lower range for settlement. Site specific considerations (demolition and site clearance, diversion/easement of sewer, net developable area/yield reduced due to access constraint). Development costs unlikely to be prohibitive - however relocation of existing uses/business could affect achievability. Adjacent petrol station may impact on marketability.	8	The timescale for delivery reflects uncertainties regarding the availability of the site. The reduced yield reflects the need to share access with the adjacent garage but offers opportunity for redevelopment of brownfield land

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WARK ON TYNE																										
2578	Land to W of Wark	Wark	Wark CP	West		more than 5km	within 800m	more than 5km	within 800m	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100 to 500m	not applicable	within site	
2583	Land S of St Michaels Church	Wark	Wark CP	West		more than 5km	within 800m	more than 5km	within 800m	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	within site
6788b	Park End Estate Wark - Site B	Wark	Wark CP	West		more than 5km	within 800m	more than 5km	within 800m	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100 to 500m	not applicable	within site	
9510	Land west of Battlesteads Hotel, Wark	Wark	Wark CP	West		more than 5km	800m to 2km	more than 5km	within 800m	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	100 to 500m	not applicable	within site	

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SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
WARK ON TYNE														
2578	Land to W of Wark	Wark	Wark CP	West		Greenfield	Suitable	Open field to west of village, adjacent to modern residential development. Access via neighbouring housing estate to east - restricted access road width. Located in wider archaeological landscape.	Available	Through agent, landowner has confirmed availability of site in Jan 2017 with planning application for residential development anticipated in near future. No known constraints.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area, being an attractive location. Potential site specific considerations (highways improvements - no direct access onto main road, buffer zone required for protected bypass route).	12	No prohibitive barriers to the delivery of the site. Landowner outlines intention progress towards submission of a planning application in due course. Given the nature and character of the overall settlement and adjacent development, a reduced yield would be necessary
2583	Land S of St Michaels Church	Wark	Wark CP	West		Greenfield	Suitable In Part	Large gently sloping greenfield site to the north west of the settlement. Residential development immediately to the south with agricultural land to other boundaries. No direct access onto main road would be permitted - busy road near brow of hill. Access for small development possible via The Glebe. Site crossed by protected bypass line - however this is not to be retained through emerging policy. Located in wider archaeological landscape. Suitable for a small-scale scheme, based on a much reduced developable area and therefore lower yield, at a scale which recognises local character and setting.	Available	No known constraints to availability that would prevent development	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area, being an attractive location. Potential site specific considerations (highways improvements - no direct access onto main road, buffer zone required for protected bypass route).	6	The size of the settlement, local character and setting and highway constraints makes a large development unsuitable. The yield reflects that a small area of the site to the south east, accessed via The Glebe, is developable. Previously identified protected bypass line to the west is not to be taken forward in new policy
6788b	Park End Estate Wark - Site B	Wark	Wark CP	West		Greenfield	Suitable	Site to edge of settlement, with parcel identified for development within larger area of land within common ownership (see also 6788a). Residential development to north with agricultural land to remaining boundaries.	Available	Site identified through LP summer 2018 consultation process by landowner as available. Southern parcel of wider site (6788b) proposed for allocation	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area, being an attractive location. Potential site specific considerations (access constraints - limit scale of development).	18	Small scale development may be appropriate and achievable to the south of the wider site (6788b) providing it is well integrated and linked to the existing village. Larger scale development would be difficult to achieve and change the character of the area
9510	Land west of Battlesteads Hotel, Wark	Wark	Wark CP	West		Greenfield	Suitable	Parcel of greenfield land to the western edge of the village currently in use for agricultural purposes. Residential dwellings and a pub to the east with agricultural land to remaining boundaries. It is likely that improvements would be necessary to enable satisfactory access to the site, even for a small residential scheme. Relatively good access to existing services and facilities within the village. Development would need to take into consideration the character and setting of the village in order to be suitable but there may be potential for a relatively discreet small-scale development, providing this can be addressed - a reduced yield may be appropriate	Available	Availability for residential development confirmed by agent in submitting site for consideration, with preference for residential development	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area, being an attractive location. Potential site specific considerations, including access constraints, could impact and costs and limit the scale of development	9	Greenfield land to western edge of settlement but adjacent to existing development. Site has the potential to deliver a small residential scheme, providing it can successfully integrate with the character of the village. If access issues can be addressed then a scheme with a reduced yield, recognising the rural location and site-specific issues, should be developable

Key to Proposed Site for Allocation column:

- Proposed site for allocation.
- Previously proposed for allocation - now with planning permission so longer necessary to allocate.
- Additional proposed site for allocation (as referenced in ACT/06C/04 initially proposed in Regulation 18 draft Plan)
- Previously proposed allocation now to be deleted (as referenced in ACT/06C/04)

SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	HSE Consultation Zone	GP Surgery	Pharmacy	Post Office	Town or Service Centre	First or Middle School	Secondary School or High School	Employment Land	Bus Stop	Railway or Metro Station	Ramsar	SPA	SAC	SSSI	National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Grade 2 Agricultural Land	Grade 3 Agricultural Land
WEST WOODBURN																								
2014	Land to the West of A68 , West Woodburn	West Woodburn	Corsenside CP	West		more than 5km	more than 5km	more than 5km	within 800m	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable
2065	West Woodburn Filling Station	West Woodburn	Corsenside CP	West	✓	more than 5km	more than 5km	more than 5km	within 800m	more than 5km	within 800m	more than 5km	more than 2km	within 400m	more than 2km	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	more than 500m	not applicable	not applicable

Key to Proposed Site for Allocation column:

- ✓ Proposed site for allocation.
- ✓ Previously proposed for allocation - now with planning permission so longer necessary to allocate.
- ✓ Additional proposed site for allocation (as referenced in ACT/06C/04 initially proposed in Regulation 18 draft Plan)
- ✓ Previously proposed allocation now to be deleted (as referenced in ACT/06C/04)

SHLAA Site Assessment Summary														
SHLAA Ref	Site Name	Settlement	Parish	Delivery Area	Proposed Site for Allocation	PDL / Greenfield	Suitability	Availability	Achievability	Total Future Yield	Deliverability			
WEST WOODBURN														
2014	Land to the West of A68 , West Woodburn	West Woodburn	Corsenside CP	West		Greenfield	Suitable	Attractive greenfield site to south of southern part of settlement, adjacent to the busy A68, bounded by stone wall and line of trees. Residential development to north and agricultural land to east and south. Direct highway access - good sight lines required. Suitable for a small-scale development	Available	No known constraints to availability that would prevent development	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area, being an attractive location. No known site specific considerations.	8	No significant barriers to the delivery of the site. Yield reduced due to the need to reduce the number of access points onto a busy road and to be reflective of the character and scale of the settlement
2065	West Woodburn Filling Station	West Woodburn	Corsenside CP	West	✓	PDL	Suitable	Previous planning permission for residential development lapsed and the site is currently back up for sale. Potential for future delivery. Direct access from A68 can be achieved. Residential development to the east, with agricultural land to west and south. Clearance of existing buildings would be required and also potential site remediation given former use. Suitable for small-scale brownfield redevelopment scheme	Available	Former garage has now closed. Previous consent has lapsed and the site is currently back up for sale. Potential for future delivery.	Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area. Potential site specific considerations (site clearance and remediation) but not restrictive	5	Previous planning consent was for 8 homes, now lapsed, but it is suggested that a reduced scheme could be more suited, still recognising the opportunity to redevelop brownfield land



Appendix B

Housing Site Allocations Selection and Appraisal

Technical Paper



Northumberland Local Plan
Publication Draft Plan (Regulation 19)

Housing Site Allocations Selection and Appraisal Technical Paper

December 2018

If you need this information in Large Print, Braille, Audio or in another format or language please contact us:

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Introduction

The Northumberland Local Plan identifies a housing requirement of at least 17,700 dwellings over the plan period 2016-36. While much of the housing requirement is expected to be delivered by the developments which are already committed (comprising those completed during the first 2 years of the plan period 2016-18, those with planning permission, minded to approve and allocated in neighbourhood plans), there are settlements in some parts of Northumberland where there are few homes currently in the planning system to meet local needs. In order to support the delivery of homes across the County where they are needed, the Local Plan therefore proposes to allocate housing in a number of settlements.

Site Allocation Process

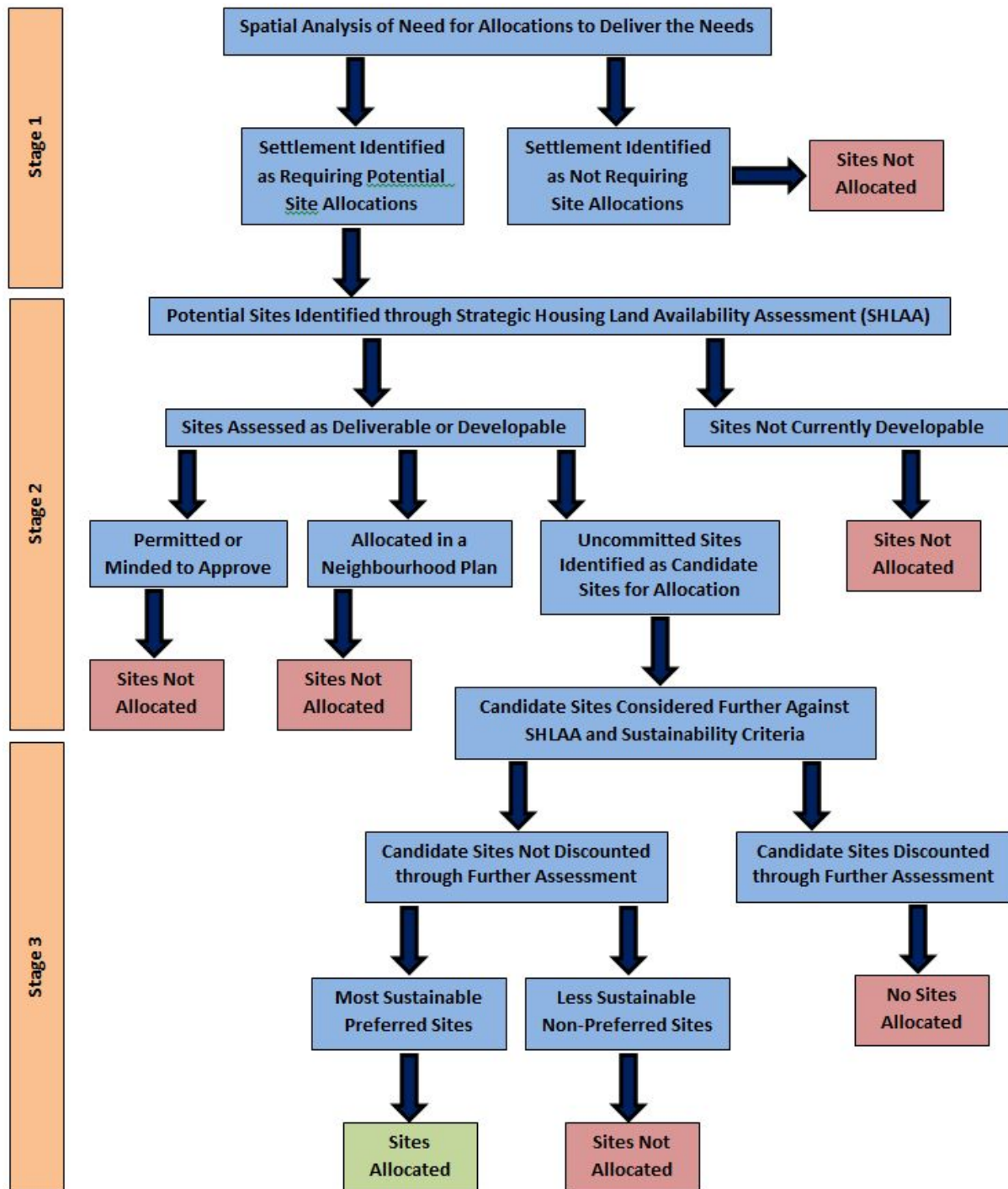
A summary of the site selection process is set out in Figure 1.

The process of selecting sites for allocation is set out below in three stages:

1. Identifying settlements requiring housing allocations
2. Identifying candidate sites for allocation
3. Selecting sites for allocation

Through this process, 36 sites for housing allocation are identified to support the Local Plan's spatial strategy.

Figure 1: Summary of the site selection and allocation process



Stage 1: Identifying settlements requiring housing allocations

The need for housing allocations in particular settlements has been informed by establishing whether there are sufficient housing commitments in place to meet the area's housing needs. The housing requirements for different parts of the County are informed by the Plan's spatial strategy, alongside using disaggregated 'Local Housing Need' identified by the Government's standard methodology as set out in the draft Planning Practice Guidance (PPG)¹.

The Local Plan's spatial strategy is to direct development to the larger settlements and those with key services. Allocations are therefore only proposed in settlements identified as Main Towns and Service Centres where commitments are not sufficient to meet the local need and/or where the deliverability of commitments is questionable (as evidenced in the 5-year housing land supply assessment). Allocations are also proposed in a number of Service Villages² which have seen little development in recent years, and where there are few housing commitments in the pipeline.

Through this process, the following settlements are identified for housing allocations in the different Local Plan Delivery Areas.

Figure 2: Main Towns, Service Centres and Service Villages requiring housing allocations

South East	Central	North	West
<ul style="list-style-type: none"> ● Blyth ● Newbiggin-by-the-Sea ● Seaton Valley settlements ● Lynemouth 	<ul style="list-style-type: none"> ● Hexham ● Prudhoe ● Heddon-on-the-Wall ● Ovingham ● Riding Mill / Broomhaugh ● Stamfordham ● Stocksfield ● Wylam 	<ul style="list-style-type: none"> ● Berwick-upon-Tweed / East Ord ● Seahouses / North Sunderland ● Norham 	<ul style="list-style-type: none"> ● Haltwhistle ● Allendale ● Bellingham ● Haydon Bridge ● Bardon Mill / Henshaw / Redburn ● Gilsland ● Newbrough / Fourstones ● Otterburn ● Wark on Tyne ● West Woodburn

Stage 2: Identifying candidate sites for allocation

Candidate sites for allocation of five or more dwellings, have been drawn from the Northumberland Strategic Housing Land Availability Assessment (SHLAA) and recent Strategic Housing & Employment Land Availability Assessment (SHELAA) consultation. The SHLAA and SHELAA provide information about potential future sources of land for housing in Northumberland, derived from a range of sources, including through a call for sites. It identifies sites with potential for housing, assesses their suitability for housing and the likelihood of

¹ See the Council's Housing Distribution Technical Paper (Dec 2018) for more details.

² See the Council's Spatial Strategy Technical Paper for details for Main Towns, Service Centres and Service Villages.

development coming forward in the future (their availability and achievability). Through the assessment process, sites are identified as falling within one of three categories: deliverable³, developable⁴, or not currently developable. The assessment also considers the indicative number of dwellings that could potentially be delivered on sites, and the potential timescales for delivery.

Sites identified as not currently developable in the SHLAA have not been considered further for allocation. Sites may have been assessed to be not currently developable for a range of reasons relating to the suitability of the site (e.g. high risk of flooding), availability constraints (e.g. existing uses on a site) or concerns of the likelihood of development coming forward within the plan period (likely abnormal development costs). Discounted sites, together with the reasons for them being not currently developable are summarised in the tables at Appendix A.

While sites which benefit from a planning permission or are 'minded to approve' are considered suitable through the planning application process and are already committed, they are not considered for allocation in the Local Plan. Most of these sites are considered 'deliverable' in the SHLAA.

Therefore, only potentially 'developable' sites that are not currently committed have been progressed to the site appraisal process for the purposes of selecting site allocations. These are considered candidate sites for allocation.

However, in a number of locations where candidate sites for allocation were sought, no 'developable' sites have been found. Therefore, no allocations have been progressed in:

- Bardon Mill / Henshaw / Redburn
- Gilsland
- Heddon-on-the-Wall
- Newbrough / Fourstones
- Ovingham
- Wylam

Sites identified in the settlements listed above, which are identified as not being currently developable in the SHLAA are shown in Appendix B, together with the reasons they were discounted. Full site assessments can be viewed in the SHLAA.

Stage 3: Selecting sites for allocation

The candidate sites for allocation in each settlement were then considered further in relation to factors assessed through the SHLAA process, as well as a number of additional sustainability criteria.

³ A deliverable site - ie. suitable for housing, available now and with some completions achievable within the next 5 years.

⁴ A developable site - ie. suitable for housing, but not presently available and/or completions not achievable within the next 5 years.

Those criteria considered in the SHLAA include⁵:

- Physical constraints to development (e.g. flood risk),
- Likely environmental impacts of development (e.g. upon heritage assets),
- The impact of existing uses,
- Legal and ownership constraints,
- Marketability, and
- Viability and likely development costs.

The additional sustainability criteria considered relate to:

- Proximity to public transport services,
- Proximity to a range of services,
- Proximity to key employment sites as potential locations for work,
- Proximity to designated sites of biodiversity interest,
- Proximity to safety hazards, and
- The grade of agricultural land.

Where there is no surplus of sites to deliver the proposed level of housing then all developable sites will have been proposed for allocation, unless through the above process there is reason to discount a site. Where there is a surplus of sites, then the above process was used to establish which are the most appropriate to allocate to meet the needs of each settlement.

Once candidate sites for allocation were identified, an allocations workshop was held with internal stakeholders from Highways, Strategic Estates, Conservation, Housing and Development Management, where the proposed allocation sites were considered. Where significant issues regarding the suitability and deliverability of sites were identified, further consideration of alternative sites was undertaken to find the most appropriate sites for allocation.

⁵ For full details of the factors considered in the SHLAA, the latest SHLAA report should be referred to.

Housing Site Allocations - Settlement Analysis

For each Main Town and Service Centre, the indicative housing requirement from the Local Plan is set out together with the amount of commitments⁶. These inform the scale of allocations required. The Plan does not set out indicative housing numbers for Service Villages, so only the number of commitments is shown for these settlements. Sites discounted through the SHLAA as being not currently developable are set out for each settlement in Appendix A.

Analysis and reasonings for the preferred and rejected sites in each of the settlements where site allocations are proposed is summarised below by Local Plan Delivery Area. Centrally located sites, with better access to services have been considered first for allocation. Where appropriate central sites could not meet the needs of a settlement, sites towards or on the edge of settlements were considered.

The Northumberland SHLAA interactive map should be referred to identify the location of sites. Proformas for the preferred sites, including site allocation maps are set out in Appendices C-F, with the Sequential Flood Risk Assessment elements drawn together in Appendix G. Full site assessments and the additional sustainability criteria can be found within the separate SHLAA site schedules.

⁶ Completions over the first 2 years of the plan period 2016-18, together with dwellings outstanding of permitted schemes and those minded to approve.

SOUTH EAST DELIVERY AREA

Blyth

Indicative housing requirement:	1,800 dwellings
Completions 2016-18:	505 dwellings
Outstanding permissions/minded to approve:	1,340 dwellings

Blyth is the largest town in Northumberland, and a key settlement for delivering economic growth in the County. It has good access to a range of employment opportunities and services. It benefits from the Blyth Estuary and Port, with a range of key employment sites, with a focus of energy related industries.

Blyth has seen a significant level of housing growth in recent years. While the number of commitments exceeds the requirement, one permission for 115 dwellings is unlikely to be delivered. A number of modest allocations are proposed to ensure delivery of the requirement. Given the past rate of delivery, and constraints on the local and strategic road network, large scale allocations are not proposed.

Town Centre

Preferred Site(s):

4570 - Crofton Mill site, Plessey Road - phase 1 of the site has already been developed for 28 dwellings, with the remaining council-owned land having potential to deliver further residential development in the medium to longer term. Possible mine shaft within the site reduces net developable area and thus the site capacity.

Rejected Site(s):

4561 - Land to rear of Percy Arms, Brierley Road - open space land previously allocated in Blyth Valley Local Plan for residential development. Water main crosses the site. Could present an opportunity for small-scale urban infill, but not a priority for allocation.

4647 - Land to rear of 17 Carlton Avenue - currently occupied by a dwelling, outbuilding and disused allotments. Poor access and close to a sewage pumping station, with sewer crossing the site. A previous application was refused for 29 dwellings. Constraints mean not a priority for allocation.

4663 - Land around and including Malvins House Close - previous lapsed permission for residential development on PDL. Lower market value area with potential highway and access improvements required. Power lines on site reduce yield and there is a requirement to reinforce water infrastructure network. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

4766 - Land at 19 Brierley Road - site partly occupied by a retail supermarket unit with surrounding open space. Previous lapsed permission for rebuild of foodstore and erection of 22

dwelling. Water main crosses the site. Could present an opportunity for small-scale urban infill, but given the lapsed permission, not a priority for allocation. Could come forward as windfall.

4772 - Units 21E-21G Briardale Road and 29-33 Cowpen Hall Road - brownfield site with a previous lapsed permission for alteration of shops and construction of 6 maisonettes. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

4796 - Second Hand Shop, 9 - 10 King Street - a brownfield site with lapsed permission for residential housing located within the town centre. No known site specific considerations with steady rates of recent delivery and moderate developer interest. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6685 - Boathouse Garage, 65 Bridge Street, Blyth - a brownfield site with lapsed permission for housing development located within the town. Lower value market area with steady rates of recent delivery. Given the lapsed permission, not a priority for allocation but could come forward as windfall.

6686 - Former Builders Yard And Office, 52 - 60 Union Street, Blyth - a brownfield site with lapsed permission for residential housing located within the town centre. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6992 - 12 - 16 Bridge Street (evens) and 2 - 10 Union Street (evens) Blyth - a brownfield site with lapsed permission for residential housing located within the town centre. Currently mixed use, the building offers opportunity for future conversion of upper floors to residential use. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

Periphery

Preferred Site(s):

4671 - Land off Sandringham Drive / Windsor Drive - greenfield site within urban area with residential development and green space surrounding. Highways access improvements may be required, possibly via adjacent Windsor Drive a site currently under construction. Allocated in Blyth Valley Local Plan for residential development, and recent interest in development has been confirmed.

9546 - Land at Lyndon Walk - brownfield site currently occupied by office units and two bungalows, with the remainder of the site being used for car parking also serving residential sheltered accommodation to the north. Close proximity to existing services and facilities in the town. Recent interest in the site for its redevelopment for specialist residential accommodation with a net gain in dwellings. Once existing buildings are cleared there should be no impediment to delivery.

Rejected Site(s):

4564 - High House Farm, Front Street, Bebside - mostly greenfield site occupied by redundant farm buildings and a Grade II Listed farmhouse. Good highway access, however water network reinforcement required and limited (and potentially costly) conversion potential given listed

status of farmhouse. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4622 - Land at Newsham, south of Blyth Golf Course - large agricultural site in a peripheral location to the south-west edge of Blyth, traversed by pylons and electricity lines. Highways improvements likely to be required and is likely to have a significant impact on local and strategic highways. Scale of potential development (over 400 dwellings indicative capacity) and site constraints mean it is not a priority for allocation.

4669 - Link House Buildings and land, Links Road - prominent site on the coastal road and roundabout into Blyth currently occupied by farm buildings, residential units and paddock. Previous lapsed permission for a pub/hotel and 15 dwellings, with recent interest in retail-led mixed-use development. Various physical and environmental constraints, including no direct access to the main road (only via the public seafront car park), so not a priority for allocation.

4670 - Land at South Beach Community Centre, South Beach - small greenfield site with limited access via a small access road; may require dedicated access. Retention of open space reduces yield potential. Potential improvements to water infrastructure on site. Not a priority for allocation.

4697 - Site B South of Bebside Rd, Front Street Bebside - a greenfield site located on part of former colliery site. Potential abnormal costs from remediating contamination and stabilising ground conditions, which, along with providing a new access road, could impact viability. Reliance on adjacent site for potential access solution questions standalone achievability. Adjacent employment/industrial uses (some derelict) and potential for future opencast mining activity may affect marketability. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4726 - Site adjacent to (to the NE of) High House Farm, Front Street, Bebside - a greenfield site located on the periphery of Blyth. Provision of suitable access to the site required, but not seen as a major issue. Land is promoted as part of wider development in Bebside, but the peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4734 - Area A South of Bebside Rd, Front Street, Bebside - a greenfield site located opposite residential area and adjacent to disused concrete works. Potential abnormal costs from remediating contamination and stabilising ground conditions, relating to former colliery, could impact viability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale as part of a wider more comprehensive scheme of redevelopment. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4790 - Land adjacent to 795 Plessey Road - a small vacant site with lapsed permission for housing which is partly grassed and partly hard surface. Located at the urban fringe adjacent to a terrace of houses. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

4791 - Land at Bebside Motors, 113 Front Street, Bebside - a brownfield site with lapsed permission for housing development. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

6783 - Hathery Lane, Blyth - a mostly greenfield site located close to former concrete works and industrial units. A range of issues have been identified which can be successfully mitigated through an appropriate scheme which may bring with it a smaller yield. Any development is likely to be in conjunction with adjacent sites coming forward at the same time. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

8037 - Errington Street, Bebside, Blyth - a former concrete batching plant located within Bebside. Potential contamination mitigation and highway improvements required to accommodate site access. No known constraints to development with moderate developer interest. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

Proposed Allocations

Site(s) identified for allocation within the settlement of Blyth:

- 4570 - Land at Crofton Mill, Plessey Road - 45-50 dwellings
- 4671 - Land at Sandringham Drive / Windsor Drive - 30-35 dwellings
- 9546 - Land at Lyndon Walk - 10 dwellings

Newbiggin-by-the-Sea

Indicative housing requirement:	360 dwellings
Completions 2016-18:	44 dwellings
Outstanding permissions/minded to approve:	177 dwellings

Preferably development should be focused close to the town centre and existing facilities. A good range of services are available, with opportunities to link well with existing residential uses also apparent.

Town Centre

Preferred Site(s):

5059 - Former Moorside First School, Woodhorn Road - planning application for residential development currently awaiting determination for 66 homes, with site offering a good location for redevelopment of a vacant brownfield site within the urban area. Former school site where the former buildings have been demolished. Sustainably located, close to existing services and facilities and in an established residential area where new development could be well integrated.

9052 - Site adjacent to Arts Centre, Woodhorn Road - vacant land within the settlement, subject to a revised planning application for 13 homes. However, it is understood that the site remains available and a new proposal is now expected. Well located for existing services and facilities within the town centre. Offers excellent brownfield infill opportunity in the heart of the town.

Rejected Site(s):

5021 - Pembroke Court - a previous planning permission lapsed without implementation which related to the conversion of the roofspace of an existing building to flats. No recent evidence to indicate that the site is likely to be progressed any further and, given the relatively specialist nature of the scheme, it not considered appropriate for allocation.

5116 - Woodhorn Road - whilst within the town centre and sustainably located, the land is currently part in use as car parking for the adjacent leisure centre and is part greenfield. With part not being available at the current time, the remaining scope for allocation would be limited.

5179 - 126 Front Street - a previous permission lapsed which covered a larger area, providing 48 dwellings in total. This particular land parcel is small and is currently occupied by existing uses, with limited recent evidence of availability. Whilst well located within the town centre it is considered that there is little certainty regarding delivery.

Periphery

Preferred Site(s):

5129 - Land adjacent to Spital House Farm, Seaton Road - adjacent to site 5115 (which now has had an application 'minded to approve' for 78 dwellings), with this land having potential to

offer additional capacity in conjunction with that application site. Established residential development lies adjacent and the site offers an opportunity to provide a logical rounding-off to the settlement.

Rejected Site(s):

5028 - West End Service Station, North Seaton Road - a previous permission for 12 apartments lapsed without implementation. Whilst relatively close to the town centre and also being brownfield in nature, the site is occupied by an existing garage business and there has been with no recent evidence of intention for relocation. As a result there is some uncertainty regarding its deliverability.

5090 - Storey Crescent (Land at) - this land was previously allocated through the Wansbeck Local Plan but has yet to be delivered. A small number of isolated dwellings remain in situ but the vast majority of the estate has been demolished. The existing infrastructure for the site is largely in place and this should offer a sustainable location relatively close to existing services. However, the most recent evidence is that the landowner does not intend to bring the site forward for development either immediately or in the longer-term. This is due to concern about the balance of the local housing market. As a result there is some uncertainty regarding its deliverability.

5142 - Land to the West of Store Farm Road - slightly peripheral site with constraints to access apparent, making for a reliance on adjacent sites. The site has the potential to feel somewhat detached from existing residential development, particularly if the adjacent land (Site 5090) remains as at present.

5143 - Land to the West of Woodhorn Road - a large greenfield site at the north of the settlement which is further from services and facilities than alternative sites. This, along with access considerations and the potential impacts that development would have upon the openness of the setting to the north of the settlement mean that it is not a preferred site for allocation.

6766 - Woodhorn Demesne - whilst potentially developable in the long-term the current access arrangements are considered to be limiting to development, with it previously being highlighted that land acquisition would be required to enable a scheme to progress. As a result there is some uncertainty regarding its deliverability. The site is somewhat peripheral in feel when compared to sites closer to the town centre.

Proposed Allocations

Sites identified for allocation in Newbiggin-by-the-Sea are prioritised close to the town centre and at the western edge of the town:

- 5059 - Former Moorside First School - 66 dwellings
- 9052 - Site adjacent to Arts Centre, Woodhorn Road - 13 dwellings
- 5129 - Land adjacent to Spital House Farm, North Seaton Road - 20-35 dwellings

Seaton Valley Settlements

Indicative housing requirement:	540 dwellings
Completions 2016-18:	144 dwellings
Outstanding permissions/minded to approve:	329 dwellings

This area encompasses the settlements of Seaton Delaval, Holywell, New Hartley, Seaton Sluice and Seghill. Allocation of new sites within the inset of the Green Belt will help to support sustainable growth relatively close to urban areas of Tyneside, while sustaining local services and the vitality of settlements, including schools and local shops, and with access to a good range of services and facilities through good transport links (including the proposed re-opening of the Northumberland railway line).

Seaton Delaval is the preferred location for development being the Service Centre. The other settlements are identified as Service Villages. The committed supply falls well short of the requirement but the Green Belt means that the scope for new large-scale development is somewhat limited.

Preferred Site(s):

9507 - Whytrig Community Middle School, Western Avenue - former school site and adjacent underused school land within Seaton Delaval which is now vacant following clearance. An excellent opportunity to redevelop a largely brownfield site within the urban area. Well located for the range of services and facilities that are available in the settlement and it would also relate well to existing housing.

4602 - Former Seghill Brickworks site, Pitt Lane - has a current outline application for 20 dwellings, based on a reduced developable area. This smaller site area recognises some key constraints, including the presence of mine workings and need for mitigation land linked to education purposes for the nearby school. The site is well located for existing services and facilities within Seghill and would also be able to integrate well with established residential development to the south. Offers a good opportunity for infill development within the existing settlement.

Rejected Site(s):

4630 - Land at Hastings Arms, Astley Road - this greenfield site is well located for services and facilities, however there are limitations with access. Notably it is considered that site-lines may be restricted, which could limit development. This location is proposed to be safeguarded for a railway station, on the Northumberland Line.

6944 - Land at Wheatridge - parcel of greenfield land, the access for which is dependent on adjacent land (site 4630). As this latter site has been rejected, due to the identified constraints, then this particular site could not come forward in isolation.

9549 - Seaton Delaval AFC, Wheatridge Park, Blackhaugh Drive - football ground with clubhouse currently in use. While the club are known to be looking to relocate to an alternative

site, no options are currently in place such that the availability and achievability of the site are questionable at the present time. Not a priority for allocation as a consequence.

Proposed Allocations

Site(s) identified for allocation within the settlements of Seghill and Seaton Delaval:

- 9507 - Whytrig Community Middle School, Seaton Delaval - 35-45 dwellings
- 4602 - Former Brickworks, Seghill - 20 dwellings

Lynemouth

Completions 2016-18:	0 dwellings
Outstanding permissions/minded to approve:	0 dwellings

Lynemouth has seen very little development in recent years. Allocations are proposed to assist in regenerating the village, and support the regeneration of the former Alcan Smelter Site, Lynefield Park.

Preferred Site(s):

9550 - Land north-east of Park Road (south-east of Bridge Road) - greenfield former colliery land to the south-east of the settlement, partly vegetated and used for agricultural grazing. On the main road into the settlement from the south, adjacent to the existing residential area to the north-west and a caravan storage site to the south-east. Live application covers the wider overlapping SHLAA sites 3101 / 9441 for mixed-use development for employment, residential, community buildings and open space across the wider area, with recent interest in development for retail, leisure and/or community uses. While constraints will need to be overcome, this part (9550) is considered the most sustainable option for any large-scale residential development in Lynemouth.

Rejected Site(s):

3035 - Lynemouth Scrapyard - currently used as a caravan storage park. Potential contamination and other constraints mean not a priority for allocation.

3036 - Queen Street garages - currently occupied by residential garages and mature trees. Small-scale and constraints mean not a priority for allocation.

3049 and 3076 - Former Lynemouth Post Office and Lynemouth Garage - brownfield site within the built-up area, with a previous lapsed permission for demolition and construction of 6 apartments. Individually below the threshold for site allocation, and given the lapsed permission, not a priority for allocation, but could come forward as windfall.

3101 - Former Lynemouth Conveyor (south) - extensive former opencast mining and industrial area adjacent to the power station, currently subject of a live outline application for mixed-use development including employment, residential, community buildings and open space, while a previous proposal for three wind turbines was refused. Contamination likely from previous uses. Several overlapping SHLAA sites in this location, this area is identified to be potentially suitable in part for (residential) development, with preferred site 9550 separately assessed above.

Proposed Allocations

Site(s) identified for allocation within Lynemouth:

- 9550 - Land north-east of Park Road (south-east of Bridge Road) - 70-100 dwellings

CENTRAL DELIVERY AREA

Hexham

Indicative housing requirement:	530 dwellings
Completions 2016-18:	95 dwellings
Outstanding permissions/minded to approve:	262 dwellings ⁷

The committed supply falls well short of the requirement, and is particularly small given the size and role played by the town in meeting wider housing need and providing local services and facilities. However, the spatial constraints imposed by the Green Belt mean that the scope for new large-scale development is somewhat limited.

It is nevertheless recognised that education provision in Hexham is currently under review, such that if land were to become available on existing school sites then this could offer additional capacity for housing in the medium to long term.

Town centre

Preferred Site(s):

2345 - Former Workhouse and Hospital land at Dean Street - hospital site close to the town centre that is currently occupied by existing buildings, associated facilities and car parking. However, there is known interest from two developers in the site. Located in a conservation area and there may be opportunity for conversion of existing buildings alongside new build development. Well located for town centre services and facilities.

9104 - Land west of Station Road - brownfield site at the edge of the town centre that is occupied by buildings and businesses, but for which availability for redevelopment in the future has been confirmed. Offers a sustainable location with good access to central Hexham, close to services and facilities. Whilst unlikely to be immediately available there should be no obstacle in the longer-term once demolition and clearance have been completed.

2615 and 2616 - Telephone Exchange - two adjacent sites currently occupied by a telephone exchange and the associated outbuildings and car park. Located very close to the centre of Hexham and well situated for services. While still in use as a telephone exchange, there is an expectation that they will become available over the plan period. Being situated in an established residential area the sites would be a logical option for redevelopment once available.

2739 - Prospect House - site of former Council offices and car park that is available for redevelopment. Suitable for conversion and/or redevelopment of a small-scale brownfield infill scheme. A sustainable location with no major obstacles to development apparent. This site benefits from an application which is minded to approve.

⁷ Includes the 18 units minded to approve at Prospect House on application 17/04070/FUL which is a preferred site for allocation.

9137 - Priestpottle County Buildings - brownfield site, very close to the town centre, which is currently occupied by a range of buildings and operating businesses. However, the medium to long-term availability of the site has been indicated and it would offer the opportunity for a sustainable infill development, with there unlikely to be any major obstacles to redevelopment.

9138 - Graves Yard behind Army Reserve Centre - a brownfield site currently occupied by a range of buildings, but is well located towards the edge of the town centre and the wide range of services available. Whilst appearing to be in use by operational businesses, the medium to long-term availability of the site has been indicated and there should be nothing to prohibit an infill development in due course.

9551 - Former Fairfield Police Houses - a cul-de-sac of 14 semi-detached former police houses with large gardens, open space and hardstanding for parking to the rear of Hexham police station. Opportunity to redevelop the site more densely to provide net additional housing close to the centre of Hexham. Site is currently 'under offer' and is identified for residential development in the emerging neighbourhood plan.

Rejected Site(s):

2554 - West Orchard House - located towards the western side of the town, it offers opportunity for a small infill scheme in an established residential area. Currently partly occupied by a solicitors office, with some disused land from previous demolished buildings. Access would need to be carefully considered, but once addressed and following clearance the site would offer opportunity for a small housing scheme, potentially in combination with the adjacent Graves Yard site 9138. Individually the residual developable part of this site is below the allocation size threshold.

2736 - Hexham House, Gilesgate - site currently occupied by vacant office buildings, with recent permission for conversion to a register office and holiday apartments, so not presently available.

6577 - 5 Battle Hill - listed building, situated within a conservation area, which will require sensitive conversion to deliver a residential scheme. Location within the town centre means good access to services and facilities. A previous permission for conversion into 1 house and 4 flats lapsed prior to implementation but, whilst acknowledging the identified site-specific matters, it is still considered to offer a suitable and achievable windfall site for a small residential scheme. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

9121 and 9122 - Bog Acre Cottage and Haulage Garage, Wanless Lane - two pieces of land either side of the road for which there is confirmed interest in redevelopment for housing. One parcel comprises a former garage building that is understood to be vacant, with the other site comprising a single dwelling and vacant land. Previous combined application for 8 apartments and 3 townhouses withdrawn, with revised application for 7 townhouses across the two sites (4 on the cottage site and 3 on the garage site) refused due to overdevelopment of the cottage site in particular. Individually the sites are each below the allocation size threshold, but both represent small-scale opportunities for infill housing on brownfield land close to the town centre once cleared.

Periphery

Preferred Site(s):

2040 - Burn Lane Bus Depot - brownfield site, well located for existing services and offers a good opportunity for infill development. While currently occupied as Burn Lane Bus Depot, it has been indicated that the site could be available in the medium to longer-term (subject to its relocation). Partly within flood zone 3, but identified for residential development in the emerging neighbourhood plan as part of a wider development with adjacent site 9136 and 2628.

2628 - Land at Chareway Lane - greenfield caravan site to the north-west of the town. Northern part of the site is within flood zones 2/3. Access/highways constraints along narrow Chareway lane, but identified for residential development in the emerging neighbourhood plan as part of a wider development with adjacent site 9136 and 2040.

9136 - Land at Chareway Lane - brownfield site, well located for existing services and offers a good opportunity for infill development. Constraints include highways access limitations, but development could potentially be achieved via the neighbouring bus depot site 2040. Site identified as part of a wider site (with adjacent sites 2040 and 2628) for residential development in the emerging neighbourhood plan.

Rejected Site(s):

6934 - Land at Edgewood - a small 'greenfield' infill opportunity within an established residential area, but sloping site and mature trees will limit potential. Not considered a preferred site for allocation.

2442 - Sunningdale, Corbridge Road - somewhat peripheral and further from services and facilities. Previous permission for 12 dwellings lapsed prior to implementation, and exhibits a range of constraints, including site levels and access, such that it is not considered preferred site for allocation.

2076 - Farmways, Corbridge Road - peripheral location to the east of Hexham further removed from existing services, albeit adjacent to new development. Currently occupied by a retail unit (subject to renewal of lease agreement) and dwelling, but availability not confirmed.

8042 - The Hermitage Mansion - Green Belt peripheral location detached from the town, so not a preferred location for allocation, although part of the site is occupied by a grade II listed building which may have potential for sensitive conversion.

9084 - 1-10 Holmdale - potential demolition and redevelopment of existing dwellings with no likely net gain in dwellings, so not a priority for allocation.

Proposed Allocations

Site(s) identified for allocation in Hexham:

- 2040/2628/9136 - Burn Lane Bus Depot and land at Chareway - 45-55 dwellings
- 2345 - Former Workhouse and Hospital land at Dean Street - 80-85 dwellings
- 2615/2616 - Telephone Exchange, Gaprigg - 18-25 dwellings
- 2739 - Prospect House, Hallgate - 10-18 dwellings
- 9104 - Land west of Station Road - 10-15 dwellings
- 9137 - Priestpopple County Buildings, Maiden's Walk - 5-8 dwellings
- 9138 - Graves Yard (behind Army Reserve Centre), 5-8 Temperley Place - 5-8 dwellings
- 9551 - Former Police Houses, Fairfield - 15-20 dwellings

Prudhoe

Indicative housing requirement:	600 dwellings
Completions 2016-18:	36 dwellings
Outstanding permissions/minded to approve:	520 dwellings

The level of extant commitments in Prudhoe is close to the identified requirement, although given the size and role of the settlement it has potential to also help meet the needs of a wider area including the nearby settlements of Ovingham, Wylam and Stocksfield. Additional development could help to sustain viability and support local services, including schools and the town centre. However, the tight Green Belt designation nevertheless provides a constraint to further significant growth.

Town Centre

Preferred Site(s):

2546 - Land west of West Road Cemetery - greenfield site, well located within a residential area close to local services and facilities. Appropriate for a residential scheme with indicative capacity of around 30 dwellings on part of the site given the topographical and access constraints.

Rejected Site(s):

9083 - 4-26 Biverfield Road, West Wylam - potential redevelopment of existing residential units, but not immediately available and with no net gain likely. Not a priority for allocation.

2633a - North of Prudhoe Town Centre A - large predominantly greenfield site close to the town centre, with disused allotments, and existing businesses on south-east part of the site. Previous outline application for 75 dwellings now lapsed (adjacent site 2633b has recent permission for 30 dwellings). Range of constraints and history of non-implementation raising issues of deliverability, so not a priority for allocation.

Periphery

Preferred Site(s):

None.

Rejected Site(s):

2049 - Land West of Eastwood Drive - greenfield site to the north eastern edge of the settlement, peripheral and located further from services and facilities than other potential options. Partly occupied by recently established allotments and car park. While availability of the rest of the site has been confirmed, with potential for a limited number of dwellings, given other constraints it is not considered to be a priority for allocation.

2337 - Land at Highfield Lane - peripheral greenfield site to south of settlement. Poor sight lines on highway due to bends and gradient close to school entrance, with potential road network

capacity issues and a need for significant network and access improvements. Mine shaft entry points also evident on the site.

6849b - Land to the south west of Moor Road, Prudhoe (Site B) - greenfield site, accessed from site 2337 off Highfield Lane which has poor sight lines on highway due to bends and gradient close to school entrance, with potential road network capacity issues and a need for significant network and access improvements.

2356 - 6-10 South View - Located in Mickley Square, not Prudhoe. Previous outline permission for infill development lapsed prior to implementation, with a number of issues and constraints identified. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6839b - Land west of Eltringham Works - land associated with the existing works complex partly used for overflow parking. Exhibits a number of constraints, notably relating to setting and access. Part of the wider site (6839) south of the single North Row terrace of existing housing (site 6839a) has outline permission for residential development (up to 50 dwellings), but the peripheral location means this additional site is not considered a priority location for allocation.

Proposed Allocations

Site(s) identified for allocation in Prudhoe:

- 2546 - Land west of West Road Cemetery - 20-30 dwellings

Riding Mill and Broomhaugh

Completions 2016-18:	2 dwellings
Outstanding permissions/minded to approve:	3 dwellings

Riding Mill has seen very little development in recent years, and future development is constrained by the Green Belt. Located on the Tyne Valley railway line, Riding Mill should be considered alongside the needs of the neighbouring settlements including Corbridge. Nevertheless allocations are sought, to support services, including the first school.

Preferred Site(s):

None.

Rejected Site(s):

6874 - Land at Riding Farm, Riding Grange - farmstead within the existing settlement's residential area including a farmhouse currently occupying part of the site. An application for residential development was recently refused, but offers an opportunity for small-scale redevelopment within the settlement through sensitive new-build and conversion of the existing grade II listed buildings, albeit with an indicative capacity below the threshold for allocation.

Proposed Allocations

None.

Stamfordham

Completions 2016-18:	0 dwellings
Outstanding permissions/minded to approve:	19 dwellings

Stamfordham has seen very little development in recent years. Future development is in part constrained by the Green Belt to the east of the village, and the character of the village. Allocations are sought, to support services, including the first school.

Preferred Site(s):

None.

Rejected Site(s):

3418 - Whinney Brae - greenfield site to west of the settlement, separating the settlement from Hawkwell. Part of site at risk of flooding, though may have scope for small-scale development on south-east part of the site. The protected open space separates Stamfordham and Hawkwell, and adds a character to the area meaning allocation is not considered appropriate.

Proposed Allocations

None.

Stocksfield

Completions 2016-18:	17 dwellings
Outstanding permissions/minded to approve:	15 dwellings

Stocksfield has seen a modest level of development in recent years, and future development is constrained by the Green Belt. Located on the Tyne Valley railway line, Stocksfield should be considered alongside the needs of the neighbouring settlements including Corbridge and Prudhoe. Nevertheless allocations are sought, to support services, including the first school.

Preferred Site(s):

None.

Rejected Site(s):

2629 - Branch End Garage - brownfield site to north east of the settlement, occupied by an operational garage showroom and forecourt, Quaker meeting house, public toilets and scrubland. Multiple ownerships and ongoing uses mean it is only likely to become available in the longer term, so not a priority for allocation.

Proposed Allocations

None.

NORTH DELIVERY AREA

Berwick-upon-Tweed (including East Ord)

Indicative housing requirement:	800 dwellings
Completions 2016-18:	41 dwellings
Outstanding permissions/minded to approve:	1006 dwellings

This location encompasses Berwick, Tweedmouth, Spittal and East Ord, which together form a coherent settlement and acts as a focus for development in helping to meet the identified needs in the wider North Northumberland area as part of a coordinated spatial approach.

There are a large number of commitments in place which theoretically exceed the identified requirement for new homes. However, the viability and thus deliverability of a significant proportion of outstanding permissions is questionable, such that the identification of further sites is considered necessary over the plan period to help support local services, including schools and the vitality and viability of the town centre.

Town centre

Sites in and around Berwick town centre generally offer the most sustainable locations for new housing development and are currently being considered further with the Neighbourhood Plan group. Sites close to a range of existing services and facilities within Tweedmouth and Spittal should also be prioritised as a sustainable location for growth with good accessibility to the centre of Berwick on the northern side of the river. Priority can be placed on brownfield sites, particularly for urban infill and regeneration opportunities.

Preferred Site(s):

1116 - Old Coal Yard, Land east of Northumberland Road - former coal/goods yard site at Tweedmouth Station which offers opportunity for brownfield redevelopment. A previous outline planning permission for 78 units lapsed without implementation, with a subsequent reserved matters application withdrawn, but it is known that interest still exists in bringing the site forward for development. A range of constraints exist, notably the need for site clearance and remediation, but given its scale and location this site should be a key priority for redevelopment. Suitable access will need to be secured, but the site is well located for services and facilities in Tweedmouth and Berwick and offers a sustainable location within the urban environment.

9552 - former Kwik Save, Walkergate - brownfield site of former retail units within a residential area close to the centre of Berwick - part of wider SHLAA site 1413 partly redeveloped for offices. The undeveloped eastern remainder of the site (9552) offers the opportunity for residential development. Known interest in the site.

Rejected Site(s):

1024 - Warehouse No. 46-52 West End, Tweedmouth - disused property on a brownfield site in a residential conservation and high archaeological area. A previous permission for 5 dwellings

lapsed prior to implementation, raising questions of its deliverability. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

1260 - How & Black Hall, 77 Marygate - a brownfield site with lapsed permission for construction of 11 flats. A disused workshop in a very attractive location in a conservation area with building conservation and archaeology considerations. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

1288 - Playhouse Cinema, Sandgate - brownfield site with previous lapsed planning permission for 20 apartments. Developer has suggested that implementation is uncertain, so not a priority for allocation.

1407 - Wallace Green Main Council Offices - stone office buildings and parking yard within a conservation area, currently being marketed with potential for residential conversion once vacated; indicative capacity 12 dwellings. Could come forward as windfall development.

1516 - Berwick Eastern Arc, The Quayside - brownfield site with occupied buildings and partly used as a car park. Adjacent to designated estuary habitats and town walls, part within flood zone 3, mitigation measures and highways improvements would be required. Ongoing uses and constraints mean not a priority for allocation.

1539 - 5 Palace Street East - brownfield site within a conservation area occupied by a historic building, currently being marketed with potential for residential conversion. Restricted access and potential impact on nearby environmental designations, so not a priority for allocation.

6039 - 11 Mill Strand - brownfield site with a planning permission for demolition of existing dwelling for residential development of 5 dwellings that lapsed prior to implementation. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6908 - Land south of Royal Border Bridge - greenfield site to northern edge of Tweedmouth residential area, adjacent to listed bridge and designated habitat sites, flood risk mitigation and highways improvement would be required. Indicative capacity 16 dwellings, but constraints mean not a priority for allocation.

9145 - Former Adult Education Centre - brownfield site currently with a vacant building, preference for redevelopment for retail, leisure and/or community uses, but could have potential for conversion or clearance for residential development. Potential scope for small-scale infill development, indicative capacity 5 dwellings but not a priority for allocation.

9543 - Water Works, Dock Road, Tweedmouth - a brownfield site with a live outline application for 6 apartments and 4 dwellings. High value market area with fairly strong developer interest. Site specific issues and constraints likely to impact upon achievability, with site clearance, remediation and highway improvements required, thus making this site not a priority for allocation.

Periphery

Given the need to identify further sites for development in order to provide the level of growth necessary to support the future of the wider area, sites in more peripheral locations also need to be considered. These sites are further removed from central Berwick and Tweedmouth and therefore are generally further from services and facilities. However, it is still considered that some options are sustainable, notably to the south of East Ord and Tweedmouth.

Given the capacity of developable sites identified, the preferred allocations can focus on the most sustainable sites, most closely relating to existing development and closest to services and facilities. These are considered to be the sites immediately to the south of the urban area, adjacent to established residential areas. Other areas of land to the west and south of the settlements are considered to be more peripheral and not as sustainable.

Preferred Site(s):

1055 - Land east of Etal Road, Tweedmouth (Robert's Lodge) - greenfield land, immediately adjacent to established residential development. Allocated in the 'saved' Berwick Local Plan, but not delivered to date. Being to the southern edge of the settlement, it is a little further from services and facilities than sites towards the centre of Tweedmouth, but it is still considered to represent a sustainable location, albeit at the edge of the urban area. Would be the best option for providing growth and development in this southern area of the town. Could potentially be delivered as part of wider scheme alongside adjacent land (6769).

6769 - Land east of Eildon View, Tweedmouth - area of greenfield land to the south of East Ord, which offers an opportunity for development in conjunction with land to the north (1055). This would provide some additional capacity to support the main site in a location that could be well integrated with established residential development. Again, further from services and facilities than sites closer to the town centre, but together these parcels represent the most sustainable locations to the south of the wider Berwick area.

8068 - Berwick Seaview Caravan Site - existing caravan park and although currently occupied and in use it is understood that it is surplus to requirements and thus available for redevelopment with alternative options being explored. Well located within the urban area, close to services and facilities both within Tweedmouth and Berwick. Development at a reduced yield is likely to be most appropriate due to the need to mitigate potential environmental impacts, with there being a good chance to integrate with adjacent established residential development.

Rejected Site(s):

1008 - Land west of Etal Road at Prior Hill House, East Ord - relatively large greenfield site to the south of the settlement, slightly more detached than other options within the area, whereas the focus for site allocations are those immediately adjacent to existing residential development, closer to key services and facilities. The impact of development on local character would also be more marked than land which is immediately adjacent to the urban area.

1018 - Land to west of East Ord Gardens - greenfield site to the west of East Ord which is considered developable but is relatively peripheral in relation to existing services and facilities in

central Tweedmouth, particularly when compared to alternative sites, such that the impact of development on the local character and setting is considered to be greater. A range of constraints are evident that make this a less attractive option, including site topography, likely need for major improvements to highways and the proximity of the adjacent A1.

1030 - Sea View Works west of Cow Road, Spittal - brownfield site in a conservation area steeply banking down to the railway, part occupied by a printing works. Potential contamination and impact on coastal designated areas. A previous 1999 permission for 14 dwellings lapsed unimplemented. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

1035 - Land at corner of Adams Drive and Spittal Hall Road, Spittal - small greenfield site within existing residential area that could offer an opportunity for a small infill development. A previous planning consent for 6 homes lapsed with another application refused. Opportunity to integrate with existing residential uses and to take advantage of proximity to services and facilities available in Tweedmouth. However, given the size of the site, the availability of sites of a more substantive scale and the context of a refused application, this is not a priority location for allocation.

1115 - Land east of Prior Hill Cottage, Spittal - large greenfield site to south of East Ord, somewhat removed from the existing urban area and south of other areas of greenfield land (sites 1055 and 6769), such that it is slightly further from services and facilities. Whilst potentially developable in the longer-term, constraints are identified, notably regarding highway matters. Alternative options are considered to be more sustainably located.

1167 - The Engine Sheds, west Spittal Hall Road, Tweedmouth - a derelict brownfield site requiring clearance with potential contamination from former use. Historic buildings mitigation design may lead to lower yields. High market value area with fairly strong developer interest, but potential abnormal costs means this is a priority location for allocation.

1187 - Land west of Tweedmouth Cemetery - large parcel of greenfield land to the southern edge of Tweedmouth, with the impact of development on local character and setting likely to be fairly substantive. With the range of options available, it is considered that other sites are locationally more sustainable, better related to existing residential development and likely to exhibit fewer constraints. Given this context, alternative sites to the west (1055 and part of 6769) are considered to be better options for development.

6909 - Land south of East Ord (West) - greenfield site in a peripheral location to the west of the settlement, relatively further removed from existing services and facilities when compacted to other options. It is considered that development of this parcel would have impacts on local character and setting. With a requirement for significant investment in local infrastructure also likely and no evidence available of immediate availability, this is not considered a priority location for allocation.

6910 - Land south of East Ord (East) - greenfield site located peripherally to the south west of East Ord, more detached and further from existing services. Constraints are also evident,

notably to highway infrastructure and availability which make other sites more fitting for allocation. Development is likely to have a more marked impact on the local setting than alternatives (such as 1067) and, therefore, as there are a range of options available for allocation in the wider area, this would not be a priority for allocation.

6926 - Land west of Roberts Lodge, East Ord - greenfield site to the south of East Ord, marginally further from services and facilities located in Tweedmouth than other sites. The ability to identify alternative sites more embedded in existing residential areas (notably 1067) means that this site is not considered a priority for allocation to meet local needs.

8074 - Seton Hall, Ord Road, Tweedmouth - a brownfield site with lapsed permission for housing. Peripheral location, commercial location, and given the lapsed permission, not a priority for allocation.

Preferred Allocations

Site(s) identified for allocation within Tweedmouth, prioritising brownfield redevelopment, and also to the south of the Tweedmouth/East Ord settlement:

- 9552 - Land adjacent to former Kwik Save, Walkergate - 10 dwellings
- 1116 - Former JT Dove and Coal Yard, east of Northumberland Road - 60-80 dwellings
- 8068 - Berwick Seaview Caravan Site, Billendean Road - 30-40 dwellings
- 1055/6769 - Land at Roberts Lodge, east of Etal Road, - 100-150 dwellings

Seahouses and North Sunderland

Indicative housing requirement:	110 dwellings
Completions 2016-18:	3 dwellings
Outstanding permissions/minded to approve:	44 dwellings

Outstanding commitments fall significantly short of requirements. Allocations will help to support the vitality and viability of local services and facilities, such as the primary school and retail outlets. Seahouses and North Sunderland have the potential to act as a focus for future development, helping to also meet the needs of a wider area, including potentially providing for needs of neighbouring Bamburgh.

Preferred Site(s):

6751 - Land south of St Aidan's Road and east of Broad Road - identified as a preferred site but based on a much reduced developable area, focused on the west of the overall site. It is considered that this land is relatively sustainably located for the range of services and facilities available in Seahouses. Development of the identified parcel with the overall site would be well-related to established residential development to the north, including a recently completed scheme (1151). Whilst improvements will be need to Broad Road in order to support development, this is not considered to adversely impact upon developability. In ensuring sustainability, the links to the centre of the village must be improved, importantly for pedestrians and cyclists.

Rejected Sites:

1083 - Longstone House Hotel, 182 Main Street - site of a hotel which is still in operation. A previous planning permission for change of use to 9 apartments through a conversion scheme lapsed and has not been followed up any further. No recent evidence available as to future availability but not considered a priority.

1086 - 39 Main Street - a previous permission for redevelopment of the site for 6 dwellings lapsed prior to implementation. Ground floor now occupied by a Co-op retail unit and there is no evidence that there is an intention for any further development of the site, whether through conversion and/or an element of new build. Unlikely to be available for residential uses so not a priority for allocation.

1162 - Land at Sewage works east of Kings Field - previous application refused for mixed-use development, including 39 residential dwellings. The site is peripheral to the main settlement and development would have a significant impact on the local setting, even if it is based on a reduced developable area. The location at the coast would not be a priority for development given the sensitive setting and presence of alternative options. Also located further from services and facilities than other options. There is a sewage works located on part of the site, a facility that would require mitigation to enable development.

1176 - Land South of the Vicarage, South Lane - site to the south western edge of settlement which is relatively peripheral compared with alternative options, being located further from services and facilities in the centre of Seahouses. One of a number of sites to south of

settlement (1176 to 1180) that are developable but would have quite a marked impact on the setting. Although this is the closest site to the centre of the village the preferred allocations should be focused in the north of the settlement. Outside of the settlement boundary set out in the Neighbourhood Plan.

1177 - Land South of 16 South Lane - parcel of land to the south of North Sunderland that is potentially linked to a number of other sites (1176 to 1180). Access would be reliant on adjacent land (1176) and is not suitable as a standalone allocation. Located further from services and facilities than alternatives in Seahouses. Impacts likely to be more significant and also located outside of the Neighbourhood Plan settlement boundary.

1178 - Land South of the cemetery South Lane - access is reliant on adjacent land (1176/1177) and development would need to come forward as part of a larger scheme to the south west of the settlement. Impacts of such development are considered to be greater than alternative options. Somewhat peripheral and further from services and facilities than sites to the east. Sites outside of the settlement boundary in the Neighbourhood Plan.

1201 - St Aidans Hotel, 1 St Aidans - a hotel site which is still in operation. Previous permission lapsed for conversion and extension to provide 6 apartments and this has not been followed up since. Despite the brownfield infill context, as the existing business continues to operate it is considered that there is limited evidence to support availability in the short term and therefore it should not be a priority for allocation.

9095 and 9503 - Stone Close Garages (East) and Land south of James Street - a recent application was withdrawn relating to three parcels of land within an existing residential area, with a resubmitted live application for 9 dwellings across the two sites and now excluding the open space land. Two brownfield sites occupied by 6 existing bungalows (9503 - originally proposed for 7 dwellings, but revised application for 6 dwellings so no net gain) and now-demolished domestic garages (9095 - proposed for 3 dwellings), with the additional area of green space (9097 - originally proposed for 5 dwellings) not considered suitable in the SHLAA. Well located for existing services and facilities in central Seahouses, but individually site 9095 would be below the threshold for allocation, while site 9503 would realise no/minimal net gain in dwellings. Therefore not considered to be a priority for allocation.

9096 - Stone Close Garages (West) - brownfield site of now-demolished domestic garages partly tarmaced for parking. However, this site has not been proposed as part of the group of sites in the recent applications that relates to land that is understood to be within the same ownership. As a result, availability at the current time is questionable and therefore not considered a priority for allocation.

Preferred Allocations

Site(s) identified for allocation in North Sunderland / Seahouses:

- 6751 - Land east of Broad Road - 80-100 dwellings.

Norham

Completions 2016-18:	1 dwelling
Outstanding permissions/minded to approve:	26 dwellings

The village is likely to be the most sustainable location for development in this part of North Northumberland and could help to meet wider housing need. Although there are permissions in place the deliverability of much of this outstanding supply is considered to be uncertain. Very little development has occurred in recent years and, despite the relatively isolated location, allocations are likely to be necessary in order to support local services, including the first school.

Preferred Site(s):

1074 - The Glebe Field - a much reduced developable area focused on the southern part of the site reflects the settlement's need for a lower yield of up to 25 homes, and would be the best option located adjacent to existing development and closer to services in the centre of the village. Focusing on this part of the site would also reduce the scope for any negative impacts upon the local setting, particularly the adjacent grade I listed St Cuthbert's Church, while there is opportunity to link and integrate with the recently completed residential scheme immediately to the east.

Rejected Site(s):

9367 - Land off West Street - slightly peripheral site at the western edge of the village with alternative options closer to the core of the settlement and considered to offer a better location for allocation, being better situated for services and facilities. The linear nature of the site, extending along the highway, and potentially more difficult access arrangements would also mean that it would not be a priority for allocation.

Preferred Allocations

Site(s) identified for allocation in Norham:

- 1074 - The Glebe Field, north of West Street - 15-25 dwellings.

WEST DELIVERY AREA

Haltwhistle

Indicative housing requirement:	230 dwellings
Completions 2016-18:	27 dwellings
Outstanding permissions/minded to approve:	31 dwellings

Relative to the size and importance of the town as the focal point for a wide rural hinterland in the outer-west of county, limited recent development has taken place and outstanding commitments fall short of the requirement. Deliverability of several of the committed supply of homes is also uncertain. Located on the Tyne Valley railway line with direct services to Newcastle and Carlisle, boosting its sustainability, allocations will support local services including shops and schools.

Town Centre

Preferred Site(s):

2187 - Greystonedale, Park Road - fenced off site partly vacant and part occupied by existing disused buildings, but well located for services and facilities within an existing residential area. Previous permission for 67 homes lapsed prior to implementation, with 30 considered a more appropriate maximum given highway constraints. Availability confirmed by a recent pre-application enquiry for 35 dwellings.

2247 - Land west of Hougill, Tyne View Road - previous permissions for 6 dwellings lapsed prior to implementation (although the outline permission is still advertised on-site), but no indication that small-scale infill development could not be achieved.

Rejected Site(s):

2020 - Ashcroft Cottage - greenfield site to south of the town centre. Potential limitations to development, including topography and access, would restrict any development to the more level northern part of the site, but despite availability being confirmed, it is considered that better options exist for allocation.

2243 - Land adjacent South Vale, Edens Lawn - previous permission for 5 dwellings lapsed prior to implementation, while highway and open space constraints mean it is not considered a priority for allocation as better options exist within the settlement.

2399 - former goods yard west of Haltwhistle station, previously allocated for residential development (approx. 30 dwellings) in the Tynedale Local Plan, while planning consent lapsed prior to implementation and availability is now questionable given interest expressed in the site being needed for a rail halt as part of re-opening the South Tynedale Railway line to Alston. Preference now for retention of site for strategic transport use rather than allocation for residential development.

2502 - Land at Elmfield, Comb Hill - site of demolished dwelling with previous time-extended planning permission for 9 new-build units now lapsed, raising questions of deliverability, so not a priority for allocation.

Periphery

Preferred Site(s):

2549 - Land to west of Park Road - greenfield site on the edge of settlement, previously allocated for residential development in the Tynedale Local Plan, but still considered to be sustainably located adjacent to an existing residential area and with known recent interest such that it could offer a good opportunity for development to help to fulfill local needs.

2558 - Land to west of Park Road and east of North Lodge - large peripheral greenfield site to the west of the settlement (west of 2549). Southern half of the site was previously allocated for employment use in the Tynedale Local Plan, but is proposed for deallocation in the emerging draft Local Plan. While availability has been recently expressed for residential development, it is more peripheral from local services and facilities, and of a scale such that not all of the site would be needed to fulfil the requirement for new homes in the settlement over the plan period.

Rejected Site(s):

2621 - Land South of Hillcroft Comb Hill - greenfield site situated towards the northern edge of the settlement on a steep hill, such that it is considered that better options for allocation are more sustainably located, closer to existing services and facilities.

Preferred Allocations

Site(s) identified for allocation in Haltwhistle:

- 2187 - Greystonedale, Park Road, Haltwhistle - 30-35 dwellings
- 2247 - Land west of Hougill, Tyne View Road, Haltwhistle - 5-6 dwellings
- 2549/2558 (part) - Land to south-west of Park Road, Haltwhistle - 120-150 dwellings

Bellingham

Indicative housing requirement:	140 dwellings
Completions 2016-18:	15 dwellings
Outstanding permissions/minded to approve:	49 dwellings

Bellingham can perform a role as a focus for development across a wider rural area. Existing commitments will in part meet the requirement, but a greater level of development would help to support local services, including schools. Further allocations are therefore required in order to meet needs of the wider area. Development should be focused towards the centre of Bellingham, close to existing services.

Preferred Site(s):

2222 - Demesne Farm - greenfield agricultural site to the south of the village allocated for housing in the Tynedale Local Plan but has not come forward for development. Partly used as a campsite, but the remainder of the site could still have development potential, and while partly within flood zone 3 recent flood attenuation measures have been implemented.

2352 - Former Bellingham Auction Mart - large cleared brownfield former Auction Mart site in the middle of the village, previously allocated for residential redevelopment and with planning consent for 65 dwellings that lapsed prior to implementation. Presents the best opportunity for sustainable new housing centrally located close to local services and facilities. Known interest in developing the site.

Rejected Site(s):

2481 - North of Old School - greenfield site to the northern edge of the village, and whilst relatively well located it is somewhat peripheral and has access constraints, such that it is likely to be dependent on development of adjacent site 2610 to the south. Other options offer a better location for allocation to meet the requirement.

2610 - The Old School - brownfield infill site in multiple ownership, part-occupied by a builders yard. Not a priority for allocation given constraints and more sustainable options.

9201 - Land east of Riverdale Stables and west of Stonecroft - relatively peripheral small greenfield site to the west of village. However, it is considered that other options are situated closer to services and facilities and would be more sustainable allocations.

9204 - Burnside Static Caravan Park, Land south of Police Station - currently in use as a static caravan park, so not immediately available. Partly within flood zone 3 which, together with other constraints, would limit the developable area, so not a priority for allocation given alternative more sustainable options.

Preferred Allocations

Site(s) identified for allocation in Bellingham:

- 2222 (part) - Land at Demesne Farm, Bellingham - 35-40 dwellings
- 2352 - Former Bellingham Auction Mart, B6320, Bellingham - 50-65 dwellings

Haydon Bridge

Indicative housing requirement:	160 dwellings
Completions 2016-18:	30 dwellings
Outstanding permissions/minded to approve:	93 dwellings

Located on the Tyne Valley railway line, with direct services to Newcastle and Carlisle, Haydon Bridge could help support growth and potentially be a focus of sustainable development for a wider rural area. Extant commitments will meet a significant element of the requirement. However, further allocations are likely to be necessary if suitable sites can be identified, and would help to sustain services, including local shops and schools.

Preferred Site(s):

2046 - Land Adjacent (old) A69 - greenfield site to the west of the town, but offers good potential for additional capacity as an expansion of adjacent site 2544 along the main road into the town. Includes some grade 2 agricultural land, but confirmed availability.

2544 - Land West of Langley Gardens - greenfield site to the western edge of the town allocated for housing in the Tynedale Local Plan. Includes some grade 2 agricultural land, but offers a good opportunity for a new housing scheme adjacent to existing residential development with good access to local services and facilities.

9110 - RS Marshall and vacant industrial yard, Station Road - brownfield sites located at the eastern edge of the town between allotments and a construction yard, currently partly in use as haulage/vehicle storage yards but with recent indication of potential availability for alternative uses. While located to the edge of the settlement and separated from existing residential areas by the allotments, it is not considered to be unduly peripheral and is more easily accessible to the railway station and other services and facilities than other options for allocation.

Rejected Site(s):

2034 - East Land Ends - peripheral agricultural site to the south west of the town. Potentially suitable in part and availability recently confirmed, but it is considered that better, more sustainable options for allocation exist, closer to services and facilities.

2141 - Esp Hill Farm - farm site which previously had planning permission for 5 dwellings which lapsed prior to implementation. While potentially suitable and available, it is considered that the site is very peripheral than others (and located on the southern side of the A69) and is less sustainably located for access to services and facilities.

2536 - Coal Cells - former goods yard at Haydon Bridge station currently occupied as a coal merchants and storage facility, with a range of constraints evident including flood risk and need for decontamination. Not considered a priority for allocation.

6957 - Land south of A686 - prominent peripheral greenfield site to the south east of the town in unknown ownership. The need for buffer zones to the A69 and ancient woodland impact on its

potential capacity, while it is considered that other options for allocation are in a more sustainable location for access to services and facilities.

9438 - Land south of Haydon Bridge - large greenfield agricultural site to the south of town. Mitigation of constraints and potential impacts is likely to reduce the net developable area while requiring significant infrastructure investment, such that the site is not a priority for allocation as more sustainable options are available.

Preferred Allocations

Site(s) identified for allocation in Haydon Bridge:

- 2544 - Land west of Langley Gardens, Haydon Bridge - 25-30 dwellings
- 2046 - Land north of Radcliffe Road, Haydon Bridge - 10-20 dwellings
- 9110 - Land at Station Road, Haydon Bridge - 15-20 dwellings

Allendale

Indicative housing requirement:	100 dwellings
Completions 2016-18:	3 dwellings
Outstanding permissions/minded to approve:	17 dwellings

The 'made' neighbourhood plan for the Parish does not allocate any sites to meet the identified housing requirement, but some allocations are considered necessary in order to help kick-start development and ensure that local needs are met in the most sustainable manner. While Allendale Town may be the focus for development, given the rural nature of the area and the neighbourhood aspirations, it is anticipated that a quantum of Allendale's housing will be delivered across the parish in the form of small scale developments. Sites in Catton have also been considered for allocation due to the close proximity of the settlement to Allendale.

Preferred Site(s):

2349 and 9380 - Land adj. Rectory Cottage, Lonkley Terrace, Allendale Town - sloping greenfield site to the south-east of the settlement within the North Pennines AONB and on the edge of the conservation area, but adjacent to residential areas including recent new housing development to the eastern boundary. Opportunity for small-scale infill development close to the village centre for access to services and facilities, with recent developer interest in residential development.

8033 - Land at Splitty Lane, Catton - agricultural greenfield site just outside the settlement edge. Recent developer interest in residential development.

Rejected Site(s):

2568 - Former Dale Hotel, Allendale Town - former hotel within the historic settlement core, suitable for conversion and with previous lapsed permission for change of use to 7 residential dwellings plus 3 new-build homes within the wider site. Recent interest in conversion/redevelopment for reopening as a hotel, so not a priority for allocation.

6805 - Land at Low Mill Farm, Allendale Town - large greenfield site on the edge of the settlement, separated from the rest of the settlement by woodland, so not as accessible to local services and facilities. Could offer an opportunity for longer-term large-scale housing development if required, but not preferred for immediate development.

9480 - land at Portgate Farm, Allendale Town - greenfield site to the eastern edge of the settlement. May have potential for small-scale development, but various environmental and access constraints, so not a priority for allocation.

Preferred Allocations

Site(s) identified for allocation in Allendale:

- 2349 / 9380 - Land east of Lonkley Terrace, Allendale Town - 8 -16 dwellings
- 8033 - Land at Splitty Lane, Catton - 5-8 dwellings

Otterburn

Completions 2016-18:	4 dwellings
Outstanding permissions/minded to approve:	8 dwellings

Otterburn can perform a role as a focus for development across a wider rural area, together with the Service Centre of Bellingham. Allocations are therefore sought in order to meet local needs and support local facilities. The village has seen very little development in recent years.

Preferred Site(s):

2422a - Land to the rear of Westmor, Field House and Garden House - greenfield land south of the A696 towards the western edge of the settlement. Part of a wider site recently promoted for possible development. Offers limited scope for small-scale development.

2422b - Land opposite Snaiths bus depot - greenfield land south of the A696 towards the western edge of the settlement. Part of a wider site recently promoted for possible development. Offers limited scope for small-scale development.

Rejected Site(s):

None.

Preferred Allocations

Site(s) identified for allocation in Otterburn:

- 2422a - Land west of Smithy, A696, Otterburn - 15-20 dwelling
- 2422b - Land south of Westmor, A696, Otterburn - 10-15 dwellings

Wark on Tyne

Completions 2016-18:	1 dwelling
Outstanding permissions/minded to approve:	14 dwellings

The village has seen little development in recent years. Allocations could help to support local facilities. Development in Wark could help to meet the needs across a wider rural area, although delivery in nearby settlements such as Bellingham may meet local housing needs.

Preferred Site(s):

None.

Rejected Sites:

2578 - Land to west of Wark - open greenfield land to the west of the village, with known interest in possible residential development. However, access to the site is somewhat constrained and, along with the relatively low requirement, this means that alternative options offer a better location for allocation.

2583 - Land south of St Michael's Church - greenfield site to the north west of the village adjacent to the existing residential area. The scale of requirement suggests that only a much reduced developable area would be needed, although with scope for a slightly higher number. However, site level differences between an existing potential access road via The Glebe and the field beyond mean that a new access would likely be needed, which might inhibit the viable deliverability of the site.

6788b - Park End Estate - large site to the edge of the village that is only likely to be accessible at the very south where it would be peripheral and less sustainable compared to alternative sites. Large-scale development would also change the character of the approach into the village. Not a priority for allocation.

9510 - Land west of Battlesteads Hotel - parcel of agricultural greenfield land to the west of the village, adjacent to residential dwellings and pub with relatively good access to services and facilities. Potential impact on village character and the need for access improvements to facilitate even a small-scale development mean it is not a priority for allocation.

Preferred Allocations

No preferred site(s) identified for allocation in Wark on Tyne. Given the sites available it has been considered preferable to local needs to be met within nearby Bellingham with a wider range of services.

West Woodburn

Completions 2016-18:	1 dwellings
Outstanding permissions/minded to approve:	11 dwellings

Although isolated, a small allocation will help to support a number of services in West Woodburn, including the first school and shop. Allocations are proposed in nearby Bellingham and Otterburn, which means the housing needs of this Service Village may in part, be met in these settlements.

Suitable sites are in the centre of this small rural settlement, with any outlying examples being dismissed as unsuitable.

Preferred Site(s):

2065 - West Woodburn Filling Station - former filling station/garage site in a relatively sustainable location in the context of this rural village, previously with planning consent for 8 homes which lapsed prior to implementation. Currently being marketed again, it offers a sustainable brownfield development option within the village, although a slightly smaller scheme for about 5 dwellings may be more suitable.

Rejected Site(s):

2014 - Land to the West of A68 - strip of grazing land part of a wider greenfield site to the southern edge of the settlement which could have potential for a small-scale development. It is considered more sustainable to allocate additional land in larger nearby settlements than allocate this greenfield site.

Preferred Allocations

Site(s) identified for allocation in West Woodburn:

- 2065 - West Woodburn Filling Station, A68, West Woodburn - 5-8 dwellings

APPENDIX A: Discounted SHLAA Sites within Settlements with Proposed Allocations

SOUTH EAST DELIVERY AREA

Blyth

SHLAA Ref	Site Name	Summary Reason for Discounting
4537	5-7 Elliott Street	Application and appeal for extension were both refused due to S106 not being agreed - therefore housing is currently unachievable.
4553	Land at Chestnut Avenue	NCC owned site, not available for residential development. Location and function of site means the site is not currently considered to be suitable
4563	Plessey Road First School, Plessey Road	If the site is available, there are no significant barriers to delivery of this urban infill site. Timescale reflects this uncertainty.
4567	Bebside Middle School, Cowpen Road	Local authority owned site currently operational, occupied by the Dales Special School. Not surplus to requirement and not available for housing at this time
4572	Wimbourne Quay	Site is located within designated employment land due to be retained in emerging policy and is therefore not considered deliverable.
4574	Bates Colliery Site (Phase/Area 2)	Significant constraints means it is uncertain whether the site will be suitable, available, or achievable. Unlikely to be delivered for housing in the foreseeable future.
4576	Blyth Estuary Site - South Harbour	Site is located within designated employment land due to be retained in emerging policy and is therefore not considered deliverable.
4599	Industrial land to the rear of 55-73 Woodbine Terrace	Site entirely within flood zone 3, and safe access and egress from the site would be difficult to achieve. Not considered suitable for housing.
4603	Land South of Northumbrian Water, Blyth Riverside Business Park	Site is not suitable as it is located within designated employment land which is to be retained in emerging policy. The industrial location and the close proximity of a sewage works to the northern boundary of the site also prevents housing.
4605	Area A Cowley Road, Blyth Riverside Business Park	Site is not suitable as it is located within designated employment land which is to be retained in emerging policy.
4606	Land to the rear of Aldi,	The unattractive industrial location together with the close

	Cowpen Road	proximity of the sewage works makes the site unsuitable for housing.
4607	Burt Street Units	Site is not suitable for housing due to location within designated employment land and significant difficulties of access/egress in times of flood.
4611	Land at Seaforth Street	Category 1 site - Located in HSE inner blast zone associated with gas storage tank to the east. Significant flood risk. Not considered suitable for housing.
4620	West Blyth Area 2, Land to the East of Chase Farm Site	With a large residential area being developed to the south, retention of the open space would be considered a priority, preventing housing.
4714	Blyth Fire Station, Cowpen Road	Local authority owned site not currently surplus to requirements. Not available for housing at this time.
4718	Land to the West of North Farm, Bebside	Greenfield site outside of a settlement in the countryside. Not considered suitable for housing in isolation or as part of a wider strategic development over a much larger area.
4720	Land to South of Bebside Road, Bebside	The site is somewhat detached from the existing settlement and has been identified as potentially required for a surface mining scheme, whilst a number of constraints have been identified including relating to neighbouring and existing uses. The combination of above factors mean the site cannot be considered as suitable at present - with no definite evidence of availability it is not considered achievable. Not considered suitable for housing in isolation or as part of a wider strategic development over a much larger area.
4733	Site C East of Bebside Furnace Road, Bebside	Greenfield site outside of a settlement in the countryside. Not considered suitable for housing.
4737	Dun Cow Quay, Land South of Quayside, North of Sussex Street	The site is allocated for employment purposes. It is not suitable for residential development, due to the range of issues identified including locational characteristics, flood risk and contamination. As a result, residential development is not achievable
4788	Land to the rear of 18 Bridge Street	Conversion of the existing building is not achievable due to viability issues. Previous applications did not progress or were refused based upon S106 agreement and provision of affordable units.
4797	Former Bart Endean Stone Masons, 29 Croft Road	Site has planning permission 10/S/00359/COU for use as offices and a takeaway, no longer intended for housing.
6262	Land To North Of Mansel Terrace Front Street Bebside Blyth	Site would affect the Northumberland Local Transport Plan bringing the railway back into use. It is therefore unsustainable, and not suitable.
6949	Land at Park Farm Cottages, Blyth	The entire site is in flood zone 3 and is at a high risk of flooding. Further work is required to understand the extent of Flood Zone 3b (functional floodplain). This site would be difficult to develop as the construction of built development

		would remove floodplain storage and there is no space on site for compensatory floodplain storage.
8051	Land East of Horton Road, Bebside	Greenfield site located in countryside. Not suitable for housing. Development of this scale is not considered suitable nor achievable, requiring substantive investment and having significant impacts. Not suitable for housing either in whole or part
9085	Land North Of Bebside Village Front Street Bebside	Site is not appropriate for developable given location and constraints to development, notably as the site is directly crossed by electricity cables and accommodates pylons, vastly reducing the deliverable area. Not suitable nor developable
9089	Land North Of Horton Manor, Furnace Road, Bebside, Blyth	Greenfield land which is not considered to be developable due to impacts and location, either as part of a wider strategic development or standalone scheme
9090	Land East of Bebside Furnace Road	Constraints to development and locational characteristics mean the site is not developable. Notably the electricity cables crossing the site are considered to be restrictive, limiting the developable area
9109	Blyth Golf Club	Land and buildings at the golf course at the edge of the settlement. Not considered developable, given locational factors and constraints to development identified it is not an appropriate location for housing
9474	Bebside North West	Site is not appropriate for developable given location, constraints to development, and the likely impacts that a proposal of this scale would have. Development would erode the strategic break between settlements. Requirement for significant investment in infrastructure is likely to impact on achievability and the site is not developable
9475	Bebside South West	Significant greenfield site in an isolated location which is not considered to be suitable for a residential scheme given the location and setting, with a scheme considered to have an inappropriate impact on local character. Along with the range of constraints identified, the site is neither suitable nor achievable given it will reduce the break between settlements
9496	Land to west of West Court	Large area of greenfield land within Blyth which currently plays a key role as local open space, providing opportunity for leisure and recreation. Not considered to be suitable for residential development given the impacts and range of identified constraints
9497	Land at Meggies Burn	Site is unsuitable for development due to location within the Green Belt. Greenfield site to south of Blyth, detached and outwith the settlement, with a range of constraints evident that reinforce conclusion of unsuitability
9498	Land to east of Railway Line at Bebside	Large, linear strip of greenfield land, not within a settlement. The site is subject to a significant range of constraints which are considered to render it unsuitable for residential

		development, including locational factors, access issues and the electricity cables which pass directly overhead. Not developable given the lack of suitability
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Newbiggin-by-the-Sea

SHLAA Ref	Site Name	Summary Reason for Discounting
5030	The Needles	Peripheral location, impact on environmental designations, adjacent uses and current occupying uses.
5105	Land to the North and East, Woodlea	Site is subject to significant flood risk, majority covered by flood zone 3b.
6756	Land to the south east of the A189, Ashington	Lack of access, protected species, wetlands to east, flood risk and pylons, costs associated, low price level area. The spine road separates the site from the settlement.
8061	Land South of St Mary's Church Woodhorn	Detrimental impact upon the character and setting of the grade I and II listed buildings, access is not possible from the site boundary direct to the A197 due third party land ownership uncertainties, and concerns regarding safe, visible access to the site from the A197.
9174	Land east of A197/A189 Roundabout, Newbiggin	Peripheral greenfield location outside settlement, large scale, risk of merging of Ashington and Newbiggin.
9175	Land north of B1334, land west of Spital Road	Very large area of agricultural land, peripheral to the town, development would reduce the strategic break between Newbiggin and Ashington.
9222	Land south of Beach Terrace, Newbiggin by the Sea	Land to the southern edge of the town, currently occupied by a bowling green and tennis courts. Environmental designation constraints, flood risk zone 3b.
9231a	Land south of Newbiggin-by-the-Sea - Phase 1	Very large greenfield site to south of Newbiggin. A wide range of constraints and site issues, the scale and location are all of concern with the risk of merging of Newbiggin and Ashington being a critical issues. Therefore the site is not suitable nor developable given the severity of the impacts. This is considered to be the case whether in whole or part
9231b	Land south of Newbiggin-by-the-Sea - Phase 2	Very large greenfield site to south of Newbiggin. A wide range of constraints and site issues, the scale and location are all of concern with the risk of merging of Newbiggin and Ashington being a critical issues. Therefore the site is not suitable nor developable given the severity of the impacts. This is considered to be the case whether in whole or part
9231c	Land south of Newbiggin-by-the-Sea - Phase 3	Very large greenfield site to south of Newbiggin. A wide range of constraints and site issues, the scale and location are all of concern with the risk of merging of Newbiggin and Ashington being a critical issues. Therefore the site is not suitable nor developable given the severity of the impacts.

		This is considered to be the case whether in whole or part
9433	Land west of the Woodhorn Mineral Line	Greenfield site that is peripheral in setting. Lack of access, setting and the negative impacts of development.
9445	Land North of Woodhorn Village (L-E1)	Very large area of land, outside of a settlement. Locational characteristics, constraints, impact on setting and lack of availability.

Seaton Valley Settlements

SHLAA Ref	Site Name	Summary Reason for Discounting
4584	Land at East Grange, Holywell	Site is unsuitable for development as Green Belt designation is to be retained within emerging policy.
4592	Seaton Sluice Middle School, Alston Grove	Occupied school site.
4597	Seghill First School, Barrass Avenue	Occupied school site.
4609	Various Buildings and Builders Yard, Pitt Lane	Existing use of the site and multiple ownership are significant barriers to delivery. Land proposed for retention as allocated employment land.
4610	Wartime Structures on Land at Gloucester Lodge, A193, Land at Links between Seaton Sluice and Blyth	Greenfield site in the countryside. Flood risk.
4661	Beresford Lodge and land to rear of the lodge, Beresford Road	Not considered achievable, constraints including 2 listed buildings and occupation by a range of existing land uses.
4692	As New Motor Factors, 2 Double Row	Located within designated employment land which is to be retained in emerging policy - occupied by existing uses.
4706	Land at Double Row	Located within designated employment land which is to be retained in emerging policy.
4715	Brickyard Field, Mares Close	Green Belt designation is to be retained within emerging policy. Peripheral location and a number of constraints.
4722	Land at North Farm, Holywell	Green Belt designation is to be retained within emerging policy. Would significantly increase the size and alter the character of the settlement, and have an adverse impact upon the adjacent SSSI.
4735	Land South of Station Road	Green Belt designation is to be retained within emerging policy.
4742	Land south west of Middle	Green Belt designation is to be retained within emerging

	Farm	policy. Planning application for residential development currently awaiting determination - 16/04651/COU, change of use into a single dwelling. If consent is granted then site would be categorised as a small site and delivery included under this grouping.
4744	Land at Seghill Hall, North of Fox Lea Walk	Green Belt designation is to be retained within emerging policy. Peripheral location with flooding, highway, biodiversity and heritage constraints.
4855	Land Off Pitt Lane	Green Belt designation is to be retained within emerging policy.
6038	Moorside Lodge Caravan Park, Mill Lane, Seghill	Green Belt designation is to be retained within emerging policy. Previous application and appeal deemed principal of housing inappropriate. Development would encroach into the countryside and spoil openness.
6776	Land at East Cramlington	Green Belt designation is to be retained within emerging policy. Would create an isolated extension to Cramlington, separated by busy A189. Highways access and network may be problematic.
6815	Land to SE of Double Row Seaton Delaval	Located on an industrial estate, within an allocated employment site due to be retained in emerging policy.
6816	Land N of Double Row Seaton Delaval	Located on an industrial estate, within an allocated employment site due to be retained in emerging policy.
6817	Land SW of Double Row Seaton Delaval	Located on an industrial estate, within an allocated employment site due to be retained in emerging policy.
6889	Land north of the Avenue, Seaton Delaval	Green Belt designation is to be retained within emerging policy.
6890	Land north of Mineral Railway, Seaton Delaval	Green Belt designation is to be retained within emerging policy.
6897	Land at Seaton Delaval	Ecological impacts, does not connect to public highway so land acquisition would be required. Green Belt designation is to be retained within emerging policy.
6956	Land east of A192, Seaton Delaval	Green Belt designation is to be retained within emerging policy. Lack of highways access.
8002	Land North of Mineral Railway (Site 2)	Green Belt designation is to be retained within emerging policy.
9161	Land Near Newbrough Avenue	Large greenfield location within the Green Belt, adjacent to a major employment site which exhibits a wide range of constraints that prohibit any development.
9183	Land to the north of Seaton Delaval	Large greenfield location within the Green Belt, relatively isolated, wide range of constraints, notably access and setting.
9289	BOA - 1 Land South West of Seaton Delaval	Large greenfield location within the Green Belt between Seghill and Seaton Delaval, would lead to erosion of the

		break between the settlements.
9290	BOA – 2 Land South West of Seaton Delaval	Greenfield location within the Green Belt outside of the settlement, range of identified constraints.
9291	BOA - 3 Land South West of Seaton Delaval	Peripheral greenfield location within the Green Belt, constraints and setting.
9292	BOA - 4 Land South West of Seaton Delaval	Large greenfield location within the Green Belt outside the settlement boundary.
9375	Land south of Mares Close	Greenfield location within the Green Belt which exhibits a range of constraints including relating to setting and access.
9383	High West Farm, Seghill	Very large greenfield location within the Green Belt, considered to have a significant adverse impact on local character and setting.
9401	HFC Prestige Manufacturing UK Ltd	Allocated employment land, currently occupied by extensive factory complex. Large number of constraints.
9494	North Farm Holywell	Large greenfield location within the Green Belt, wide range of constraints, notably lack of access and impact upon the setting.

Lynemouth

SHLAA Ref	Site Name	Summary Reason for Discounting
3177	Ellington Colliery	The site effectively separates Ellington and Creswell, and development would result in coalescence of the settlements, and loss of significant tree cover. Any potential development in the future is likely to follow development of neighbouring SHLAA site 3493.
3495	Land North of Sewage Works	Greenfield site in the countryside. Not considered suitable for housing.
3496	Lynemouth conveyor (north)	The close proximity of the sewage works prevents housing, while the industrial character of the area to the south makes it unattractive for residential use. Not suitable, available nor achievable for residential development
9441	Land at Albion Terrace (L-LC1)	Large parcel of greenfield land to the edge of the settlement. Locational characteristics, constraints and lack of availability mean that residential development is not considered appropriate
9442	Land south of Sewage Works (L-H2)	Greenfield site which is not considered to be suitable for residential development being relatively isolated. Wider context and setting is largely industrial in nature and therefore it would not represent an appropriate location for a standalone scheme

9443	Land North of Park Road (L-Emp1)	Significant are of land to the south east of Lynemouth. Industrial setting, constraints and lack of availability mean that the site is not developable for a residential scheme
9444	Land to West of Lynemouth Power Station (L-Env1)	Peripheral location, industrial setting, constraints and lack of availability prohibit development

CENTRAL DELIVERY AREA

Hexham

SHLAA Ref	Site Name	Summary Reason for Discounting
2035	Land at Causey Hill	Within designated Green Belt. Lack of local highway capacity and appropriate access.
2051	Hexham Police Station Shaftoe Leazes	Delivery of the site will be determined by its availability for development, which is uncertain at this stage. The yield reflects highway constraints and retention of existing dwellings, with new development focussed in areas currently occupied by the police station.
2178	Land to the south of Hillcrest Drive	Within designated Green Belt, which is to be retained within emerging policy. Steep slope of the site, and congested access.
2341	Land South of Beaufront Avenue	Within designated Green Belt, which is to be retained within emerging policy. Lack of highway access, steep topography.
2342	Land at Middle Shield Farm	Within designated Green Belt, which is to be retained within emerging policy. Highways and access constraints.
2374	Former Garage Site, West Road	Within designated Green Belt, which is to be retained within emerging policy.
2454	High Shield Cottage, Dipton Mill (1)	Within designated Green Belt, which is to be retained within emerging policy. Highways and access constraints.
2455	High Shield Cottage, Dipton Mill (2)	Within designated Green Belt, which is to be retained within emerging policy. Lack of safe access, peripheral location and desire to retain mature trees.
2457	Land at Bridge End	Site is deemed unsuitable for housing as it lies within designated Green Belt, which is to be retained within emerging policy. The location of the site, between a busy main road and an industrial area, and detached from the town centre makes it unsuitable for housing. The topography of the site would also present challenges.
2499	Loosing Hill / Torch Centre	Now developed for new bus station.

2580	Land West of Bowman Drive	Within designated Green Belt, which is to be retained within emerging policy.
2596	Westacres, Allendale Road	The required loss of this very attractive protected open space, with its significant woodland, prevents housing. The steep slopes to the gorge which crosses the site would be difficult to develop, and there is a risk of flooding in the area
2598	Land adjacent to Dipton Mill Road	Within designated Green Belt, which is to be retained within emerging policy.
2605	Burn Lane Highways Depot	NCC owned site, currently in the process of being sold for other uses relating to transport.
2612	Shield Croft Farm	Within designated Green Belt, which is to be retained within emerging policy. Highway constraints, development of this elevated site would significantly affect the character of the landscape.
2644	Land at Highford Park	Within designated Green Belt, which is to be retained within emerging policy. Designated open space some distance from public parks.
6771	The Shaws Farm, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6782	Hermitage, Hexham	Site is deemed unsuitable for housing as it lies within designated Green Belt, which is to be retained within emerging policy. Access considered to be constraining
6792	Land north of the Allendale Road, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6840	Fields to the south of Middle Leazes, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6850	Land north west of The Shaws Farm, Hexham	Within designated Green Belt, provisionally identified for educational uses. Forms part of wider masterplan of sites 6771, 6792 and 6850.
6852	Half Mile Wood, Fellside, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6854	Land north of Corbridge Road (Phases 2,3,4)	Within designated Green Belt, which is to be retained within emerging policy.
6903	Land south of Allendale Road, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6927	Tyne Green, Hexham	Within designated Green Belt, which is to be retained within emerging policy. Highways constraints, potential flood risk.
6936	Land at Green Bank, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6937	Land North of Bishopton	Within designated Green Belt, which is to be retained

	Way, Hexham	within emerging policy.
9000	Land at Intake Way, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
9001	Land east of Loughbrow Park, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
9002	Land adjacent Gallowsbank Wood, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
9130	Beales	Currently occupied by existing and operational retail uses, considered that such a use will continue to be preferred.
9135	Bunker Site	Site identified for residential development within the draft neighbourhood plan, but is allocated employment land and the latest proposal for the site is for a retail scheme so no longer available for redevelopment for residential purposes.
9139	Dalesway Site	Site identified for residential development within the draft neighbourhood plan, but no indication of availability, range of constraints.
9140	The Queen Elizabeth High School Site	School site currently in use with no proposal for relocation, although there may be potential for an element of development in the future if this position changes. Wide range of constraints, notably the need for sensitive conversion of the listed building.
9141	The Queen Elizabeth High School Playing Fields	Within the Green Belt. School playing field site and exhibits a number of constraints.
9142	Hexham Middle School Site	School site currently in use with no proposal for relocation, although there may be potential for an element of development in the future if this position changes. A number of constraints, including the need for sensitive conversion of the listed building.
9143	Broadgates	Site identified for residential development within the draft neighbourhood plan, but below the threshold for allocation in the Local Plan and no indication of availability, range of constraints.
9188	Plane Trees, Lowgate	Greenfield land within the Green Belt, very isolated setting.

Prudhoe

SHLAA Ref	Site Name	Summary Reason for Discounting
2017	Land North of The Ford and West of Cockshott Dene	Lack of appropriate access, while development may affect the setting of Prudhoe Castle.

2018	Land South of Beaumont and West of Otterburn Way	Within designated Green Belt, which is to be retained within emerging policy.
2071	Land at Beech Grove South	Lack of appropriate access, would further increase congestion on private road.
2338	Land at Moor Rd South (2)	Greenfield site outside of settlement in the countryside.
2339	Land at Highfield North (Moor Rd 1)	Within designated Green Belt, which is to be retained within emerging policy.
2433	Land at Whinny Bank	Local highways do not have the capacity to support housing, or provide suitable access. Development would be difficult to achieve on the steep slope, and would result in significant tree loss. Green Belt.
2434	Hall Yards Farm (1)	Range of factors and constraints to development.
2435	Hall Yards Farm (2)	Wide range of constraints, including Green Belt designation and lack of access.
2436	Hall Yards Farm (3)	Largely detached from the village and presents significant development challenges - topography, water course and access constraints. Green Belt designation is to be retained within emerging policy.
2438	Hall Yards Farm (5), Mount Pleasant	Green Belt designation is to be retained within emerging policy.
2439	Hall Yards Farm (6), Mount Pleasant	Lack of highway capacity and appropriate access, topography would make development difficult. Green Belt designation is to be retained within emerging policy.
2448	Moor View	Within designated Green Belt, which is to be retained within emerging policy. Highways capacity issues would prevent delivery.
2545	Land North of Castle View, Prudhoe	Network capacity and access constraints.
2547	Land adjacent Holyoake Street, Prudhoe	Highways issues, no visible means of access to public highway.
2550	Highfield Lane	Within designated Green Belt.
2602	Greenlaw	Lack of appropriate access. Green Belt designation is to be retained within emerging policy.
2607	Oaklands House & SSDO	In NHS use as a day centre.
2611	Land at Mickley Square	Lack of highway access. Green Belt designation is to be retained within emerging policy.
2614	Eastwoods Farm	Within designated Green Belt, which is to be retained within emerging policy.
2634	Edgewell House	Issues with mine gas and potential surface water flooding. Significant constraints present a major obstacle

		to development. Application for a previous proposal was withdrawn (13/03525/FUL).
2645	Land at Eastwoods Middle School	School review site, now going for playing fields so not available.
6789	Land south of Former Miners Welfare, Mickley	Green Belt designation is to be retained within emerging policy. Detached from the village and presents significant development challenges - topography, highways and access constraints.
6798	Land south of Stonybank Way, Mickley	Green Belt designation is to be retained within emerging policy.
6799	Land at Hallyards Farm, Mickley	Green Belt designation is to be retained within emerging policy. No access to the highway, reliant on adjacent site being developed but little connection between them.
6800	Land south east of St George's Church, Mickley	Green Belt designation is to be retained within emerging policy. Highway access is narrow and significant highway alterations would need to be made. Retention of mature trees on site.
6839	Eltringham Works, Prudhoe	Wider industrial site currently in use. Permission has been granted for redevelopment of part of site (6839a) with further proposals for a potential second phase (6839b). Range of constraints and site issues, relatively peripheral location.
6849	Land to the south west of Moor Road, Prudhoe	Highways constraints, visually prominent in the Green Belt. Green Belt designation is to be retained within emerging policy.
6849c	Land to the south west of Moor Road, Prudhoe (Site C)	Within designated Green Belt.
6859	Former Pointings Yard, Prudhoe	Highways constraints, lack of access to the highway, neighbouring site uses and industrial estate location proposed to be retained as employment land.
6882	Land East of Eltringham Road	Woodland site which would require clearance; loss of biodiversity, inappropriate access and loss of open space.
6883	Land West of Eltringham Road	Within designated Green Belt, which is to be retained within emerging policy. Woodland site which would require clearance; loss of biodiversity, inappropriate access and loss of open space.
6884	Land east of Station Bank, Mickley	Green Belt designation is to be retained within emerging policy.
6924	Prudhoe West First School and Highfield Middle School	In use as a school.

6925	Prudhoe Community High School	In use as a school. Part of the site is within the Green Belt.
8006	Land South of Highfield Lane, Prudhoe	Within designated Green Belt.
8055	Land to south west of Prudhoe	Highways access and network issues will require mitigation and Transport Assessments, utility and potential coal constraints, impacts on highway network capacity. Green Belt designation is to be retained within emerging policy.
9178	Land at Mickley Square	Within the Green Belt, currently in use for car parking for adjacent garden centre.
9179	Tyne Valley Garden Centre	Within the Green Belt. Occupied by an operational garden centre, range of constraints.
9244	Field / Wood to west of Prudhoe adjacent to A695	Greenfield site within the Green Belt. Would lead to coalescence of Mickley Square and Prudhoe.
9282	Land at Broomhouse Road, Prudhoe	In use as recreation facility, providing sports pitches. Located towards the north of the settlement with a range of constraints. Preference is for retention for recreation uses.
9328	Prudhoe Highfield Lane (west of school)	Relatively large area of greenfield land within the settlement currently utilised as recreation and leisure space. A number of constraints apparent.
9436	Land to the south of A695 opposite Tyne Valley Nurseries (east)	Large greenfield site within the Green Belt, remote, detached and outside a settlement. Impacts of development and constraints identified, notably access.
9454	Land adjacent to South Side Farm High Mickley (southern parcel)	Large greenfield site within the Green Belt, isolated outside of settlement, various constraints.
9485	South Side Farm, High Mickley	Large greenfield site within the Green Belt to east of small settlement in a rural location - resulting impact on local character and setting

Riding Mill and Broomhaugh

SHLAA Ref	Site Name	Summary Reason for Discounting
2456	Land at Broomhaugh	Lack of local highways capacity. Green Belt designation is to be retained within emerging policy.
2493	Land West of Sandy Lane	Lack of local highway and junction capacity. Green Belt designation is to be retained within emerging policy.
2581	Land at Long Rigg	Lack of local highway capacity and junction constraints. Green Belt designation is to be retained within emerging

		policy.
2592	Land E of Whiteside	Significant loss of mature woodland. Green Belt designation is to be retained within emerging policy.
6875	Land east of cricket ground, Broomhaugh and Riding	Detached nature of the site, highways, utilities and Green Belt considerations. Green Belt designation is to be retained within emerging policy.
6876	Land south of A695, Broomhaugh and Riding	Greenfield site in the countryside.
6877	Land at Wentworth Grange, Broomhaugh and Riding	Greenfield site in the countryside.
6878	Land at Riding Farm, Riding Mill (site 2)	Green Belt designation is to be retained within emerging policy. Wide range of constraints.
8044	Beauclerc Field, Riding Mill	Significant impact on the setting and character of Riding Mill and Riding Lea and lead to the coalescence of the settlements. Highways and access constraints. Green Belt designation is to be retained within emerging policy.
9195	Land to the rear of Broomhaugh Cottage	Small greenfield site within the Green Belt, which would not be able to deliver at the required threshold.
9196	Land to the rear of Thirlwell	Small parcel of greenfield land within the Green Belt, with various constraints.
9509	Land south of Riding Mill	Site is unsuitable for development given the location within the designated Green Belt. Greenfield site to the south of Riding Mill, the development of which is considered inappropriate, having a significant impact on local character

Stamfordham

SHLAA Ref	Site Name	Reason for Discounting
3134	Dalton Mill	Development would significantly alter the character of the village, a number of constraints in relation to highways, utilities and heritage would make development difficult. Green Belt.
3313	Hazel Barn	Greenfield site in the countryside.
3419	Hawkwell (Land adj), Bridge End	Development of this scale would significantly affect the character of the eastern approach to the village, and impact upon the openness of the landscape. Proximity of sewage works and biodiversity considerations. Green Belt designation is to be retained within emerging policy.
3615	Broomy Hall	Greenfield site in the countryside.

6833	Land off Widdrington Drive, Stamfordham	Near to the River Pont and part of flood zone 3A. Green Belt designation is to be retained within emerging policy.
9071	Land North West Of Stannerton House North Side Stamfordham	Peripheral location to west of village, with the scale of the site mean that development is likely to have a detrimental impact on local character.
9418	Land to the north of Stamfordham village	Very large area of greenfield land to the north of the settlement. Development would have a significant negative impact on the village and would be out of context with the setting.

Stocksfield

SHLAA Ref	Site Name	Reason for Discounting
2070	Grange Field, off 147 New Ridley Road	Lack of appropriate access to the site. Site has a steep slope making development difficult. Development could change the character of the setting. Green Belt.
2463	Land at Stocksfield South of A695	Site of this size would have significant visual impact in this location. Green Belt.
2503	ED1.28 Stocksfield	Located within designated employment land. Constrained location not considered suitable, and taking into account contamination, not achievable.
2531	Old Ridley	Highway to west of the site cannot cope with more traffic. Development of this size would be inappropriate in this location. Green belt.
6834	Land off Batt House Road, Stocksfield	Limitations of existing highway. Green belt.
6855	Land west of The Grove, New Ridley Road (Phase 2)	Green belt.
6866	Land north east of Stocksfield Hall	Greenfield site in the countryside.
6867	Land south east of Stocksfield Hall	Greenfield site in the countryside.
6948	Land south of Wells Road, Stocksfield	Highways and access constraints. Green belt.
8001	Land at New Ridley Road, Stocksfield	A Transport Statement would be required to address mitigation measures relating to the impact of the development on the network and vertical alignment and junction spacing. Green belt.
8008	Land at Merryoaks Farm, Stocksfield (Site B)	Greenfield site in the countryside.

8012	Land at Merryoaks Farm, Stocksfield (Site A)	The site is adjacent to the existing settlement but is largely disconnected by the A695 and the steep topography would make this site challenging to develop. There are a number of uncertainties. A full Transport Assessment of the impact on the network and suitable access would be required. Green Belt.
9208	Land adjacent to existing clubhouse, New Ridley Road	Green Belt. Small greenfield site outside Stocksfield.
9403	Apperley Farm, Stocksfield	Green Belt. Peripheral greenfield land which is detached from the settlement and there are a number of constraints evident which would inhibit development, including access and topography.
9404	Apperley Farm Site 1, Stocksfield	Green Belt. Not suitable or achievable given location.

NORTH DELIVERY AREA

Berwick-upon-Tweed/East Ord

SHLAA Ref	Site Name	Summary Reason for Discounting
1027	Former Car Showroom corner of Prince Edward Rd, Tweedmouth	Location at a busy junction restricts access and reduces attractiveness. Land now redeveloped for retail development (Pets at Homes).
1028	Land north of Martin Buildings,	Flood risk, impact upon the scheduled ancient monument and nature conservation areas, access constraints.
1117	Berwick Fire Station, Ord Street, Tweedmouth	Not currently surplus to requirements.
1156	Land north of roundabout A898 & B6435, East Ord	Close proximity to chemical works in the industrial estate to the east, more appropriate for non-residential uses. Retail development is preferred by landowner.
1161	Halidon Hill Water Works, Castle Terrace	Access constraints, ground conditions.
1190	Land to the rear of 2-8 Springfield Park, East Ord	Peripheral location, constrained by highways, potential contamination and ground condition issues.
1192	Land south of Castle Terrace	Highway constraints, impact of development upon biodiversity, heritage and the landscape.
1197	Land north of Rotary Way, Tweedmouth	Close proximity of the sewage works, mostly outside of the settlement.

1202	Berwick Infirmary, Infirmary Square	Currently occupied by operating Berwick Infirmary which is to remain in situ.
1412	Site 3 - The Barracks	Scheduled ancient monument - Berwick fortifications. Numerous additional listed buildings and archaeological sites also within the site.
1415	Site 6 - Parade	Loss of car parking space in this central location would not be appropriate.
1416	Site 7 - The Maltings	Loss of car parking in this town centre location. Conservation considerations also present a significant constraint to development.
1418	Site 9 - Drivers Land & The Granary	Loss of car parking in this town centre location.
1419	Site 10 - Dock Road, Tweedmouth	Loss of a valuable open space with views over the estuary, detrimental effect upon the adjacent designated areas. Significant highway and access constraints.
1420	Site 12 - Castlegate Car park	Scheduled ancient monument - Berwick Fortifications. Development would impact upon the monument and its setting.
8080	C & V Developments Ltd Old Brewery Brewery Lane Tweedmouth Berwick-Upon-Tweed	Site sold to the Berwick Trust - understood that the planning consent will not be implemented and the site will be brought forward for an alternative use. Developer has confirmed that the residential aspect of the planning permission will not be progressed.
9127	Middle Ord Farmhouse	Detached greenfield site to the west of Berwick, isolated from the rest of the town and identified for other uses.
9147	Mill Farm, Tweedmouth	Farmstead on edge of the town, relatively isolated from Tweedmouth, constraints to access.
9216	Land South of Paxton Road A	Greenfield site at a farmstead to west of Berwick, relatively isolated with a number of constraints. Would have a significant detrimental impact on character.
9217	Land South of Paxton Road B	Land at farmstead to western edge of town, development on this scale likely to have an adverse impact given location and setting.
9249	Land at Prior House (East)	Large greenfield site to south of East Ord, remoteness from the wider settlement. Constraints and site specific issues.
9250	Land at Prior House (West)	Area of greenfield land to southern edge of the settlement. Locational factors, setting and constraints.

Seahouses and North Sunderland

SHLAA	Site Name	Summary Reason for Discounting
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Ref		
1298	Land north of Islestone Drive, North Sunderland	Development subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Significant highway improvements required as no connection to the highway network. Landscape and ecological impacts.
6832	Land off Broad Road, Seahouses	Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Neighbouring SHLAA site (6751) is under the same ownership so access may be possible through this site as part of a wider masterplanned site.
8027	Land South of Seahouses	Limited relationship with the existing development due to tree line border. Within AONB and Heritage Coast. HRA assessment of potential impact on SAC, SPA/Ramsar sites and SSSI is required. Significant scale located on periphery of the village, detached in character and setting. Range of significant constraints.
9097	James Street	Site plays an important role as open space within an existing residential area. Designated as open space in the Neighbourhood Plan.
9101	Seahouses First School	School site, including buildings and open land, currently in use with no proposal for relocation.
9246	Top Foot Walk, North Sunderland	Large greenfield site to south of Seahouses, wide range of issues including scale, location and constraints to access.
9247	Sunderland Hill, North Sunderland	Significant greenfield site at the southern edge of the settlement, range of issues constrain development.
9415	Land to the adjacent to Islestone Drive	Greenfield site at edge of settlement, constraints particularly to access, and would have an adverse impact on local character.
9434	Land to the adjacent to Main Street	Large area of greenfield land to west of the settlement, negatively impacting on the village. Constraints to access.

Norham

SHLAA Ref	Site Name	Summary Reason for Discounting
1194	Land west of Galagate, Norham	Greenfield site to south-west of Norham, impact on local character and setting, constraints and lack of appropriate access.

WEST DELIVERY AREA

Haltwhistle

SHLAA Ref	Site Name	Summary Reason for Discounting
2000	Land at Wapping South	Sloping greenfield site within conservation area to south of the town, designated as open space, topography and lack of highway access.
2054	Haltwhistle Industrial Estate	Within designated employment land.
2055	Land West of Mill Lane	Within designated Green Belt, which is to be retained within emerging policy. Lack of highway access and topography would inhibit development.
2056	Land at Townfoot Farmhouse	Steep sloping site.
2453	Spouty Well, Haltwhistle	Within designated employment land which is to be retained in emerging policy.
2501	Land at West End, Tyne View Road	Landowner has recently advised the site is not available.
2557	Land east of Park Road & north of Parklands	Development would significantly alter the character of the area, significant constraints - notably topography and waterlogging.
2603	Haltwhistle Fire Station	Not available for residential development, currently occupied.
6861	Comb Hill, Haltwhistle	Highway constraints and landscape impacts.
6914	Land west of Haltwhistle	Road capacity.
8031	The Mount Comb Hill Haltwhistle	Greenfield site in the countryside.
9171	Land at Hadrian Enterprise Park (west)	Employment land to south of Haltwhistle. Setting, context and constraints. Allocated site to be retained for employment uses.
9172	Land at Hadrian Enterprise Park (east)	Occupied employment site to the southern edge of Haltwhistle. Setting, context and constraints. Allocated site to be retained for employment uses.
9351	Land North of Park Road (northern parcel)	Greenfield land to the north of the town, would have a significant impact on the character of the settlement, with number of constraints.
9352	Land North of Park Road (southern parcel)	Small site at the edge of the settlement. A range of constraints and significant impacts would occur if developed as part of a wider scheme with adjacent sites

		(2557, 9351 and 9352).
9353	Crossbank Field, Haltwhistle	Relatively large greenfield land at the western edge of Haltwhistle, peripheral setting with a range of constraints including topography and access.
9374	Land at Birchfieldgate Farm, Haltwhistle	Very large greenfield site to west of settlement, would have a significant adverse impact on local character.
9544	Land to north of Tyne Valley Railway Line, to west of Haltwhistle	Isolated parcel of land to the west of Haltwhistle, peripheral and detached. Lack of highway access, other constraints and the impacts that would arise from development mean that the site is not considered suitable nor achievable. There is also no indication of the availability of this land - site not developable.

Bellingham

SHLAA Ref	Site Name	Summary Reason for Discounting
2025	Bellingham Highways Depot	Not available for residential development, currently occupied.
2026	Bellingham Fire Station	Not available for residential development, currently occupied.
2039	Reenes Farm	Narrow access road does not have the capacity to support development.
2048	Land North West of Caravan Park	Lack of direct highway access, unsuitable potential access routes. Impact on a neighbouring scheduled ancient monument.
2351	Land adjacent Westfield House and St Oswalds Court	Access and topography constraints of critical concern. Peripheral location at the edge of the settlement, constraints regarding availability.
2587	Land S of The Rectory	Lack of highway access, significant flood risk on part of the site.
2636	Former YHA & land West of Bellingham	Greenfield archaeological site adjacent to a scheduled ancient monument. Topography and access constraints.
6920	Land opposite St Oswald's, Bellingham	Peripheral location, detached from the rest of the settlement, does not reflect the character and scale of the village.
6921	Land opposite Jubilee Park, Bellingham	Highways and topography constraints, context of the village.
9202	Land west of Charlton View	Large greenfield site to west of Bellingham, likely to have a detrimental impact on local character. Access also likely to be constrained.

9203	Land east of The Shaws and west of Riverdale Stables	Significant greenfield area of land, detached from the settlement - scale and peripheral location would have a significant adverse impact on the character and setting of the village.
9331	Land NE of Hareshaw Linn Caravan Park, Bellingham	Large greenfield site to north east of Bellingham, likely to have a significant adverse impact on the character of the village. Constraints notably topography and access.
9332	Land North of Noble Street, Bellingham	Greenfield land to north east of the settlement, significant in size and detached. A range of constraints prohibit development, including highway and topography matters.
9506	Bellingham Middle School	School site, part of which is earmarked for closure. However, the adjacent First School facility is to be retained and it is currently unclear as to which parts of the site, if any, will be available for redevelopment. Constraints to access for a shared facility also apparent.

Haydon Bridge

SHLAA Ref	Site Name	Summary Reason for Discounting
2047	Land at Innerhaugh	Greenfield site, mostly in flood zone 3, likely to be functional floodplain. South East part of site not available.
2386	Site at Peelwell	Not available for residential development. Isolated location at the edge of the settlement and limited access.
2600	Church Street Industrial Site	Within designated employment land which is to be retained in emerging policy. Currently occupied by a number of operating businesses.
9505	Haydon Bridge High School	Existing High School site, not available for redevelopment at the current time.

Allendale

SHLAA Ref	Site Name	Summary Reason for Discounting
2116	Deneholme	The site is occupied by a conference and events centre and is not considered available for housing.
2350	Land East of Allenfields	The narrow access to the site, close of other junctions prevents housing development.
2462	Allendale Highways Depot & HWRC	NCC owned site, not available for residential development. Whilst theoretically offering a suitable location, site is occupied and development is not achievable

2491	Land at Bridge End, Allendale	Significant flood risk, and difficulty of achieving safe access and egress means site is unsuitable for housing.
2511	South of Allendale	The steep gradient of the site renders it unsuitable for housing, and also makes access difficult to achieve. Extending the ribbon development would not be appropriate.
2594	Land at Lonkley Bank	Lack of highway visibility from potential access point, prevents housing development. Steep slope would make development difficult.
2601	Land S of Shilburn Road	The elevation of the site, means development would have a detrimental impact upon the landscape and character of the AONB.
6806	Land at Low Mill Farm Allendale (Site 1)	Whilst a small scale development may be suitable, lack of access to the east of the site prevents housing.
6945	Land south of Shield Burn Allendale	Site is not considered deliverable due to topography constraints and large area of designated ancient woodland.
9098	Allendale First School	Operating school site which is not available for redevelopment for residential use, with no indication that it is to come forward. Wider site includes existing buildings and playing fields. Therefore not developable at the current time
9481	Portgate Farm Allendale 2	Parcel of land which is within an area of designated Ancient Woodland, relatively detached from settlement. Not suitable for residential development
9482	Portgate Farm Allendale 3	Greenfield site which is detached from settlement with a range of constraints identified which mean that development would not be appropriate.
9483	Portgate Farm Allendale 4	Small site located to the east of the village. Locational characteristics, constraints and setting mean site is not developable

Otterburn

SHLAA Ref	Site Name	Summary Reason for Discounting
2422c	Ray Estate, Otterburn	Flood risk associated with most of the site, potential use of northern part of the site for a highway improvement scheme, impacts of development on local setting and character being substantial.
2606	Otterburn Highways Depot	Not available for residential development, currently occupied.

Wark on Tyne

SHLAA Ref	Site Name	Summary Reason for Discounting
6788a	Park End Estate Wark - Site A	Small scale development may be appropriate and achievable to the south of the site. Larger scale development would be difficult to achieve and change the character of the area and would have an inappropriate impact on local character and setting. Potential for limited amount of development, following land to the south (6788b) in the long-term
2577	Land to N of Wark	Lack of safe access onto a busy road, near to the brow of a hill.

APPENDIX B: Discounted SHLAA Sites in Other Settlements

Service Villages where allocations have been sought to meet identified needs, but no realistic options identified:

- Bardon Mill, Henshaw and Redburn
- Gilsland
- Heddon-on-the-Wall
- Newbrough and Fourstones
- Ovingham
- Wylam

Sites in these settlements that were considered to be not currently developable, either due to being unsuitable for housing development as a result of site constraints or otherwise not considered to be achievable within the plan period, are set out below.

Bardon Mill, Henshaw and Redburn

SHLAA Ref	Site Name	Summary Reason for Discounting
2381	Site S of Scrogg Wood	Largely greenfield site in the countryside.
2483	Ridley Common Reservoir	Greenfield site outside of a settlement in the countryside.
2510	Ashcroft Farm	Close proximity of sewage treatment works - NWL objection and impact upon potential residents.
2541	Shankhead Farm, Bardon Mill	Greenfield site outside of a settlement in the countryside.
2542	Land to rear of The Forge, Tow House	Existing property in front of site prevents highway access, while could suffer significant noise from adjacent A69.
2570	Field near Scroggwood no.1194	Greenfield site in the countryside.
2571	Field to E of War Memorial	Topography prevents development, would present significant constraints to the provision of access roads.
2692	Land north of Wychwood Barn, Henshaw	Greenfield site outside of settlement in the countryside.
9526	Land to the West of Bardon Mill Pottery	Greenfield site to west of village that is located adjacent to the A69. The sloping topography and other constraints are considered to render any residential development unsuitable and unachievable. Not a developable site given this context

Gilsland

SHLAA Ref	Site Name	Summary Reason for Discounting
2036	26 Irthing Park	Highways, utilities and topography constraints.

Heddon-on-the-Wall

SHLAA Ref	Site Name	Summary Reason for Discounting
3580	Town Field	Heritage considerations, poorly related to the settlement. Green Belt designation is to be retained within emerging policy.
3582	Slacks Plantation, Lillibrigs (land rear)	A number of physical constraints, impeding or preventing housing development including access, topography and the presence of a pylon, neighbouring local nature reserve. Green Belt designation is to be retained within emerging policy.
3583	Heddon Banks Farm (land adj)	Access constraints and overall lack of capacity prevent significant housing. Green Belt designation is to be retained within emerging policy.
3584	Antonine Walk (land to rear)	Highways concerns regarding access through Valerian Avenue or Marius Avenue. Green Belt designation is to be retained within emerging policy.
3598	Bays Leap Farm (southwest)	Hadrian's Wall SAM and World Heritage Site run along the southern edge of the site, whilst topography would also make development difficult. Green Belt designation is to be retained within emerging policy.
3599	Great Hill (land adj), Bays Leap Farm (south southeast)	Heritage concerns, peripheral and poorly connected with the existing settlement. Green Belt designation is to be retained within emerging policy.
3600	Four Winds (land opp), Bays Leap Farm (south east)	Heritage concerns, peripheral location and poorly related to the village. Green Belt designation is to be retained within emerging policy.
3603	Houghton North Farm (north)	Close proximity to Hadrian's Wall SAM, significant access constraints. Green Belt designation is to be retained within emerging policy.
3604	Houghton North Farm (northeast)	Close proximity to Hadrian's Wall (SAM) to the north, a number of historic and natural environmental designations on and adjacent to site, significant highway and utility constraints. Green Belt designation is to be retained within emerging policy.
6862	Land south of Hexham	Highways constraints and mature trees on site. Green

	Road, Heddon on the Wall	Belt designation is to be retained within emerging policy.
6863	Land south of Heddon on the Wall	Highways constraints, impact on the landscape. Green Belt designation is to be retained within emerging policy.
6933	Land east of Heddon-on-the-Wall	Green Belt designation is to be retained within emerging policy, and lack of appropriate highways access.

Newbrough and Fourstones

SHLAA Ref	Site Name	Summary Reason for Discounting
2032	Church Field 2	Lack of safe access. Development would affect the setting of the listed church and change the character of the area. Green Belt designation is to be retained within emerging policy.
2072	Land east of Broadway	The existence of a Neolithic enclosure renders the site unsuitable for housing. Green Belt designation is to be retained within emerging policy.
2074b	East Fourstones (Site B)	Heritage considerations on site.
2075	South of Sidgate	Scheduled ancient monument in the SW of the site, while potentially nationally significant crop marks may preclude development on the much of the remainder. Green Belt designation is to be retained within emerging policy.
2346	Land at Sidgate	Lack of local highway capacity and appropriate access, loss of the open space would be detrimental to the area.
2472	Newbrough & Fourstones (1)	Archaeological constraints on site. Green Belt designation is to be retained within emerging policy.
2473	Newbrough & Fourstones (2)	Archaeological constraints on site. Green Belt designation is to be retained within emerging policy.
2474	Newbrough & Fourstones (3)	Flood risk issues and peripheral location. Green Belt designation is to be retained within emerging policy.
2476	Newbrough & Fourstones (5)	Green Belt designation is to be retained within emerging policy.
2477	Newbrough & Fourstones (6)	Green Belt designation is to be retained within emerging policy.
2478	Newbrough & Fourstones (7)	Green Belt designation is to be retained within emerging policy.
2532	Warden	Lack of appropriate access. Development would affect the character of the village. Green Belt designation is to be retained within emerging policy.
2537	Land at Sidgate Lane	Green Belt designation is to be retained within emerging

		policy.
2575	Land to south of Kiln Cottages	Green Belt designation is to be retained within emerging policy. Currently allocated for employment uses.
2576	Land at Newbrough - site 2	Greenfield site outside of settlement in the countryside.
2609	Land adjacent to Stanegate & Sidgate Lane	Green Belt designation is to be retained within emerging policy.
6857	Land south of cricket ground, Butt Bank, Newbrough	Green Belt designation is to be retained within emerging policy.
6858	Frankham Farm, Newbrough	Greenfield in the countryside.
6865	Church Room, Warden	Greenfield in the countryside.
6898	Boatside, Warden	Greenfield in the countryside. Green Belt designation is to be retained within emerging policy.
9257	Land near Boatside Inn	Within the Green Belt.
9258	Land to the south and west of Fourstones Substation	Within the Green Belt.
9265	East Fourstones Farm	Land at farmstead at the edge of the village within the Green Belt.
9420	Land at Butt Bank, Newbrough	Peripheral greenfield site within the Green Belt.
9435	Land to the North of Town Hall, Newborough	Greenfield site in rural settlement within the Green Belt, impact and context.

Ovingham

SHLAA Ref	Site Name	Summary Reason for Discounting
2440	Land to north of Dene Garth	Lack of highway capacity and appropriate access, poorly related to the settlement. Green Belt designation is to be retained within emerging policy.
2447	Bleach Green Farm	Within designated Green Belt, which is to be retained within emerging policy. Significant flood risk and highway constraints, poorly related to the settlement. Green Belt designation is to be retained within emerging policy'.
2642	North of Cemetery	Lack of highway capacity and appropriate access, poorly related to the settlement. Green Belt designation is to be retained within emerging policy.
6753	Land at Wellbrun	Greenfield Green Belt site west of the main settlement.

9321	Ovingham North of B2642	Greenfield land within the Green Belt to northern edge of the village, outside of the settlement.
9521	Land at Horsley Road, Ovingham	Site is unsuitable for development due to location within the Green Belt. Limitations regarding access and potential impacts on setting would render development inappropriate

Wylam

SHLAA Ref	Site Name	Summary Reason for Discounting
2490	Bythorne Farm, Wylam	Greenfield site outside of a settlement in the countryside.
2508	Wylam Hills Cottage	SW corner may not be developable due to flood risk. Green Belt designation is to be retained within emerging policy.
8000	Land to the East of Wylam	The scale of the site would significantly affect the character of the village and the openness of the landscape. Unlikely that the local highways have the capacity to support development of this scale with significant road improvements required. Lack of appropriate access. Green Belt designation is to be retained within emerging policy
8052	Land North of Wylam	Within the Green Belt, suitable access cannot be achieved and significant highway constraints.
9087	Wylam - land between Ovingham Road and Railway Line	Peripheral location within the Green Belt. A wide range of constraints including access and impact on setting.

APPENDIX C: Preferred Site Proformas - South East

South East Area Sites:

- I. Land at Crofton Mill, Plessey Road, Blyth (4570)
- II. Land at Sandringham Drive / Windsor Drive, Blyth (4671)
- III. Land at Lyndon Walk, Blyth (9546)
- IV. Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea (5059)
- V. Land north west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea (5129)
- VI. Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea (9052)
- VII. Whytrig Community Middle School, Western Avenue, Seaton Delaval (9507)
- VIII. Former Brickworks, Pitt Lane, Seghill (4602)
- IX. Land north-east of Park Road (south-east of Bridge Road), Lynemouth (9550)

Blyth

Site	Land at Crofton Mill, Plessey Road		
Reference	4570	Parish	Blyth CP
Settlement	Blyth	Land Type	Mostly Greenfield
Overall Site Area (ha) in SHLAA	2.08	Developable Area (ha) for Allocation	1.31
SHLAA Site Capacity	51 dwellings	Proposed LP Allocation	45-50 dwellings



SHLAA Assessment

Suitable In Part	Suitability established by granting of planning permission.
Available In Part	NCC owned site now with scheme now completed on part of site. Remaining element may come forward in longer term
Achievable In Part	A reserved matters application for part of the site is considered to be an enabling development for the rest of the site.

6-10 Years	NCC owned site. Scheme now completed on part of site for 28 homes (10/S/00587/REM), with remaining land having potential to deliver further development in the medium to longer term. Identified yield is appropriate given the urban location and the character of both recently completed and more established development adjacent			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	51	0	0	51
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
Within 400m	More than 2km	Within 800m	800m to 2km	Within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
Within 800m	800m to 2km	Within 800m	Within 2k	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
More than 500m	More than 500m	More than 500m	More than 500m	More than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
More than 500m	More than 500m	More than 5k	Not applicable	Not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Site	Land at Sandringham Drive		
Reference	4671	Parish	Blyth CP
Settlement	Blyth	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.13	Developable Area (ha) for Allocation	1.02
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30-35 dwellings



SHLAA Assessment

Suitable	Greenfield site within urban area with residential development and green space to surroundings. Water network reinforcement may be required. Non designated open space, open aspect should be retained. Access may need to be upgraded but there may be opportunity through development site to north.
Available	Availability confirmed through 2018 call for sites exercise and in the LP summer 2018 consultation. The education use reservation has been removed. The site is entirely within the control/ownership of the Blagdon Estate (September 2014)
Achievable	Site allocated for residential development. Lower value market area, with steady rates of recent delivery and moderate developer interest. Average

	prices in immediate area towards the higher range for settlement, being an attractive location. Potential site specific considerations (improvements to water infrastructure).			
6-10 Years	No significant barriers to impact upon delivery. Urban infill area. Yield not increased to retain element of openness. A scheme is expected to be brought forward by owners soon.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	0	0	35
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
Within 400m	More than 2km	Within 800m	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	Within 800m	Within 800m	Within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
More than 500m	More than 500m	More than 500m	More than 500m	More than 500m
SAC	SSSI	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
More than 500m	More than 500m	More than 5km	Not applicable	Within Site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Site	Land at Lyndon Walk		
Reference	9546	Parish	Blyth CP
Settlement	Blyth	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	0.43	Developable Area (ha) for Allocation	0.39
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10 dwellings

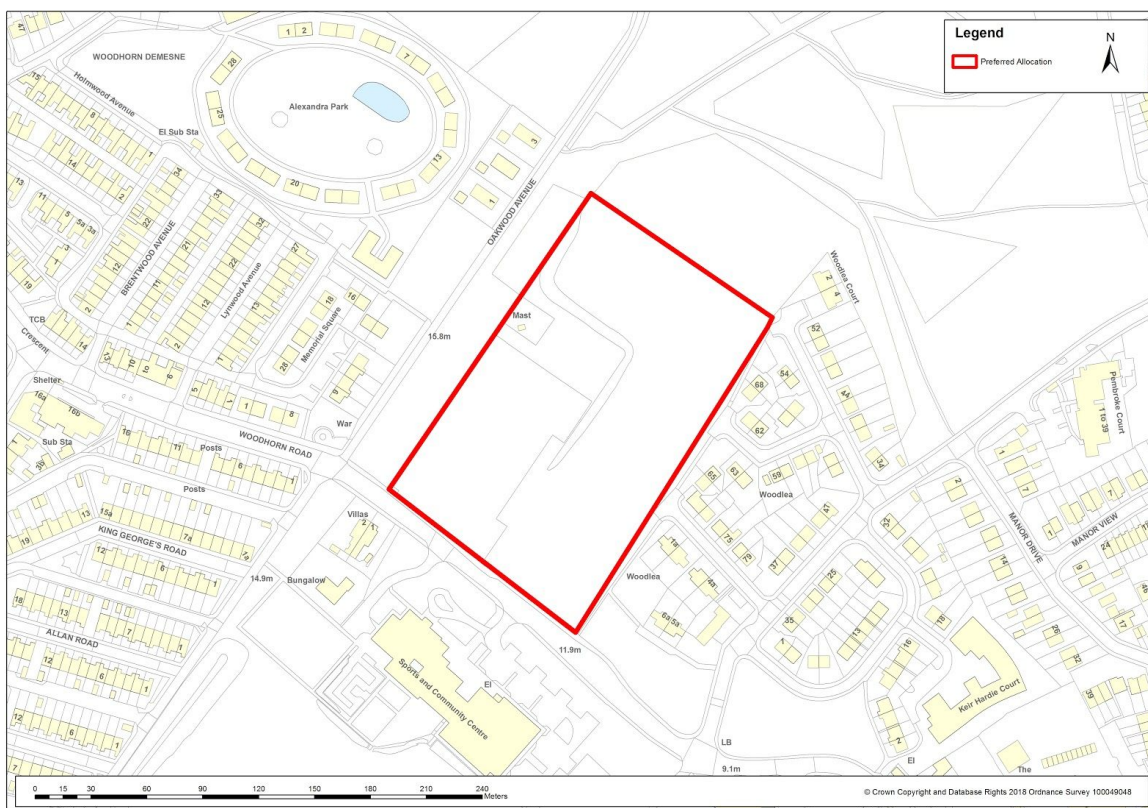


SHLAA Assessment	
Suitable	Brownfield site which is currently occupied by office units and two bungalows with the remainder of the site being taken up for car parking. Residential dwellings to north and east, with a school site to west and open space to south. Offers opportunity for redevelopment, although this will involve loss of existing housing prior to a new build - demolition and sites clearance will therefore be required. Access should be able to support development. Sustainable location being able to benefit from proximity to existing services and facilities within the town.
Available	Whilst currently occupied the site it is known that the site is being considered for a potential redevelopment scheme within the short-term and availability is therefore envisaged if progressed. Site has been identified as having potential for specialist residential accommodation

Achievable	Lower value market area, with high rates of recent delivery and moderate developer interest. Costs will be impacted by the need for demolition and clearance however these issues should not be preventative to a redevelopment scheme			
6-10 Years	Opportunity for redevelopment of a brownfield site within the urban area. Once existing buildings are cleared there should be no impediment to delivery, with known interest in taking forward a scheme			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	within 800m	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	800m to 2km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Newbiggin-by-the-Sea

Site	Moorside First School		
Reference	5059	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	2.39	Developable Area (ha) for Allocation	1.79
SHLAA Site Capacity	66 dwellings	Proposed LP Allocation	66 dwellings

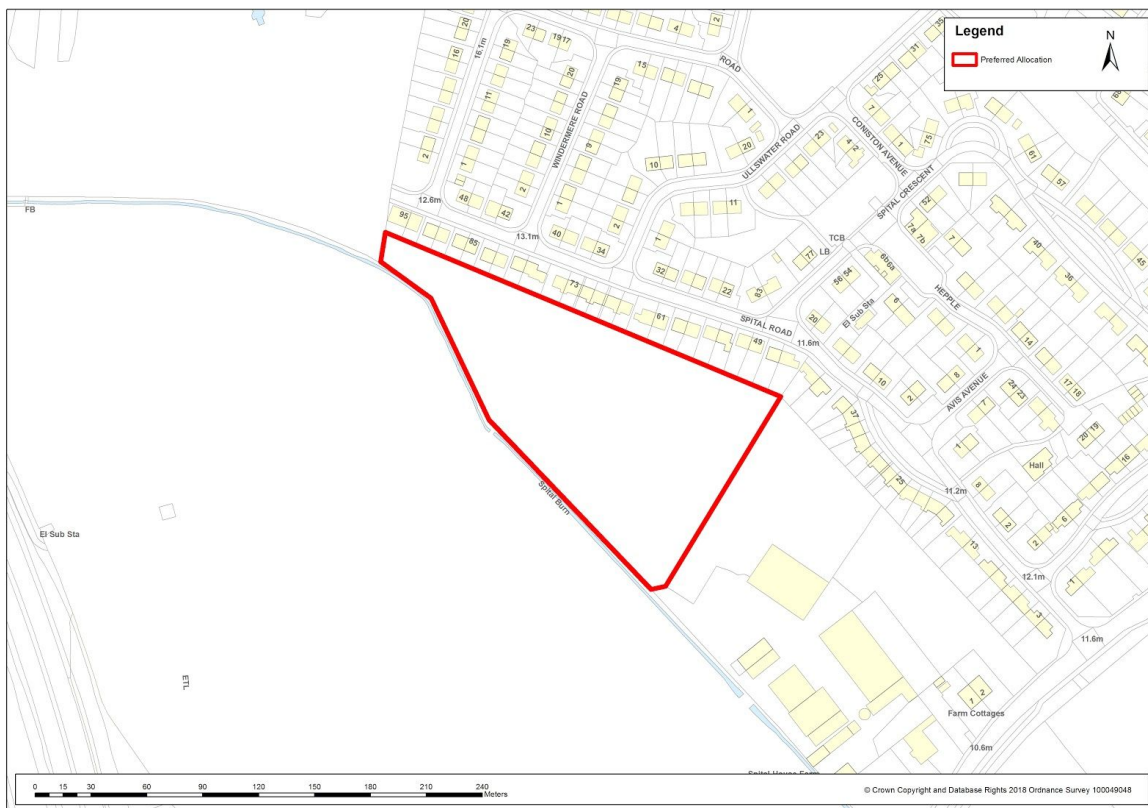


SHLAA Assessment

Suitable	Mixed former school site within residential area of Newbiggin-by-the-Sea, now cleared. Suitable for housing. Greenfield and scrubland to north east. A public sewer crosses the site. Access and service provision unlikely to be restrictive given location. Opportunity for redevelopment of brownfield land within the town
Available	Availability confirmed through 2018 call for sites exercise. NCC-owned site, surplus to requirements with sale being progressed in Jan 2017. Advance Northumberland to develop scheme and application for development now under consideration

Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. No abnormal costs likely, with former buildings demolished and site already having been cleared			
6-10 Years	No prohibitive barriers to delivery once market conditions improve. NCC owned site, currently in the process of being sold for residential development, with scheme to be progressed by Advance Northumberland. Latest yield revised to reflect planning application submitted in October 2016 and pending consideration - 16/03954/FUL for 66 homes			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	66	0	0	66
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	2km to 5km	2km to 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

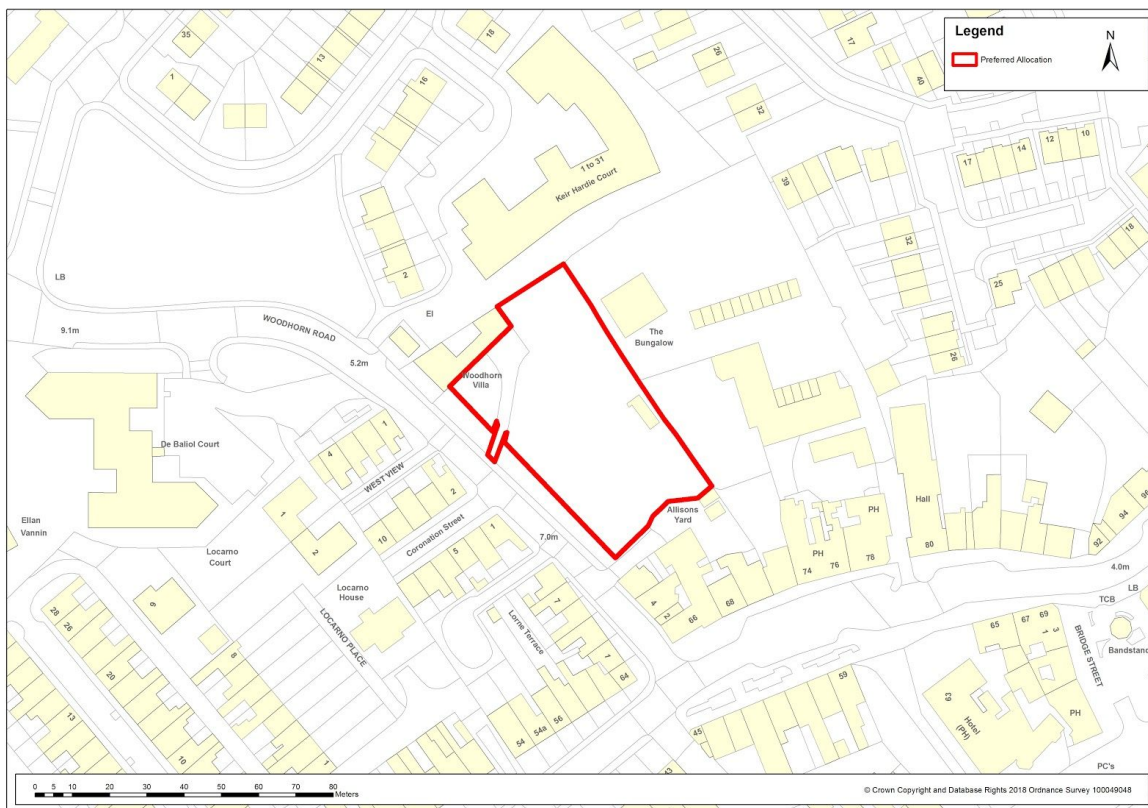
Site	Land north west of Spital House Farm		
Reference	5129	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.62	Developable Area (ha) for Allocation	1.46
SHLAA Site Capacity	36 dwellings	Proposed LP Allocation	20 to 35 dwellings



SHLAA Assessment	
Suitable	Greenfield site to south west of settlement, adjacent to existing housing. No direct highway access - dependent upon delivery of SHLAA site 5115 to connect to highway. Central access point of 5115 can support additional dwellings on this site and this parcel is currently subject to an application. Sewage works to the south east. Suitable on delivery of site to south and could come forward as a later stage as part of a wider scheme
Available	No known constraints to availability. This site and 5115 are in the same ownership allowing highway access to be achieved.
Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those

	for settlement. Potential site specific considerations (highway and access improvements) but access solution through adjacent site (5115) means this is not prohibitive. Reliance questions standalone achievability.			
11-15 Years	Lack of highway access currently prevents development but could be developed in conjunction with SHLAA site 5115 which would connect it to the highway. No prohibitive barriers to delivery if site 5115 comes forward. Timescales for development reflect such a programme			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	36	0	36
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	800m to 2km	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	800m to 2km	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Site	Site Adjacent To Arts Centre Newbiggin-By-The-Sea		
Reference	9052	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.26	Developable Area (ha) for Allocation	0.26
SHLAA Site Capacity	13 dwellings	Proposed LP Allocation	12 to 15 dwellings



SHLAA Assessment	
Suitable	Greenfield site within the existing urban area, surrounded by established development. Located within conservation area. Relationship with adjacent employment land to east will need to be considered in formulating a suitable scheme. Access likely to be to A197 - will need further investigation although capacity unlikely to be limiting. Likely to offer a suitable location for an infill development if identified matters can be mitigated
Available	Recent application for residential scheme supports availability for redevelopment
Achievable	Lower value market area with relatively low rates of recent delivery and modest developer interest. Unlikely to be any significant constraints to achievability

	although works to enable suitable access should be taken into account			
6-10 Years	Site within existing town and there are no significant barriers to delivery. Previous application withdrawn but yield reflects a revised proposal which is expected to come forward, with delivery based on SHLAA methodology.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	15	0	0	15
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	2km to 5km	2km to 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	100m to 500m	100m to 500m	100m to 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Within a conservation area, but no significant barriers to development			

Seaton Valley Settlements

Site	Former Whytrig Community Middle School		
Reference	9507	Parish	Seaton Valley CP
Settlement	Seaton Delaval	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.28	Developable Area (ha) for Allocation	1.15
SHLAA Site Capacity	35 dwellings	Proposed LP Allocation	35 to 45 dwellings



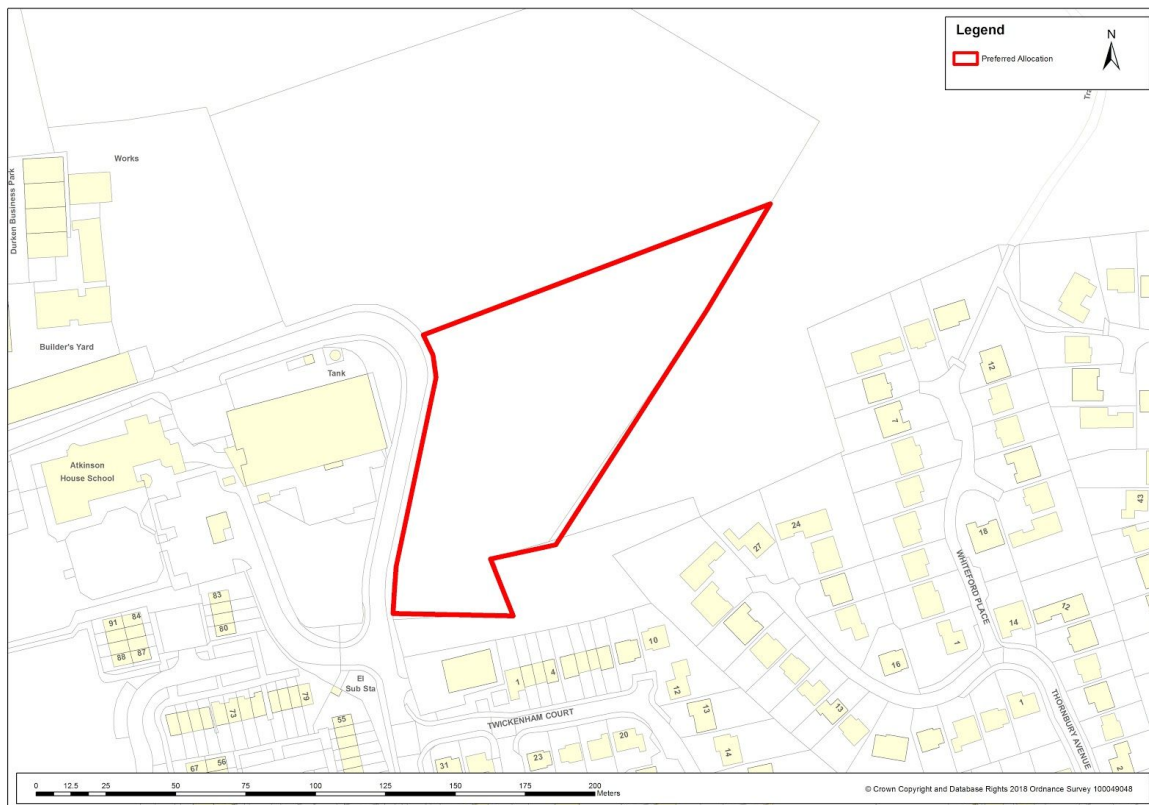
SHLAA Assessment

Suitable

Site of former middle school, now cleared, comprising footprint of former buildings and areas of hardstanding. Established residential development to the north and east. First School directly to south with playing fields and open space to the west. Provision of services and highways unlikely to be a prohibitive constraint but provision of suitable access would need to be confirmed - likely to be from Western Avenue rather than A192. Sustainable location, with good access to existing services and facilities. Offers an excellent opportunity for redevelopment of a cleared brownfield site within the urban area.

Available	Former school buildings and facilities have now been cleared and there are no obstacles apparent, with it understood that the site is available for redevelopment			
Achievable	Medium value market area, with high rates of recent delivery and strong developer interest. Cleared brownfield site and there should be no major obstacles to development			
6-10 Years	Brownfield former school site within the settlement which has been cleared. No major constraints to development are highlighted to prohibit development. Indicative yield and timescales for development reflect methodological approach			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	0	0	35
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	2km to 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Site	Former Brickworks, Pitt Lane		
Reference	4602	Parish	Seaton Valley CP
Settlement	Seghill	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.52	Developable Area (ha) for Allocation	0.78
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	20 dwellings



SHLAA Assessment

Suitable In Part	Former brickworks site, now cleared and covered with rough grassland. Woodland surrounds to the north and east of site, residential to south. Site is within allocated employment land, however is proposed for de-allocation in emerging policy. Potential contamination from former use, remediation may be required. Good highway access to south. Water main/sewer cross site. Impact upon Seaton Burn will need consideration. Northern part of site is impacted by mineshafts and would not be suitable but the southern part of site offers scope for a scheme of a reduced scale
Available In Part	Local authority owned site surplus to requirements and identified as having potential to deliver affordable housing. Part of site may be required as mitigation land for adjacent school site, providing a car park. Currently subject to application for available element of site

Achievable In Part	Site proposed de-allocation from employment use. Medium value market area, with high rates of recent delivery and strong developer interest. Average prices in immediate area towards the slightly higher range for settlement, being an attractive location. Potential site specific considerations (site remediation, potential diversion/easement of existing water main/sewer, environmental mitigation - Seaton Burn). Employment land allocation could affect marketability (although de-allocation proposed). Potential abnormal costs arise from remediation but not considered prohibitive to a scheme of reduced scale and yield			
6-10 Years	No prohibitive barriers to delivery though contamination from former uses may be a factor. NCC owned site, identified as having potential to deliver affordable housing scheme, with slightly reduced yield probably fitting to recognise a smaller developable area, the setting and constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	20	0	0	20
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	800m to 2km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	2km to 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Former brickworks, mineshafts on northern part of site have informed reduced developable area.			

Lynemouth

Site	Land north-east of Park Road		
Reference	9550	Parish	Lynemouth
Settlement	Lynemouth	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	4.48	Developable Area (ha) for Allocation	3.36
SHLAA Site Capacity	101 dwellings	Proposed LP Allocation	70-100 dwellings



SHLAA Assessment

Suitable	<p>Greenfield site to the south eastern edge of Lynemouth. Former colliery land and utilised for agriculture. Outside of the settlement boundary. Residential development lies to west with a mix of open land and reclaimed land to the east. A caravan storage yard sits immediately adjacent to the south-east. Parts of site subject to vegetation coverage. Land previously part of wider Lynemouth Colliery site. Contamination is likely across the wider area and would have to be further investigated and appropriately mitigated. Highway infrastructure would be likely to need investment, including providing suitable access from Park Road.</p>
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Available	Part of wider site 9441 identified through the 2018 call for sites process but with preference for retail, leisure and/or community uses.			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. A range of site specific issues are identified which will impact upon development costs. This includes need for mitigation of any contamination, as well as providing necessary infrastructure to support a development.			
6-10 Years	Parcel of greenfield land to the edge of the settlement. Subject to overcoming locational characteristics and constraints, residential development may be appropriate.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	66	0	101
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
Within 400m	More than 2km	800m to 2km	2km to 5km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
Within 800m	Within 800m	Within 800m	More than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
More than 500m	100m to 500m	100m to 500m	More than 500m	More than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
More than 500m	More than 500m	800m to 2km	Not applicable	Not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

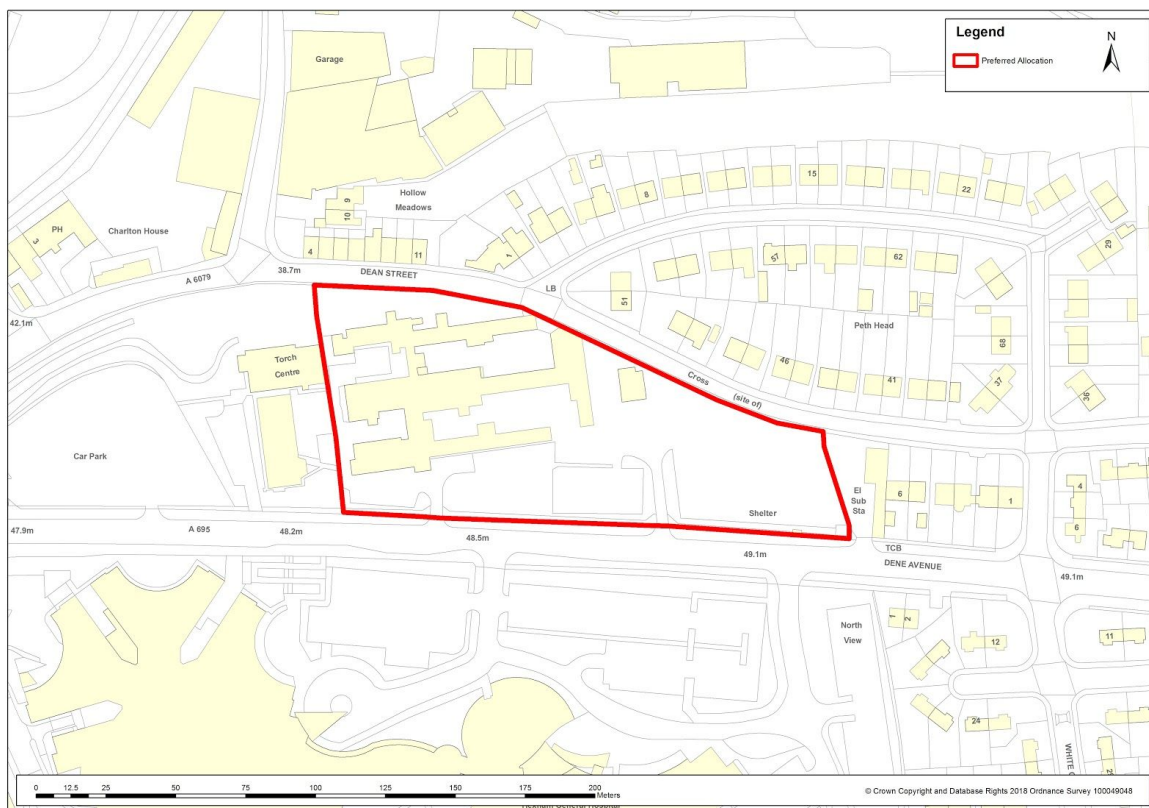
APPENDIX D: Preferred Site Proformas - Central

Central Area Sites:

- I. Former Workhouse and Hospital land at Dean Street, Hexham (2345)
- II. Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)
- III. Telephone Exchange, Gaprigg, Hexham (2615/2616)
- IV. Former Police Houses, Fairfield, Hexham (9551)
- V. Prospect House, Hallgate, Hexham (2739)
- VI. Land west of Station Road, Hexham (9104)
- VII. Graves Yard behind Army Reserve Centre, Temperley Place, Hexham (9138)
- VIII. Priestpopple County Buildings, Maiden's Walk, Hexham (9137)
- IX. Land west of West Road Cemetery, West Road, Prudhoe (2546)

Hexham

Site	Former Workhouse and Hospital land, Dean Street		
Reference	2345	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.15	Developable Area (ha) for Allocation	1.04
SHLAA Site Capacity	81 dwellings	Proposed LP Allocation	80 to 85 dwellings



SHLAA Assessment

Suitable	Hospital site close to town centre, with numerous stone buildings and car parking. Located in conservation area. Existing buildings have conversion potential, also new build possible. Good direct highway access to south. Water main crosses site. Archaeological site - base of eastern sanctuary cross of Hexham Priory.
Available	Availability of site and proposed allocation through the Local Plan process has been supported by landowner as part of submission in the LP summer 2018 consultation process. Part of the site is occupied by uses related to the hospital but in the longer term it is likely to become available. Other buildings are vacant.

Achievable	Site allocated for residential development. High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive town centre location within a conservation area. Potential site specific considerations (conversion of existing buildings if this is progressed, archaeology, and diversion/easement of existing water main). Landowner indicates that a potential yield greater than that identified through the Local Plan process could be fitting for the site - potential for further development in the medium to long-term beyond the 30-40 currently identified for allocation recognising urban location and particularly if a flat/apartment scheme is proposed			
6-10 Years	Site identified for residential development within both the draft Local Plan and neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome and a residential scheme can be delivered, although it is likely to offer opportunity in the medium to longer term. Landowner is looking to bring forward the site for residential development with identified yield of 30-40 units considered to represent a minimum. Further capacity considered to be possible in the longer-term with the site likely to be appropriate for an apartment scheme, offering a chance for increased density of development			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	81	0	0	81
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-

Heritage	Within a conservation area. Archaeological site - base of eastern sanctuary cross of Hexham Priory. Potential for conversion of existing buildings.

Site	Burn Lane Bus Depot (East)		
Reference	2040	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.40	Developable Area (ha) for Allocation	0.36
SHLAA Site Capacity	12 dwellings	Proposed LP Allocation	10 to 15 dwellings



SHLAA Assessment

Suitable	<p>Bus depot site within a mixed use area of Hexham, consisting of large shed, outbuildings and car park. Cockshaw Burn adjacent to site to east - located in flood zone 3 at high risk of flooding. Site clearance required, potential contamination from fuel storage. Grade II listed house of correction in south east corner of site - will need retention and its setting protecting.</p> <p>Redevelopment could potentially be progressed a part of a group of adjacent sites (2040, 3628 and 9136). A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development.</p>
Available	<p>The site is currently occupied by a bus depot, though it has been indicated that the site can be made available for be available for redevelopment in the medium to longer term. Submitted through the 2018 call for sites process for</p>

	housing . Bus depot would need to be relocated prior to redevelopment			
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area towards slightly lower range for settlement. Site specific considerations (demolition, site clearance and remediation, flood risk mitigation, net developable area/yield reduced due to listed building). Potential abnormal costs through site clearance and remediation of contamination, along with implementing measures to mitigate flood risk (zone 3) could impact viability. Close proximity of adjacent employment/industrial sites may impact upon marketability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location. Existing bus depot would require relocation			
11-15 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town. Constraints are identified but it is considered that these can be overcome and, although not immediately deliverable, would offer an opportunity in the medium to longer term following relocation of the bus depot			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	12	0	12
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
400m to 800m	800m to 2km	within 800m	800m to 2km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	2.8%	42.1%	-
Heritage	Grade II listed house of correction in south east corner of site - will need retention and its setting protecting.			



Site	Site on Chareway Lane (Central)		
Reference	9136	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.31	Developable Area (ha) for Allocation	0.28
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	8 dwellings

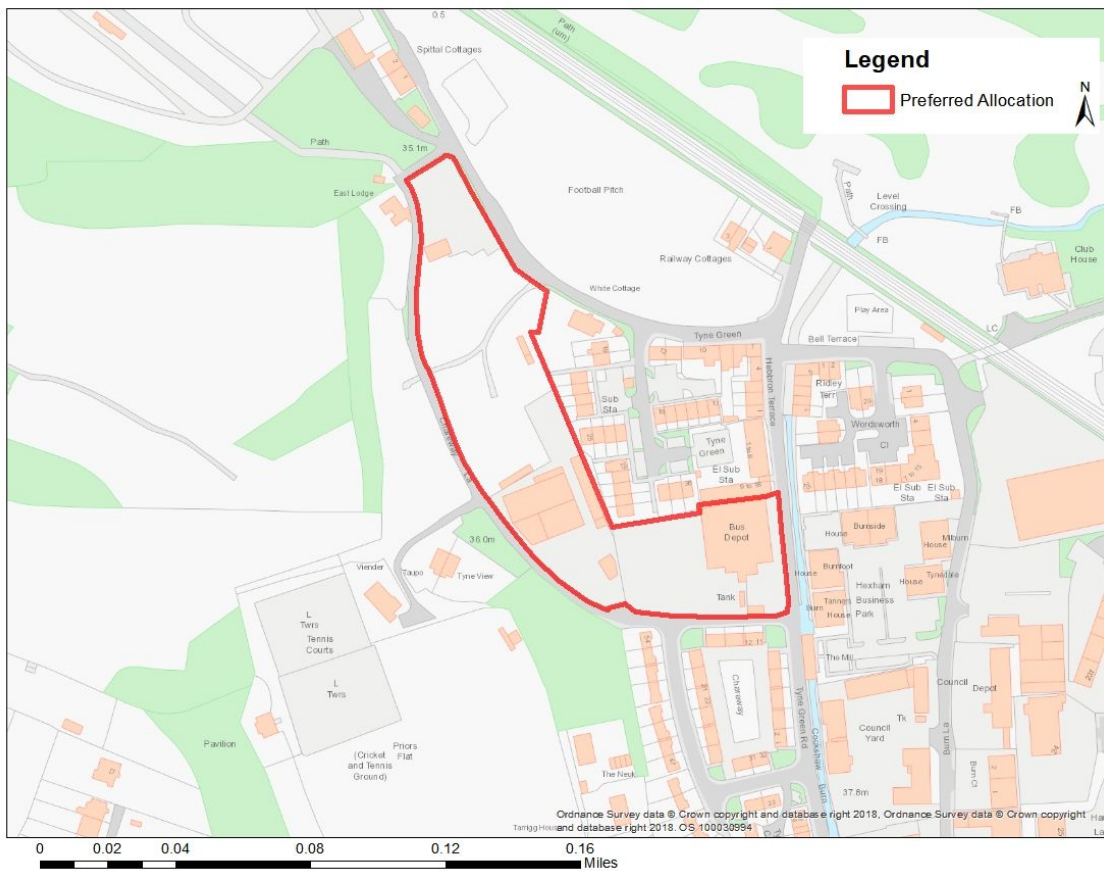


SHLAA Assessment

Suitable	Brownfield land within a mixed use area of Hexham, consisting of warehouse, other associated buildings and hardstanding. Provision of services unlikely to present an obstacle to development although safe highway access would require further investigation. Site clearance would be required, potential contamination may need remediation. Redevelopment could potentially be progressed a part of a group of adjacent sites (2040, 3628 and 9136). A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development.
Available	Operational businesses occupy site, with no indication of relocation at the current time, and therefore it is not available for redevelopment in the

	immediate term. However, potential for longer-term redevelopment in combination with adjacent sites 2040 and 2628.			
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Need to relocate existing business, along with subsequent demolition and potential remediation site could impact on costs.			
11-15 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town. However there is no indication of availability at the present time. See also adjacent land (2628)			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	8	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
400m to 800m	800m to 2km	within 800m	800m to 2km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Site	Land at Chareway (North)		
Reference	2628	Parish	Hexham CP
Settlement	Hexham	Land Type	Mostly Greenfield
Overall Site Area (ha) in SHLAA	1.10	Developable Area (ha) for Allocation	0.59
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30 dwellings



SHLAA Assessment

Suitable In Part	Largely greenfield, sloping caravan site to the NW of Hexham. Part of site located in flood zones 2/3. Sewer crosses site. Site accessible via narrow Chareway Lane through the middle of the site. The lane and junction as is cannot support housing development. 2018 CfS submission response suggests there are a number of opportunities for safe vehicular access. Redevelopment could potentially be progressed as part of a group of adjacent sites (2040, 3628 and 9136).
Available	Availability confirmed through 2018 call for sites exercise.
Achievable	Significant constraints regarding highways and topography would need to be overcome.

11-15 Years	Site identified for residential development within the neighbourhood plan, offering a chance for the development of brownfield land within the town.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	30	0	30
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
400m to 800m	800m to 2km	within 800m	800m to 2km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	34.2%	10.9%	-
Heritage	No known issues			

Site	Telephone Exchange, Gaprigg (East)		
Reference	2615	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.21	Developable Area (ha) for Allocation	0.21
SHLAA Site Capacity	9 dwellings	Proposed LP Allocation	8 to 10 dwellings



SHLAA Assessment

Suitable	Car park and outbuildings relating to adjacent telephone exchange (SHLAA site 2616). Surrounded by established residential development. Narrow frontage to site makes access difficult - better if combined with adjacent site and it is considered that they could come forward as a wider development. Grade II listed walls of footpath, conservation area to north, and two tree preservation orders close to site. Redevelopment of a brownfield sites within the town
Not Available	Site relates to occupied telephone exchange on adjacent site. Not currently available but it has been suggested that this could change over the plan period and it would be available in the longer-term

Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location just outside a conservation area. Potential site specific considerations (Site clearance, highway access (something that could affect standalone achievability), impacts upon grade II listed features). Potential abnormal costs include site clearance.			
11-15 Years	Site identified for residential development within the neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Likely to be delivered as part of wider scheme (sites 2615 and 2616). Timescales reflect current availability			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	9	0	9
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	Grade II listed walls of footpath, conservation area to north, and two tree preservation orders close to site.			

Site	Telephone Exchange, Gaprigg (West)		
Reference	2616	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.30	Developable Area (ha) for Allocation	0.30
SHLAA Site Capacity	12 dwellings	Proposed LP Allocation	10 to 15 dwellings



SHLAA Assessment

Suitable	Telephone exchange site, containing a substantial office building, located close to town centre and conservation area. Development could encompass adjacent land (2615) as part of wider scheme. Site clearance required. Sewer crosses site. Direct highway access available - could also provide access for adjacent SHLAA site 2615. Tree preservation orders close to site. Opportunity for brownfield redevelopment within the existing urban area
Not Available	Operating telephone exchange occupies the site. Not currently available but it has been suggested that this could change over the plan period and it would be available in the longer-term
Achievable	High value market area with a latent demand for housing delivery and very

	strong developer interest. Average prices in immediate area broadly in line with settlement. Site specific considerations (demolition and site clearance, diversion/easement of sewer, highway and access improvements, environmental mitigation). Potential abnormal costs from demolition, given scale of existing buildings, could impact viability.			
11-15 Years	Site identified for residential development within the neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Likely to be delivered as part of wider scheme (sites 2615 and 2616). Timescales reflect current availability			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	12	0	12
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	Close to conservation area.			

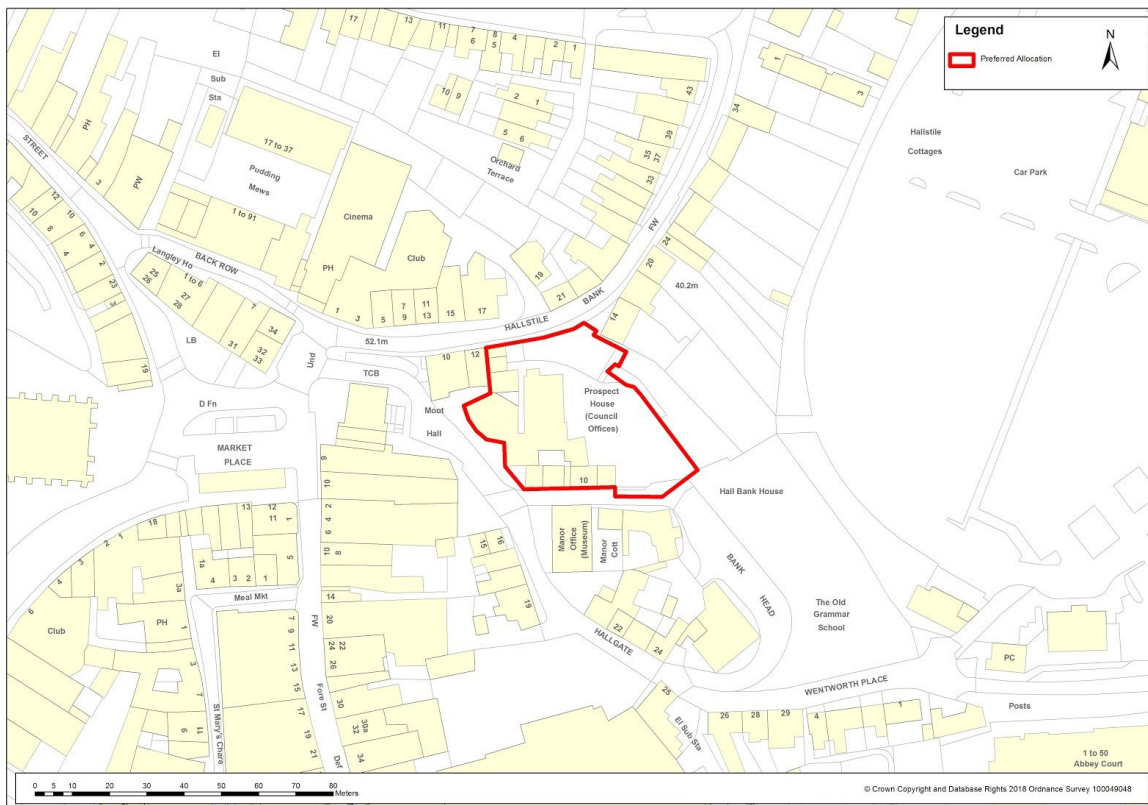
Site	Former Police Houses Fairfield Tynedale Terrace		
Reference	9551	Parish	Hexham
Settlement	Hexham	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	1.07	Developable Area (ha) for Allocation	0.96
SHLAA Site Capacity	29 dwellings	Proposed LP Allocation	8-13 dwellings



SHLAA Assessment	
Suitable	Cul-de-sac of existing police houses (14 semi-detached dwellings with large gardens) with parking hardstanding and incidental open spaces to the rear of Hexham police station, considered suitable for potential higher density redevelopment close to the town centre.
Available	Site identified in the emerging neighbourhood plan as being an opportunity for redevelopment to provide additional housing close to the centre of Hexham. Currently 'under offer'.
Achievable	High price level area, attractive location. Site clearance costs may be only constraint.
6-10 Years	Existing low density former police houses site currently 'under offer' for

	potential more intensive redevelopment. No constraints to delivery once site cleared.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	15	0	0	15
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	800m to 2km	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	800m to 2km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Site	Prospect House (Council Offices)		
Reference	2739	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.18	Developable Area (ha) for Allocation	0.18
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10 to 18 dwellings



SHLAA Assessment

Suitable	Site occupied by attractive office buildings and a car park. Located in town centre, and within the conservation area. Listed heritage assets on site and a SAM lies immediately to the south. Buildings may be suitable for conversion. Highway access is via narrow road off Hallgate - limits scale of residential development that is likely to be appropriate.
Available	Local authority owned site surplus to requirements. Available for housing and now subject to an application
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive town centre location within a conservation area. Potential site specific considerations (site clearance or

	conversion, access may limit scale of development). Potential abnormal costs may arise from heritage issues and need for conversion but unlikely to be prohibitive			
6-10 Years	The existing buildings could be converted to residential use, with the retention of car parking space to the rear, as long as highway access is considered acceptable. No significant barriers to delivery. Attractive town centre location			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	0	0	10
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	Listed heritage assets on site and a SAM lies immediately to the south.			

Site	Land West of Station Road		
Reference	9104	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.42	Developable Area (ha) for Allocation	0.38
SHLAA Site Capacity	11 dwellings	Proposed LP Allocation	10 to 15 dwellings



SHLAA Assessment

Suitable	Brownfield site on edge of town centre, currently occupied by existing businesses with a number of buildings in situ. Provision of services unlikely to present an obstacle to development although safe highway access to Priestpople and/or Station Road would require further consideration. Located within conservation area. Demolition and site clearance would be required prior to redevelopment. If identified constraints can be mitigated then likely to offer a suitable location for housing development within the urban area
Not Available	Operational business occupies site and therefore site is not immediately available for redevelopment. However it is known that alternative options are currently being explored for the use of the site
Achievable	High value market area with a latent demand for housing delivery and very

	strong developer interest. Site specific issues relating to access and the demolition of existing buildings and site clearance could impact on costs but are unlikely to be prohibitive given the attractive location. Timescales reflect need for relocation of existing use			
6-10 Years	Brownfield land within the settlement which is not immediately available. Despite this it is considered that there may be scope in the future for redevelopment, although this is likely to be in the longer term. Yield based on methodological approach at a slightly uplifted capacity given the edge of town centre location			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	11	0	0	11
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Located within conservation area.			

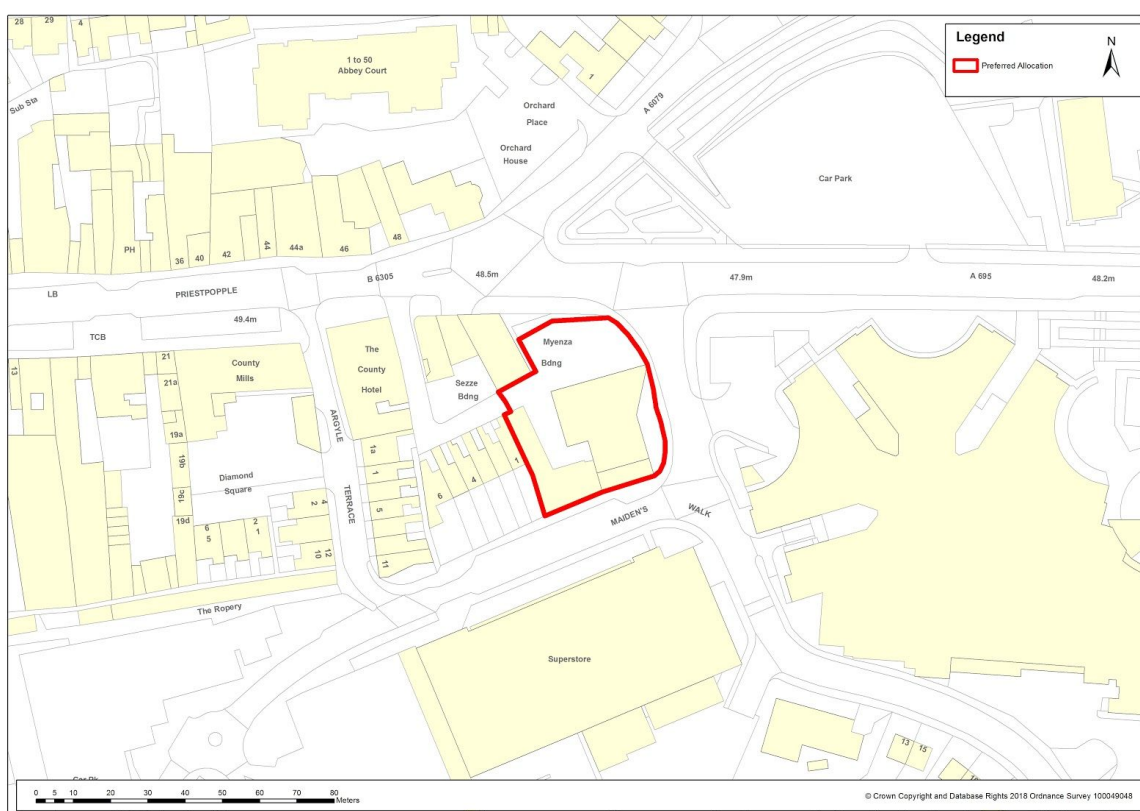
Site	Graves Yard behind Army Reserve Centre		
Reference	9138	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.18	Developable Area (ha) for Allocation	0.18
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5 to 8 dwellings



SHLAA Assessment	
Suitable	Brownfield site on edge of town centre, occupied by a range of buildings and storage facilities relating to operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development. Highway access will need further consideration. Clearance of site would be required with remediation also potentially needed. Offers a suitable location but a number of factors and constraints would have to be addressed
Not Available	Operational businesses occupy site and it is not immediately available for redevelopment. However highlighted through 2018 call for site process so could be progressed in the medium to longer term
Achievable	High value market area with a latent demand for housing delivery and very

	strong developer interest. Site specific matters relating to redevelopment may have a bearing on costs through the requirement for site clearance and potential remediation of site to deal with issues arising from current uses			
6-10 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Timescale reflects the identified issues			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	800m to 2km	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	Located within a conservation area.			

Site	Priestpopple County Buildings		
Reference	9137	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.16	Developable Area (ha) for Allocation	0.16
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5 to 8 dwellings



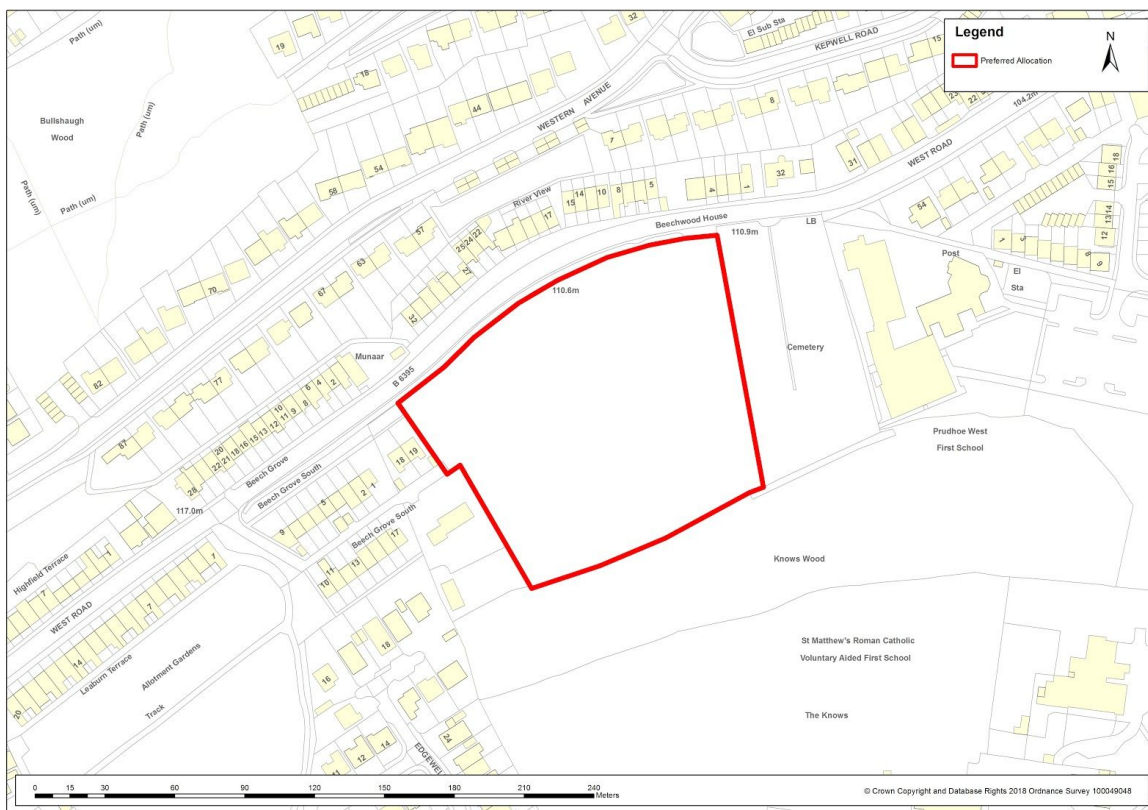
SHLAA Assessment

Suitable	Brownfield site on edge of town centre and occupied by a range of established buildings and operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development although safe highway access would be a primary concern given location and would require further investigation. Offers a suitable location but a number of factors and constraints would have to be overcome in developing a scheme
Not Available	Operational businesses occupy site and therefore it is not immediately available for redevelopment. However highlighted through 2018 call for site process so could be progressed in the medium to longer term

Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Requirement to relocate existing business, along with subsequent demolition, could impact on costs but would not be prohibitive			
6-10 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Timescales reflect availability and identified constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Located within a conservation area.			

Prudhoe

Site	Land adjacent West Road Cemetery, Prudhoe		
Reference	2546	Parish	Prudhoe CP
Settlement	Prudhoe	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.48	Developable Area (ha) for Allocation	1.33
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	20 to 30 dwellings



SHLAA Assessment	
Suitable In Part	Greenfield site within existing urban area, with existing residential development to west. Significant vegetation coverage to southern boundary. The site is elevated above West Road making it difficult to achieve appropriate sight lines at an access point. Provision of a suitable access will significantly reduce the developable area of the site. Designated open space. Restricted water capacity. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.
Available	Submitted through the 2018 call for sites process for housing and also

	identified for allocation within the draft Local Plan in summer 2018. Local authority owned site that has been previously under consideration for affordable housing scheme.			
Achievable In Part	Medium value market area, with strong rate of recent delivery and high levels of developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (highway and access improvements, net developable area/yield reduced if element of open space retained and also due to highway constraints, restricted water capacity). Potential abnormal costs through design/engineering measures, if areas of sloping topography are developed, could impact viability - although unlikely to be prohibitive as long as development of a reduced scale/area is progressed. Despite site-specific constraints, if the issues can be overcome it is likely to offer an achievable location for a residential scheme of a reduced yield and area			
6-10 Years	Topography and the ability to achieve an appropriate access are the main constraints to delivery. Yield reflects these constraints and a reduced developable area. NCC owned site, which has been considered for an affordable housing scheme in longer term.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	30	0	0	30
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			



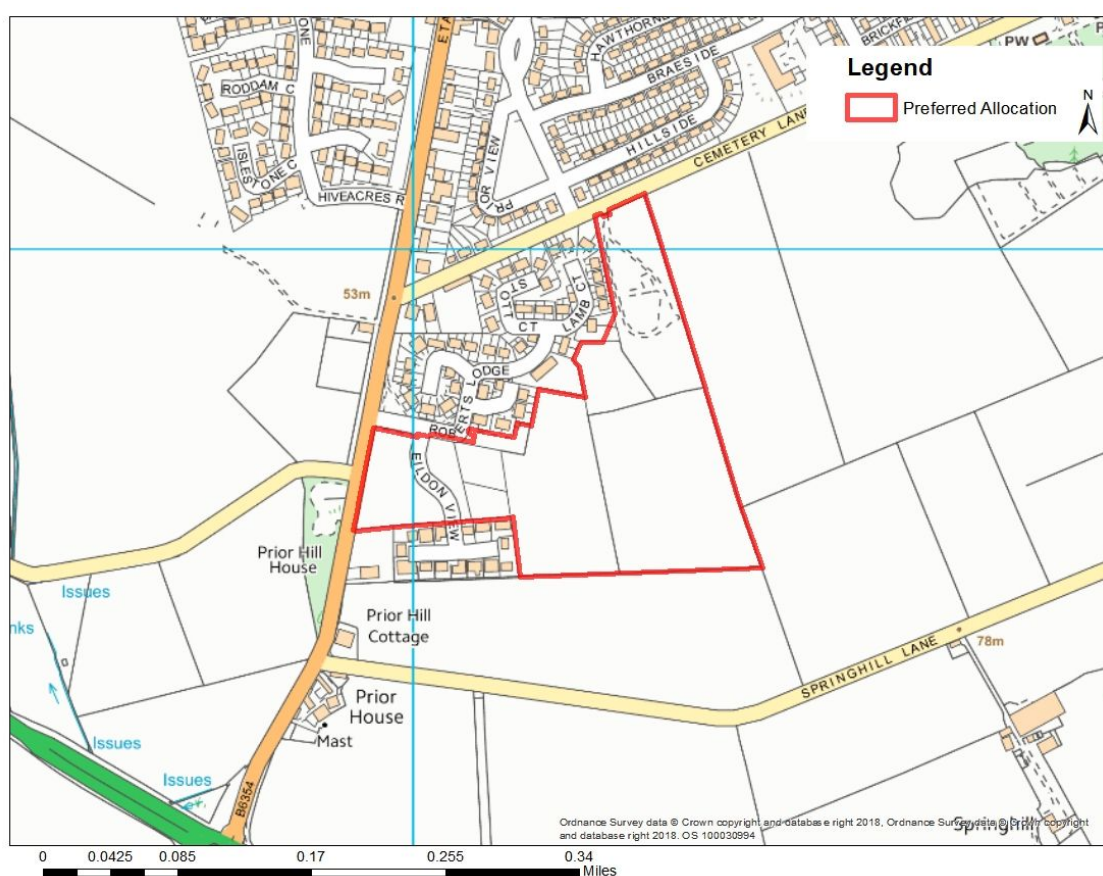
APPENDIX E: Preferred Site Proformas - North

North Area Sites:

- I. Land east of Etal Road, Fildon View and south of Cemetery Lane, Tweedmouth (Robert's Lodge (1055/6769))
- II. Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth (1116)
- III. Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth (8068)
- IV. Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed (9552)
- V. Land east of Broad Road, North Sunderland / Seahouses (6751)
- VI. The Glebe Field, north of West Street, Norham (1074)

Berwick-upon-Tweed

Site	Land east of Etal Road, Tweedmouth (Robert's Lodge)		
Reference	1055	Parish	Berwick CP
Settlement	Tweedmouth	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	3.32	Developable Area (ha) for Allocation	2.49
SHLAA Site Capacity	50 dwellings	Proposed LP Allocation	50 to 60 dwellings

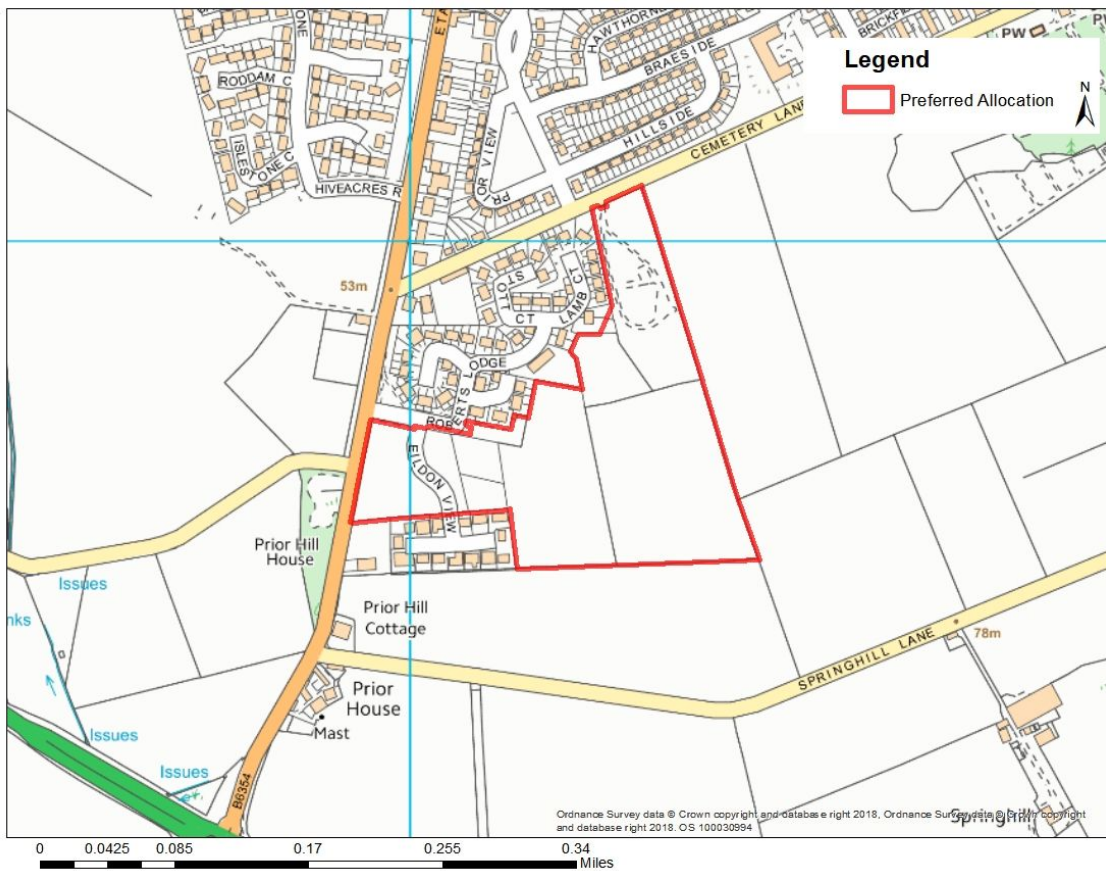


SHLAA Assessment

Suitable	Visual, elevated greenfield site with significant topography changes. South west corner of site is open space. Adoptable standards required for roads. Potential for link with Cemetery Lane in conjunction with SHLAA 6769 in same ownership. Restricted water capacity.
Available	NCC owned site. Part of site is subject to a grazing licence. Available for development

Achievable	High-market price levels. Development costs may be significant due to topography. Lower yield and density of development considered appropriate.			
6-10 Years	No prohibitive barriers to delivery of the site in conjunction with adjacent site 6769 in the same ownership. Lower yield reflects topography and need to retain open space, reducing the developable area. Site previously allocated for housing. Recent interest shown in developing the site and has been considered for provision of affordable housing scheme.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	50	0	0	50
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Site	Land east of Eildon View, Tweedmouth		
Reference	6769	Parish	Berwick CP
Settlement	Berwick-upon-Tweed	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	3.62	Developable Area (ha) for Allocation	2.72
SHLAA Site Capacity	100 dwellings	Proposed LP Allocation	50 to 100 dwellings

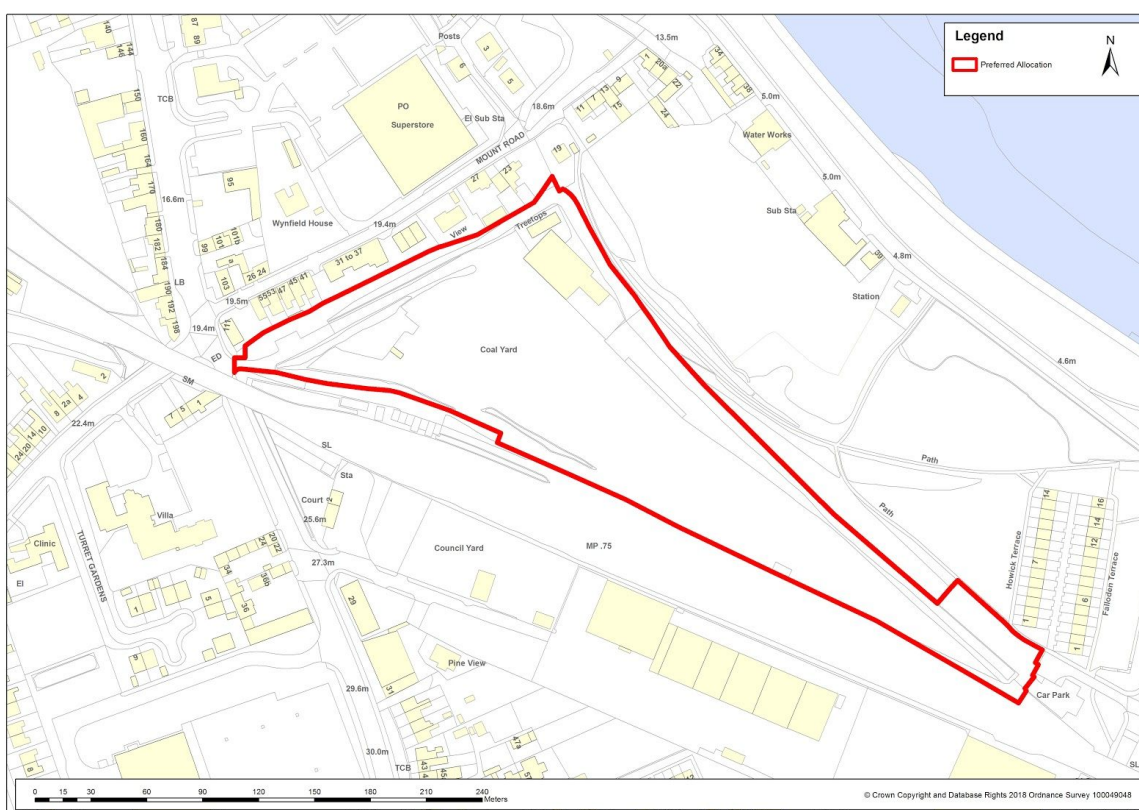


SHLAA Assessment

Suitable In Part	Greenfield site to south of Tweedmouth. Residential development to north and south west with agricultural land to east and south. Potential for delivery alongside adjacent land (site 1055) with access to Etal Road in conjunction with this site. Very steep highways access and site of varying elevations. Development would have significant impact on views from NW and would be in horizon on southern edge. Suitable but likely to be focused on a reduced developable area and with a lower yield, in support of site 1055
Available	NCC owned, proposed for affordable housing. Latest information suggests that the proposal is on hold awaiting finance.

Achievable In Part	High value market area, with steady rates of recent delivery and fairly strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (highway and access improvements and topography related issues). Site is reliant on adjacent site (1055) for delivery due to access constraints and likely to be achievable for a small scheme in support of this adjacent site			
11-15 Years	NCC owned site. If developed in conjunction with site 1055, part of site would be developable. Site allocated for housing – recent interest shown in developing the site with 1055. Reduced yield recognises constraints and dependence on adjacent land, with timescales reflecting this wider approach			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	100	0	100
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Site	Former Coal Yard, Land east of Northumberland Road, Tweedmouth		
Reference	1116	Parish	Berwick CP
Settlement	Tweedmouth	Land Type	PDL
Overall Site Area (ha) in SHLAA	3.00	Developable Area (ha) for Allocation	2.26
SHLAA Site Capacity	71 dwellings	Proposed LP Allocation	60 to 80 dwellings



SHLAA Assessment

Suitable	Brownfield site adjacent to the east coast main line, site of former Tweedmouth goods yard. Site clearance required, potential contamination from current and previous industrial use. Noise from railway will require mitigation. Existing access from north west corner inadequate. Access from Billendean Road to south but would be appropriate but will require land acquisition from the Council.
Available	No known constraints associated with the site although land acquisition will be required to secure suitable access to the south east corner
Achievable	Previous planning permission approved for residential development but has now lapsed. High value market area, with steady rates of recent delivery.

	Average prices in immediate area are towards lower range for settlement. Potential site specific considerations (site clearance, remediation, buffer area/noise mitigation required from ECML, highways improvements - access could require land acquisition). Adjacent industrial area may impact upon marketability but would not be prohibitive			
6-10 Years	Previous outline permission lapsed prior to implementation, with a subsequent reserved matters application withdrawn. Constraints are identified, notably need for clearance and remediation and to provide suitable access, but providing these can be addressed then the site offers an excellent opportunity for redevelopment of a large brownfield site within Tweedmouth. Delivery based on methodology assumptions			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	71	0	0	71
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	800m to 2km	within 800m	within 800m	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
100m to 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Site	Berwick Seaview Caravan Site		
Reference	8068	Parish	Berwick CP
Settlement	Spittal	Land Type	PDL
Overall Site Area (ha) in SHLAA	2.65	Developable Area (ha) for Allocation	2.00
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30 to 40 dwellings



SHLAA Assessment

Suitable In Part

Brownfield site currently used as a caravan site. Existing residential development neighbours the northern and western boundaries of the site. ECML borders south of the site - may require mitigation. Improvements required to the existing highways network to accommodate residential development. Vehicular access possible with mitigation measures to improve the current access road. Widening of access road required to accommodate circa 50 units. Site within close proximity to SAC, SPA/Ramsar sites and SSSIs and impact upon these would require HRA. Water main crosses site requiring diversion or suitable easement. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area at a reduced yield - suitable in part.

Available	Landowner has confirmed that the site will be surplus to requirements and available for redevelopment. Submitted through the 2018 call for sites process for housing and in LP summer 2018 consultation exercise.			
Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Potential site specific considerations including ecological and environmental designations, highway and access constraints and surrounding land uses could all have an impact on achievability but unlikely to be prohibitive. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale.			
6-10 Years	Improvements to the existing highways network will be required to accommodate residential development on this site. Due to the sites close proximity to the SAC, SPA/Ramsar sites and SSSIs, there are uncertainties regarding the potential impact of the development on the conservation designations. However it is considered that if these issues can be successfully mitigated then an appropriate scheme could be delivered, albeit based on a reduced developable area and density of development and at lower yield - around 30 homes could be achievable, with the timescale reflecting context of current use			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	30	0	0	30
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	800m to 2km	within 800m	within 800m	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	800m to 2km	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
100m to 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			



Site	Land adjacent to former Kwik Save, Walkergate		
Reference	9552	Parish	Berwick-upon-Tweed
Settlement	Berwick-upon-Tweed	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.11	Developable Area (ha) for Allocation	0.11
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10 dwellings



SHLAA Assessment	
Suitable	Located in busy town centre. Clearer site of vacant supermarket and car park adjacent to recently built offices. Located in conservation area, scheduled ancient monument (Fortifications) to the north.
Available	Town centre location means wider 1413 site has been partly developed for commercial use. Currently interest in redevelopment for supported housing scheme.
Achievable	Mid market price level area, attractive town centre location. Site cleared ready for redevelopment.

6-10 Years	Cleared site close to the town centre, available for redevelopment.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	0	0	10
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
100m to 500m	100m to 500m	800m to 2kmm	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Located in conservation area, scheduled ancient monument (Fortifications) to the north.			

Seahouses and North Sunderland

Site	Land east Broad Road (south of St Aidan's Road, North Sunderland)		
Reference	6751	Parish	North Sunderland CP
Settlement	Seahouses	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	11.18	Developable Area (ha) for Allocation	3.86
SHLAA Site Capacity	100 dwellings	Proposed LP Allocation	80 to 100 dwellings



SHLAA Assessment

Suitable In Part

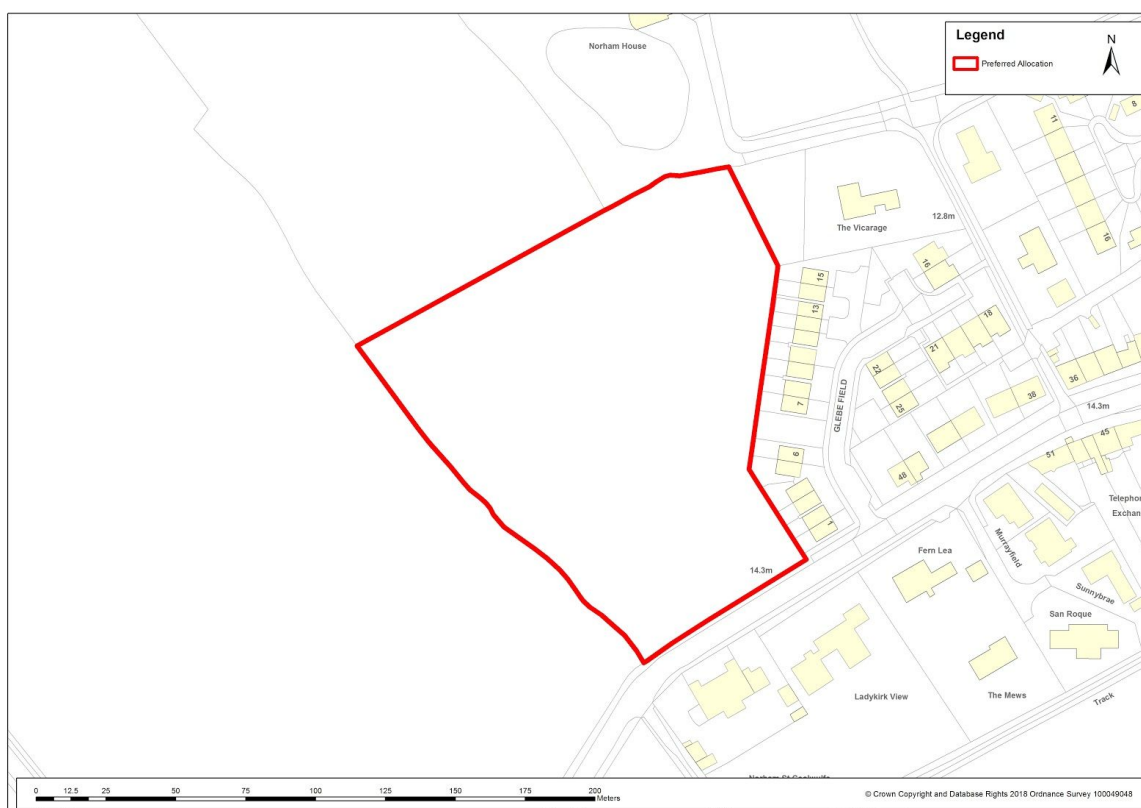
Large greenfield site, situated towards the north west of the settlement and currently in agricultural use. Located in AONB and Heritage Coast. Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. HRA assessment required due to wildlife interest. Site 6832 (south west) is in the same ownership. However there are access constraints associated with that site. No access permitted from Castle Court. Highway infrastructure will need improvement with access and capacity of Broad Road needing to be

	investigated - however matter not prohibitive. Sustainable links to adjacent residential areas and the wider village will to be ensured. The impact on local character and setting will need careful consideration. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area, with a reduced yield, suitable in part .Landowner acknowledges site-specific matters but considered that these can be overcome through a scheme			
Available	Site identified through LP summer 2018 consultation process by landowner as available and suitable for allocation. Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints with willing landowner			
Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area in the highest range for settlement, being a very attractive location. Site specific considerations (highway and access improvements, environmental/ecological mitigation). Potential abnormal costs through measures to resolve access constraints could impact viability. Achievable given local market and highly attractive location, but at a reduced yield and scale. Timescale reflects need to deliver solutions to identified issues			
6-10 Years	Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Lack of appropriate highways access prevents development from Castle Court to west. However, it is considered that access can be addressed. If an appropriate solution to access and the potential impact on environmental designations can be provided then a residential development could be provided, but at a lower yield, based on a reduced developable area. August 2018 update - draft allocation for 100 homes supported by landowner, with delivery in years 6-10 and years 11-15 periods being appropriate.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	50	50	0	100
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	100m to 500m	100m to 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation</i>	<i>Grade 2</i>	<i>Grade 3</i>

		<i>Zone</i>	<i>Agricultural Land</i>	<i>Agricultural Land</i>
100m to 500m	100m to 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Norham

Site	The Glebe Field, north of West Road		
Reference	1074	Parish	Norham CP
Settlement	Norham	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	7.85	Developable Area (ha) for Allocation	1.44
SHLAA Site Capacity	25 dwellings	Proposed LP Allocation	15 to 25 dwellings



SHLAA Assessment

Suitable In Part

Greenfield site to north west of settlement, located in conservation area, opposite school, adjacent to River Tweed. Northern part of site in flood zone 3 - at high risk of flooding. Transport assessment required - adoptable standards, provision footpath along frontage required. Potential access via site 1389 to south east which has recently been completed. Northern edge of site within site of conservation importance associated with the river. Setting of grade I listed St Cuthberts Church will have to be considered Archaeological evaluation has taken place on part of site - some features to be preserved in situ. Suitable for development focused on a reduced site area and at a lower yield, adjacent to existing housing development

Available	Through agent, landowner has confirmed availability of site in Jan 2017 with intention to bring forward scheme in near future			
Achievable In Part	Low value market area, attractive location, limited sales data due to rural location, rural location likely to limit developer interest. Potential site specific considerations (flood risk mitigation, highway improvements, and archaeology). Achievable based on a reduced site area			
6-10 Years	No significant barriers to the delivery of the southern part of the site. Flood risk in the north of the site makes this area unsuitable for housing, and development of this larger area would significantly increase traffic on the road close to a school. Timescale may be delayed if development exceeds sewerage capacity. Significantly reduced yield necessary given site constraints, location on the edge of settlement and scale of the existing village - reduced scheme of 25 homes, limiting the developable area. Development supported by Norham Parish Council, in order to provide affordable housing, notably for older and vulnerable people			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	25	0	0	25
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
100m to 500m	100m to 500m	more than 5km	within site	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Northern edge of site within site of conservation importance associated with the river. Setting of grade I listed St Cuthberts Church will have to be considered Archaeological evaluation has taken place on part of site - some features to be preserved in situ.			



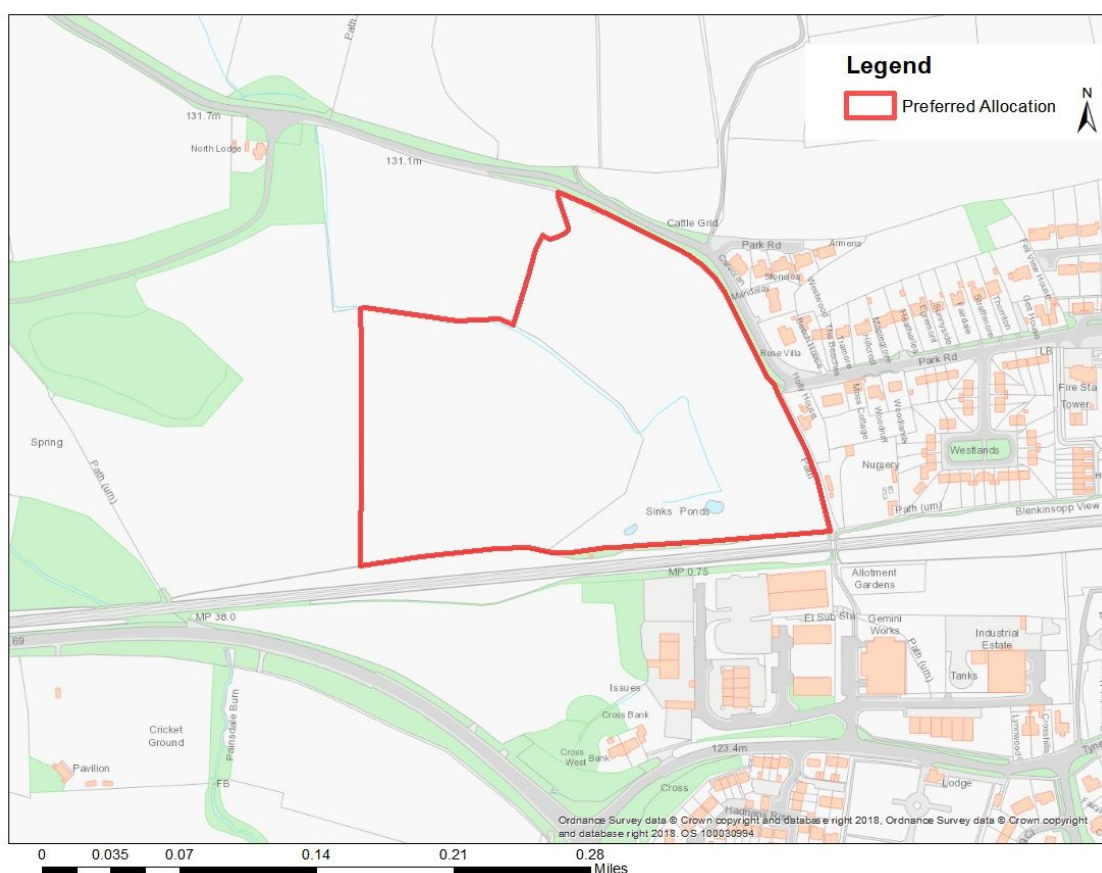
APPENDIX F: Preferred Site Proformas - West

West Area Sites:

- I. Land to west of Park Road, Haltwhistle (2549/2558)
- II. Greystonedale, Park Road, Haltwhistle (2187)
- III. Land west of Hougill, Tyne View Road, Haltwhistle (2247)
- IV. Former Bellingham Auction Mart, B6320, Bellingham (2352)
- V. Land at Demesne Farm, Boat Road, Bellingham (2222)
- VI. Land west of Langley Gardens and north of Radcliffe Road, Haydon Bridge (2544/2046)
- VII. Land east of Allotments, Station Road, Haydon Bridge (9110)
- VIII. Land east of Lonkley Terrace, Allendale Town (2349/9380)
- IX. Land at Splitty Lane, Catton (8033)
- X. Land west of Smithy, A696, Otterburn (2422a)
- XI. Land south of Westmor, A696, Otterburn (2422b)
- XII. West Woodburn Filling Station, A68, West Woodburn (2065)

Haltwhistle

Site	Land to west of Park Road (East)		
Reference	2549	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.91	Developable Area (ha) for Allocation	2.18
SHLAA Site Capacity	63 dwellings	Proposed LP Allocation	50 to 65 dwellings



SHLAA Assessment

Suitable	Undulating greenfield site to west of settlement. Established residential development to east with agricultural land to west. Tyne Valley railway line to southern boundary. Potential highway access from east and north - best solution to be further explored. Restricted sewerage capacity, water main crosses site. Located in wider archaeological landscape. Suitable for housing development but at a scale which recognises local character and setting
Available	Submitted through the 2018 call for sites process for housing and in LP summer 2018 consultation process. This reconfirms previous agent contact

	(Sept 2014)			
Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations, including improvements to sewerage infrastructure, need to divert/easement for existing sewage main. Site allocated for residential development through the Tynedale Local Plan.			
11-15 Years	No prohibitive barriers to delivery. The timescale reflects sewerage capacity constraint but not restrictive to development. Housing allocation from the Tynedale Local Plan			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	63	0	63
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	800m to 2km	within 800m	more than 5km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Located in wider archaeological landscape.			

Site	Land to west of Park Road (West)		
Reference	2558	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	7.18	Developable Area (ha) for Allocation	3.74
SHLAA Site Capacity	85 dwellings	Proposed LP Allocation	70-85 dwellings

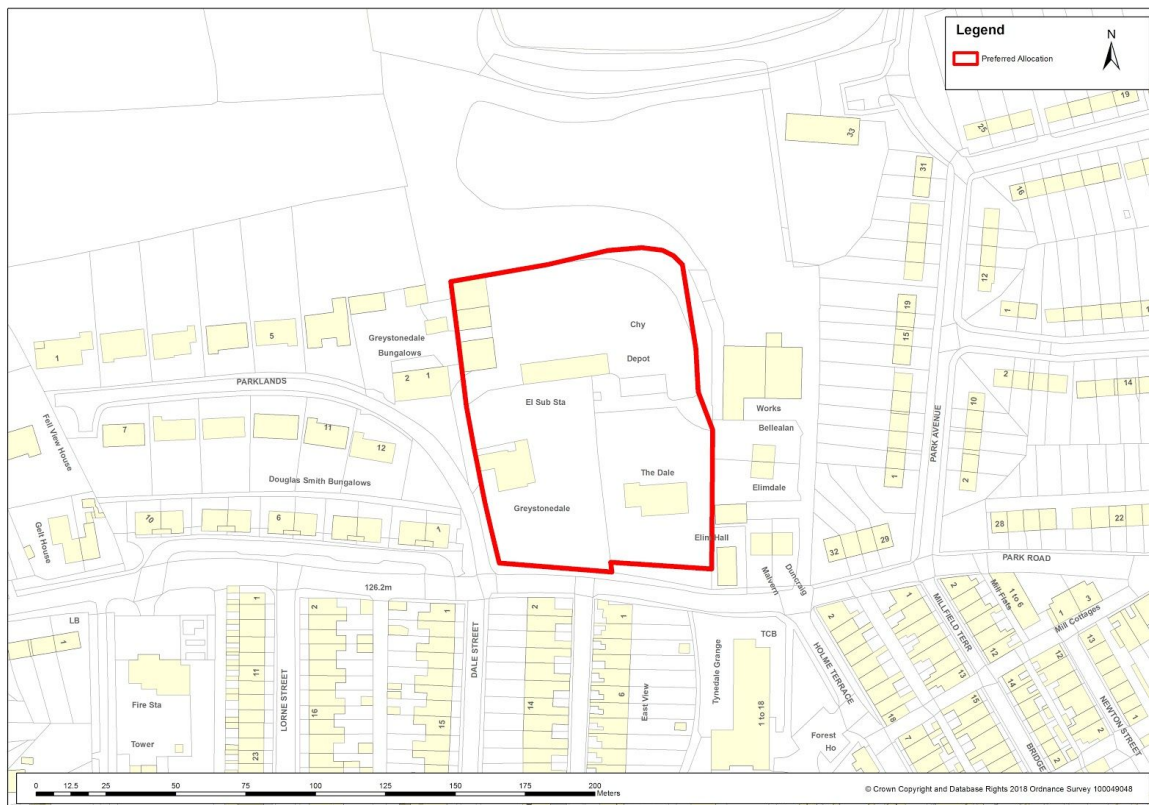


SHLAA Assessment

Suitable in part	Large greenfield site to west of Haltwhistle utilised for agriculture. The site represents an extension of site 2549 to the west. Park Road to the east has limited capacity to support additional development due to a narrowing of the carriageway east of the fire station, in addition to traffic calming measures. Although southern half of site is allocated employment land, emerging policy suggests that the site may be de-allocated.
Available	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation. It is understood the site is in joint (family) ownership and also common with adjacent land (2557, 9351, 9352). Agent has indicated there are no availability issues (Sept 2014).
Achievable	Site is allocated employment land in part. Medium value market area, with low

	rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations (Highways & access improvements). Employment land allocation on southern part of site could affect marketability, although proposed for de-allocation.			
11-15 Years	It would be sensible to consider this potential of this site with that of 2549 for both highways capacity and sewerage improvements. Larger scale development would require road widening through the settlement, which may be difficult to achieve. Alternatively, access to the site could be achieved from the south bridging the railway line, if viable. Considered that development would follow that of adjacent site, likely to be in the long term. Lower yield of around 100 homes in the longer-term considered fitting given constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	85	0	85
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	800m to 2km	800m to 2km	more than 5km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	Located in wider archaeological landscape.			

Site	Greystonedale, Park Road		
Reference	2187	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.90	Developable Area (ha) for Allocation	0.81
SHLAA Site Capacity	35 dwellings	Proposed LP Allocation	30 to 35 dwellings



SHLAA Assessment

Suitable	Site partly vacant and partly occupied by existing buildings. Located in established residential area with industrial site to the north. Clearance of remaining buildings would be required. Highways and access matters would need to be addressed but given previous consent would not be restrictive. Suitable site, well located within the settlement. Suitability established by the granting of a previous planning permission which has now lapsed.
Available	Submitted through the 2018 call for sites process for housing. Site subject to previous permission. Partly occupied by existing buildings which would require clearance prior to redevelopment
Achievable	Planning permission approved for residential development now lapsed. Medium value market area, with low rates of recent delivery. Average prices in

	immediate area broadly in line with those for settlement. No known site specific considerations which would impact achievability once cleared			
6-10 Years	Yield based on previous planning consent, now lapsed but considered to be very high. A reduced capacity and density, to provide 30 dwellings, would be more fitting			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	0	0	35
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	more than 5km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Site	Land west of Hougill, Tyne View Road		
Reference	2247	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.16	Developable Area (ha) for Allocation	0.16
SHLAA Site Capacity	6 dwellings	Proposed LP Allocation	5 dwellings



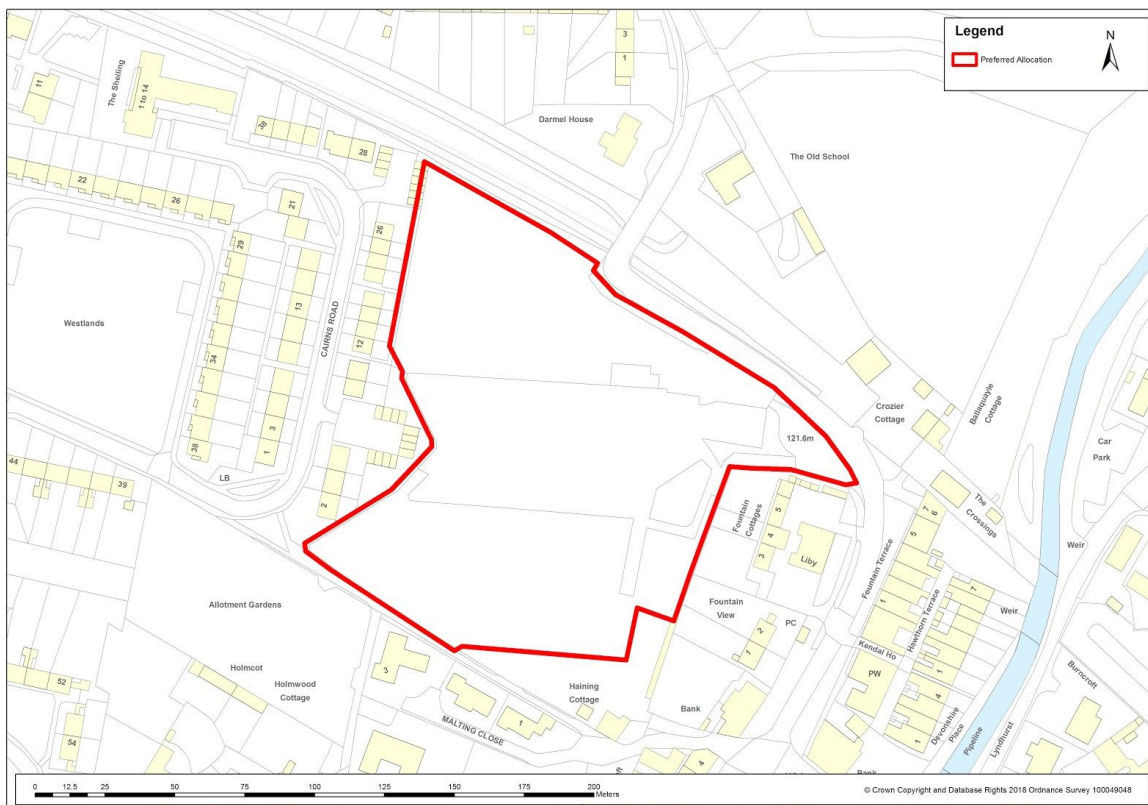
SHLAA Assessment

Suitable	Suitability established by the granting of a previous planning permission which has now lapsed. Residential development to east with green space to north and west. Highway matters would not present a barrier to development. Small amount of clearance required on site. Restricted sewerage capacity. Suitable for a small-scale infill development
Available	Previous planning permission for residential development highlights availability
Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (identified capacity in sewerage network) but not prohibitive.
6-10 Years	Permission for 6 dwellings has now lapsed. The site is available, suitable and achievable and with no indication that site would not deliver in the longer term.

Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	6	0	0	6
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	more than 5km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Bellingham

Site	Former Bellingham Auction Mart		
Reference	2352	Parish	Bellingham CP
Settlement	Bellingham	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.73	Developable Area (ha) for Allocation	1.56
SHLAA Site Capacity	65 dwellings	Proposed LP Allocation	50 to 65 dwellings



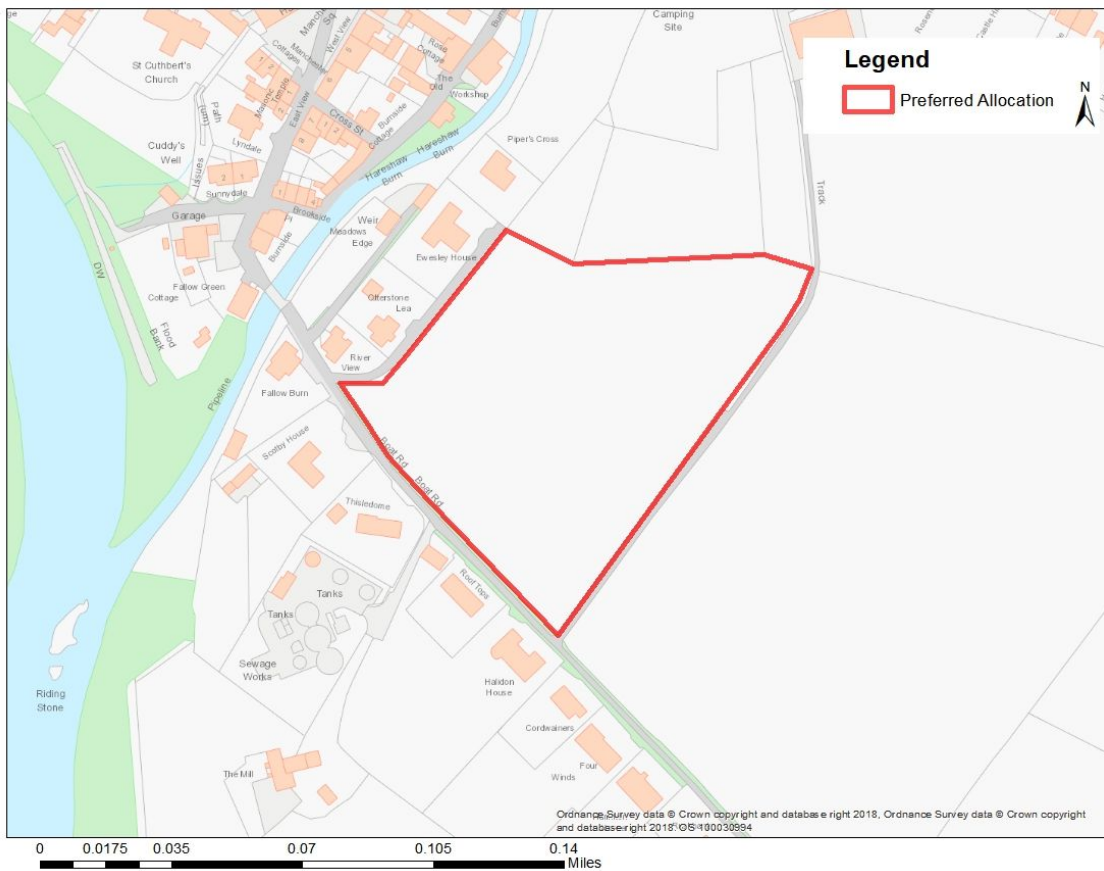
SHLAA Assessment

Suitable	Large brownfield site at the heart of the village, previous the site of the auction mart. Previous planning permission now lapsed site but still deemed suitable. Established residential area with clearance of site already undertaken. Further remediation may be required and will need to be further investigated. Highway issues would not be prohibitive. Sewerage infrastructure and capacity needs to be considered further. Excellent opportunity for redevelopment of a vacant site
Available	Availability for residential development confirmed by landowner through the LP summer 2018 consultation process process, with proposed allocation for residential development supported.

Achievable	Site allocated for residential development and proposed as preferred allocation in the draft Local Plan. Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (remediation and improvements to sewerage infrastructure). Potential abnormal costs but should not be restrictive. Landowner suggests that a yield of 100 homes is achievable over the plan period - such a high figure could be questionable given the local market and rural location although it is possible that further potential may exist in the long-term. Site has been identified as a potential for specialist accommodation			
6-10 Years	Previous consent lapsed prior to implementation and site is not expected to be delivered in the short term due to sewerage issues. However medium to longer term potential exists and it is considered a good opportunity for redevelopment of a brownfield land on overcoming identified issues. Landowner supports draft allocation and highlights potential for increased capacity - 65 units seen as an appropriate figure but could be a minimum. Opportunities may exist for a different type and/or mix of accommodation, meeting the specific needs of the local community			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	65	0	0	65
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			



Site	Land at Demesne Farm		
Reference	2222	Parish	Bellingham CP
Settlement	Bellingham	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.89	Developable Area (ha) for Allocation	1.59
SHLAA Site Capacity	40 dwellings	Proposed LP Allocation	35-40 dwellings



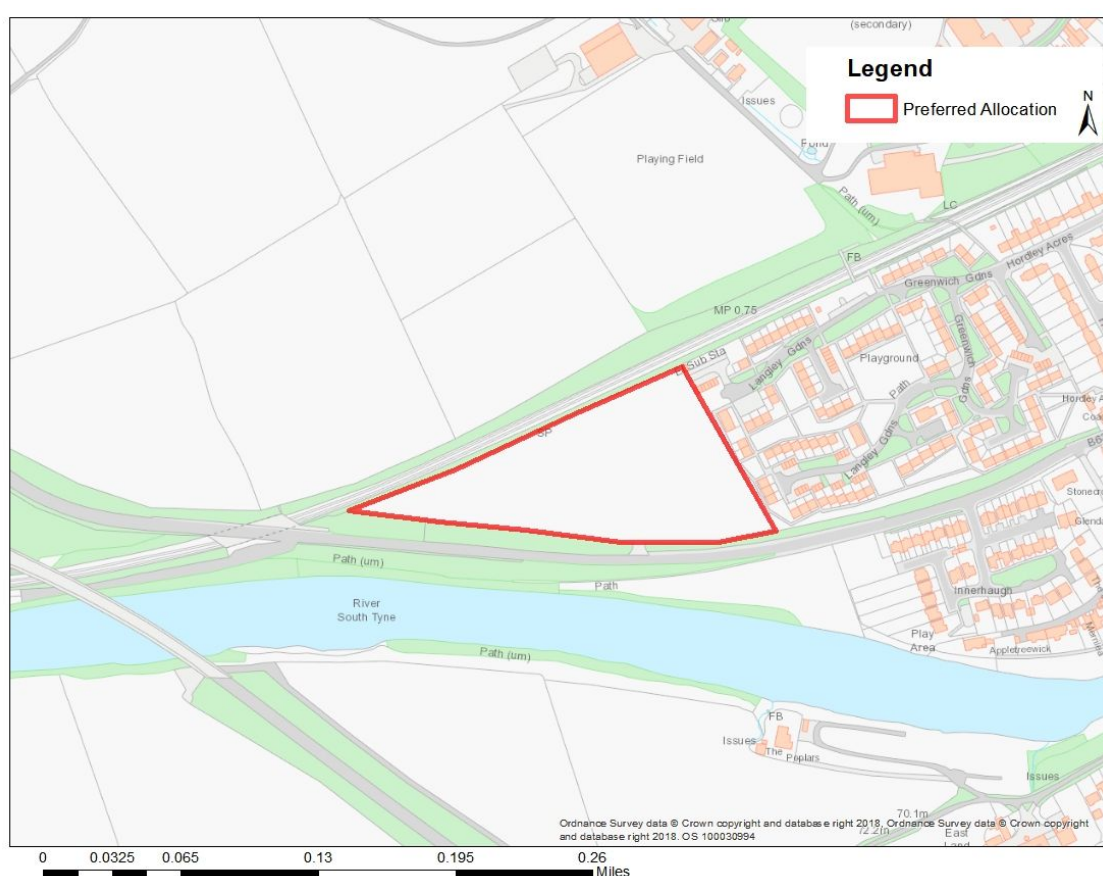
SHLAA Assessment

Suitable In Part	Greenfield site adjacent to south of Bellingham, with northern part used as a campsite. Allocated housing site. SW of site lies within flood zones 3B, 3A and 2 - FRA required. South of site - close to sewage treatment works. Transport assessment required. Archaeological site - medieval settlement to north. Impact upon river and burn to west will require assessment.
Available In Part	Landowner has confirmed availability of site in Jan 2017. Interest in promoting the land for development. No known constraints.
Achievable In Part	Site allocated for residential development. Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area towards the slightly higher range for settlement. Potential site

	specific considerations (Flood risk mitigation, archaeology, environmental mitigation, highway and access improvements). Close proximity of sewage works may affect marketability.			
11 to 15 Years	Landowner confirms that it is intended to progress towards developing in the longer term, although a number of uncertainties regarding flood risk and heritage could impact upon delivery. Previously allocated for residential development in the Tynedale Local Plan			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	40	0	40
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	14.2%	-	23.0%
Heritage	Archaeological site - medieval settlement to north			

Haydon Bridge

Site	Land West of Langley Gardens (East)		
Reference	2544	Parish	Haydon CP
Settlement	Haydon Bridge	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.16	Developable Area (ha) for Allocation	1.04
SHLAA Site Capacity	31	Proposed LP Allocation	25 to 30 dwellings



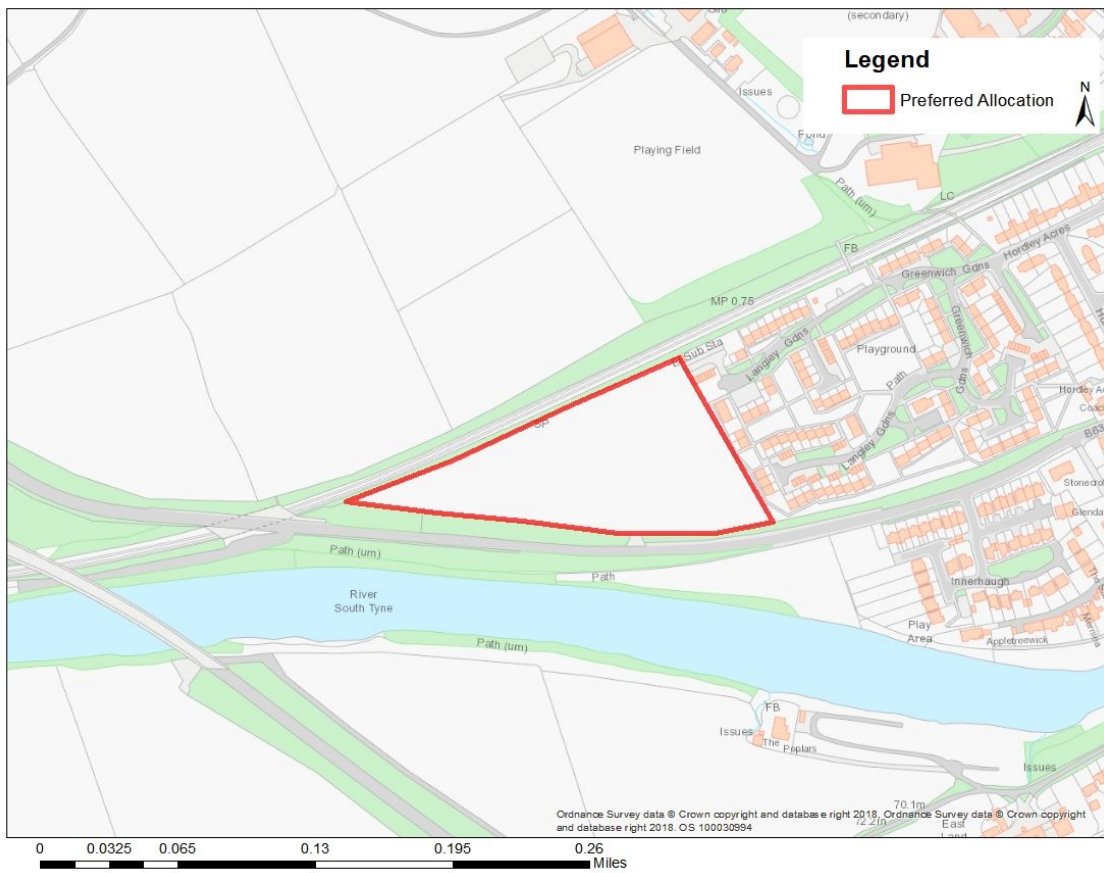
SHLAA Assessment

Suitable	Greenfield site to west of settlement, bounded by railway, residential area and main road. Existing residential development to east. Potential to deliver in conjunction with adjacent land (2046) which is in the same ownership. Close to South Tyne River - impact assessment may be required. Area of flood zone 2 to south. Potential access from main road to south or Langley Gardens to east. Transport assessment required. Located in wider archaeological landscape.
Available	Availability confirmed through the LP summer 2018 consultation process. This should be acknowledged in conjunction with adjacent land (2544) which is

	under the same ownership. Through agent, landowner has confirmed availability of site in Jan 2017.			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (highway and access improvements, assessment and mitigation of environmental impacts on River South Tyne, flood risk mitigation). Providing access for adjacent site (2046) would make deliverability mutually dependent. Development of 31 homes considered appropriate by landowner with it being considered that development could be delivered quicker than indicated			
6-10 Years	No prohibitive barriers to the delivery of the site. If developed with SHLAA site 2046 to west, better access could be achieved from main road to south. Delivery of the northern part of the site, in the area of lowest flood risk, could be achieved with access from development to east. Landowner suggests development in the medium term as part of a wider scheme with adjacent site (2046). Housing allocation from the Tynedale Local Plan. August 2018 update - draft allocation for 31 homes supported by landowner - considered that a proportion of the site could come forward in the next 5 years. Delivery in conjunction with adjacent site (2046) preferred with both sites in common control. This parcel likely to come forward as the initial area of development followed by that to west			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	31	0	0	31
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
400m to 800m	within 800m	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	within site	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>

	Y	-	-	-
Heritage	Located in wider archaeological landscape.			

Site	Land west of Langley Gardens (West)		
Reference	2046	Parish	Haydon CP
Settlement	Haydon Bridge	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.04	Developable Area (ha) for Allocation	0.94
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	10 to 20 dwellings



SHLAA Assessment

Suitable	Peripheral greenfield site to west of Haydon Bridge, bounded to the north by railway line and south by B6319. A scheme could be taken forward in conjunction with land to east (2544) which is under common ownership with the landowner considering development under one scheme. Area of flood zone 2 to south. Good access potential from road to south. New junction required, with access preferred through adjacent SHLAA site 2544. Located in wider archaeological landscape. Presence of railway line and road to boundaries would limit any threat of sprawl
Available	Availability confirmed through the LP summer 2018 consultation process. This should be acknowledged in conjunction with adjacent land (2544) which is under the same ownership. Through agent, landowner has confirmed

	availability of site in Jan 2017.			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (highway & access improvements and flood risk). Alternative access through adjacent site (2544) would make delivery dependent on this site. Likely to follow development of adjacent site with landowner recognising that the integration and phasing of the two parcels is necessary. Development of 20 homes considered appropriate by landowner, highlighting that a scheme could be delivered sooner than outlined depending on the market			
11-15 Years	Delivery of the site should be achieved in conjunction with, or after completion of adjacent site 2544, to enable greater access to the south. No significant barriers to delivery but lower density of development considered appropriate given the greenfield location and the constraints, particularly relating to access. August 2018 update - draft allocation for 20 homes supported by landowner. Delivery in conjunction with adjacent site (2544) preferred with both sites in common control. This parcel likely to follow that to the east			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	20	0	20
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
400m to 800m	within 800m	within 800m	within 800m	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	within site	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located in wider archaeological landscape.			



Site	Land east of Allotments, Station Road		
Reference	9110	Parish	Haydon Bridge CP
Settlement	Haydon Bridge	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.64	Developable Area (ha) for Allocation	0.58
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	15-20 dwellings



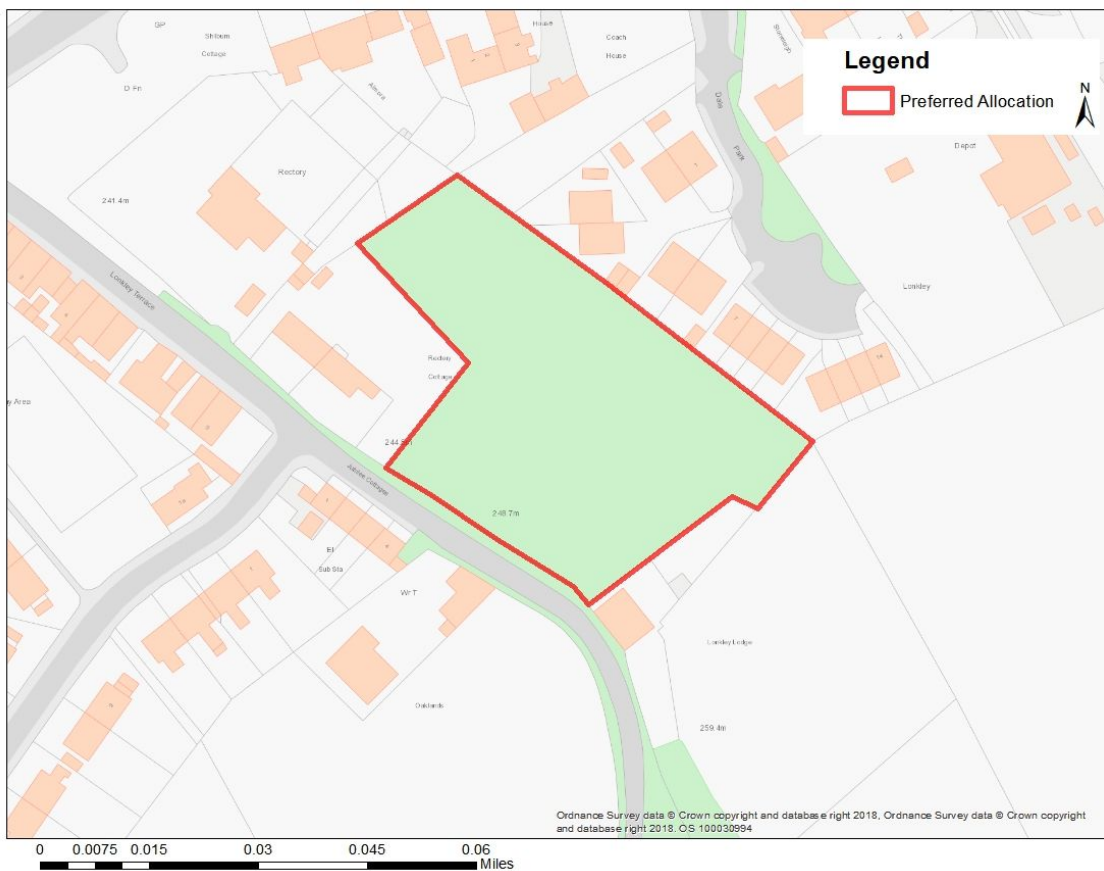
SHLAA Assessment

Suitable	<p>Brownfield site at the eastern edge of Haydon Bridge currently utilised for vehicle storage purposes. Contamination may be apparent given current use - needs further exploration. Allotments and residential development to west, further storage to east and agricultural land to north. Highway capacity unlikely to be an issue but improvements may be necessary in order to enable safe access to Station Road - requires further consideration. Provision of services are unlikely to present an obstacle to development. Located immediately adjacent to a conservation area and an area of flood risk, zone 3b is located to south. Whilst towards the edge of the settlement the location is not unduly peripheral and is very close to the railway station. On relocation of existing use the site is likely to offer a suitable location for a small residential scheme</p>
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Available	Site identified through the 2018 call for sites process, with preference for future development for residential use. Currently partly in use as a haulage yard			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. There may be issues relating to the existing use which require remediation, this would impact on costs. However it is not considered that there are an inhibitive obstacles to the achievability of development			
6-10 Years	Brownfield site to eastern end of village and although currently occupied it has potential to come forward in the medium to longer term. Yield and delivery based on methodology assumptions with a small-scale scheme being appropriate on overcoming any constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	20	0	0	20
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	-	-	-
Heritage	No known issues			

Allendale

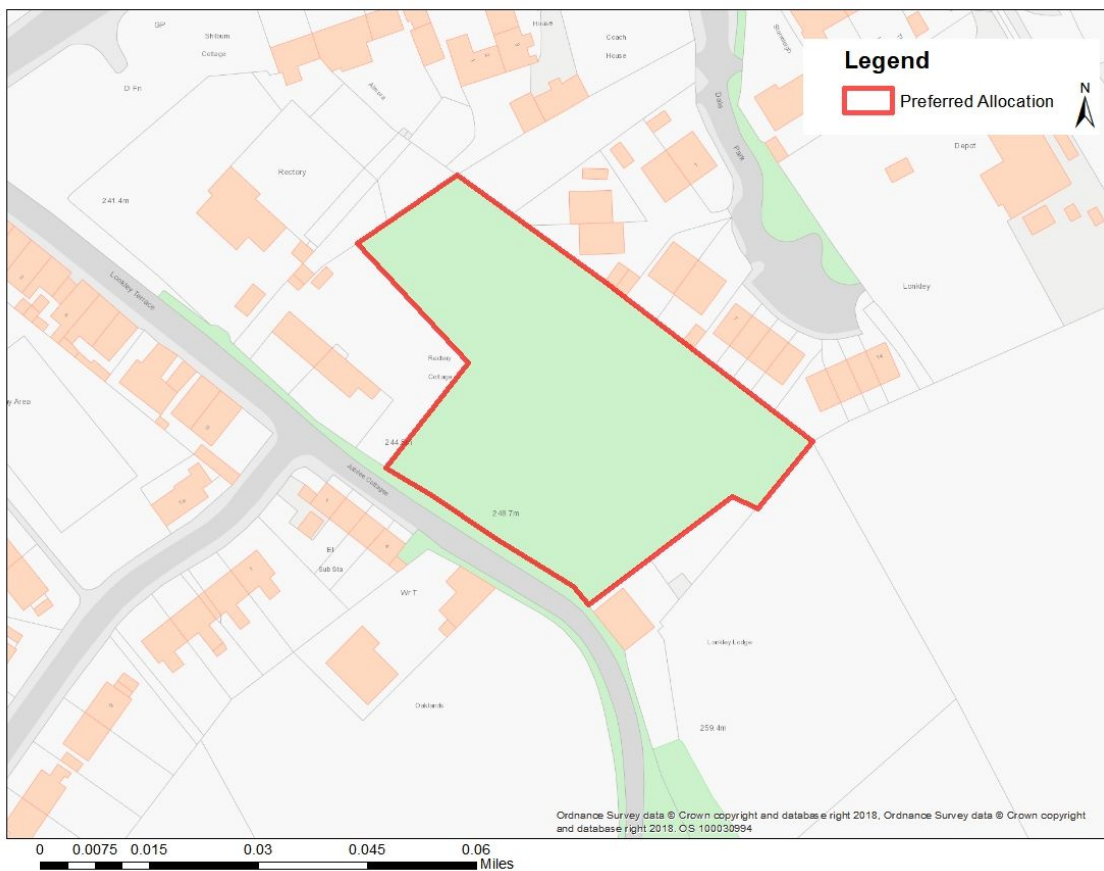
Site	Land east of Lonkley Terrace (East), Allendale Town		
Reference	2349	Parish	Allendale CP
Settlement	Allendale	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.27	Developable Area (ha) for Allocation	0.24
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	4-8 dwellings



SHLAA Assessment	
Suitable	Greenfield site to SE of settlement, on edge of the conservation area, within AONB, adjacent to residential areas. New access from road to south required - adoptable standards. Restricted sewerage capacity.
Available	Availability confirmed through 2018 call for sites exercise. There is developer interest in the site
Achievable	Lower value market area, with low rates of recent delivery and limited

	developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (Highway & access improvements and improvements to sewerage infrastructure).			
6-10 Years	No significant barriers to the delivery of this site at the edge of the settlement. Yield of around 8 homes considered to be appropriate, with potential to bring forward alongside, or in a phased manner with, adjacent land (Site 9380)			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	On edge of the conservation area.			

Site	Land east of Lonkley Terrace (West), Allendale Town		
Reference	9380	Parish	Allendale CP
Settlement	Allendale	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.28	Developable Area (ha) for Allocation	0.25
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	4-8 dwellings

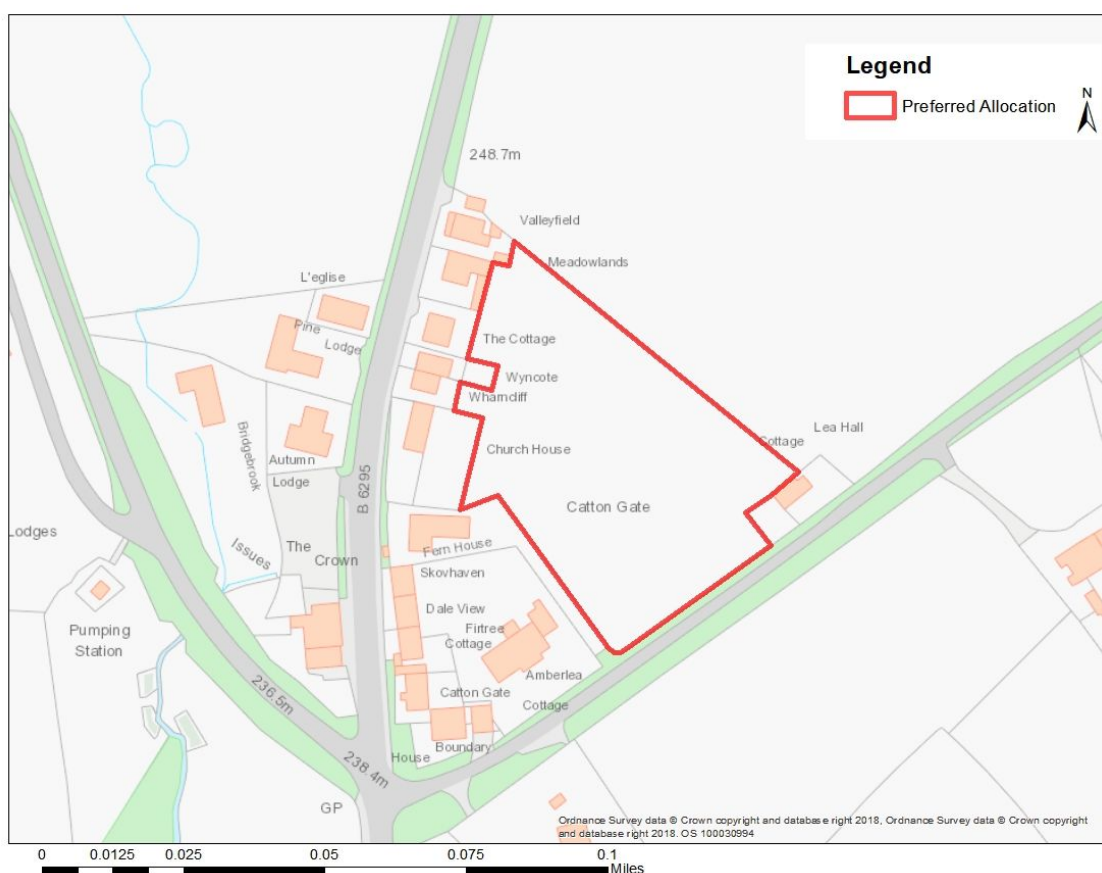


SHLAA Assessment

Suitable	<p>Parcel of greenfield land towards eastern edge of Allendale. Development can be considered in conjunction with adjacent land (site 2349). Residential development to north with further greenfield land to east and west. Located within North Pennines AONB - designation would need to be considered. Also on edge of the conservation area. Established trees to western boundary. Highway matters unlikely to be limiting although provision of safe access will need further consideration from Lonkley Terrace. The site would offer a suitable location for a small infill development, providing that identified constraints can be addressed and overcome.</p>
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Available	Site identified through the 2018 call for sites process, with preference for future development for residential use			
Achievable	Lower value market area, with relatively low rates of recent delivery and limited developer interest. Site specific issues are identified which may have a bearing on costs, including access provision and mitigating against environmental impacts, but not considered to be prohibitive to a residential scheme.			
6-10 Years	Greenfield site towards east of village, with potential to be developed alongside adjacent land (site 2349). Likely to be developable and fitting if constraints are overcome. Timescales for development and identified reflect methodological approach			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	On edge of the conservation area.			

Site	Land at Splitty Lane, Catton		
Reference	8033	Parish	Allendale CP
Settlement	Catton	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.60	Developable Area (ha) for Allocation	0.54
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5-8 dwellings



SHLAA Assessment

Suitable	Greenfield site in agricultural use. Site located outside, but adjacent to, settlement. Highways network considered suitable to deliver scale of development identified through the SHLAA methodology to calculate capacity. Access to the site via Spitty lane should accord with junction spacing and geometry identified in the Council's highway layout guidance and ensure it complies with adoptable standards. The peripheral location of the site should be taken into account in the design and siting of development.
Available	Availability confirmed through 2018 call for sites exercise. Landowner has confirmed availability of site in Jan 2017 with intention to progress towards

	submission of a planning application in due course			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. No potential site specific considerations identified.			
6 to 10 Years	Subject to proposals being compliant with highway standards and layout guidance, this site is considered suitable for development. Landowner intends to progress towards submitting a planning application but lower yield is considered be fitting for edge of settlement location and character of the village			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	2km to 5km	more than 5km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
2km to 5km	2km to 5km	2km to 5km	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Site	Land west of Smithy, A696		
Reference	2422b	Parish	Otterburn CP
Settlement	Otterburn	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.97	Developable Area (ha) for Allocation	0.87
SHLAA Site Capacity	15 dwellings	Proposed LP Allocation	15-20 dwellings



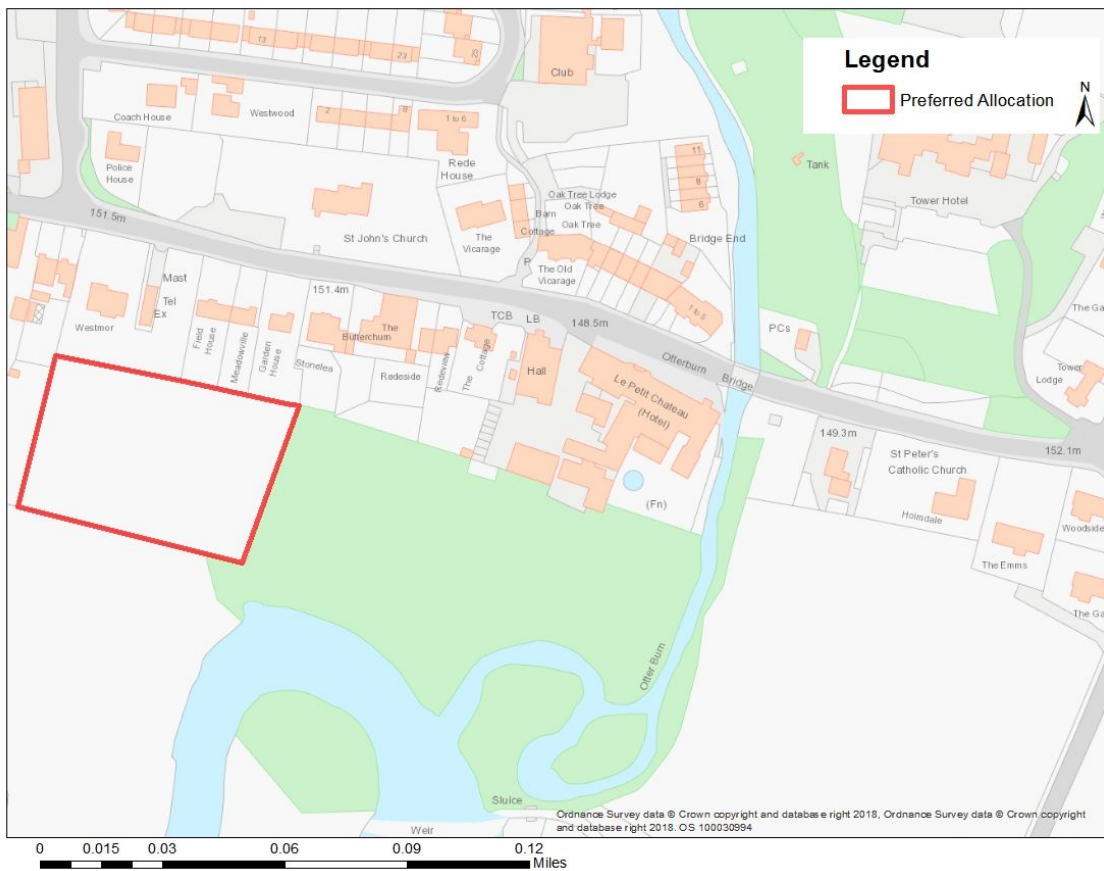
SHLAA Assessment

Suitable In Part	Greenfield land to the western edge of the settlement. Part of wider area of land that is subject to flood risk (zone 3b) with ability to achieve suitable access also being a concern - landowner suggest direct access from A696. Being proposed for residential development and allocation in conjunction with an adjacent parcel of land (2422a). Open land to south and River Rede beyond, with the bus depot lying opposite, to the other side of the A696. If site-specific issues can be addressed, particularly the flooding and access constraints then a small-scale development, linking to SHLAA site 2422a may be suitable. It is likely that access would need to be provided through this parcel. The remainder of the overall site (2422c) is not considered suitable
Available In Part	Availability confirmed through 2018 call for sites exercise and through LP summer 2018 consultation process. Of the wider site, two parcels of land

	adjacent to the village (2422a, 2422b) have been promoted as available for allocation			
Achievable In Part	Lower value market area, with low rates of recent delivery and limited developer interest. A number of site-specific issues are identified which will inhibit development in this location and will impact on the costs of development - notably the flood risk designation across the wider site and potential highways/access limitations. If these matters can be addressed then a small-scale residential development in this parcel may be achievable, potentially across two parcels of land (2422a/b) but the wider issues may still be prohibitive			
6-10 Years	The flood risk associated with most of the site, together with the potential use of northern part of the site for a highway improvement schemes, renders the vast majority of this land at Otterburn as unsuitable for housing development. There may be scope for limited development on two parcels adjacent to the village but this is likely to be of limited scope and capacity and the impact on local character would have to be carefully considered			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	5	0	15
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	800m to 2km	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	more than 5km	more than 5km	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	Y	31.7%	-	-
Heritage	No known issues			



Site	Land south of Westmor, A696		
Reference	2422a	Parish	Otterburn CP
Settlement	Otterburn	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.61	Developable Area (ha) for Allocation	0.55
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10-15 dwellings



SHLAA Assessment

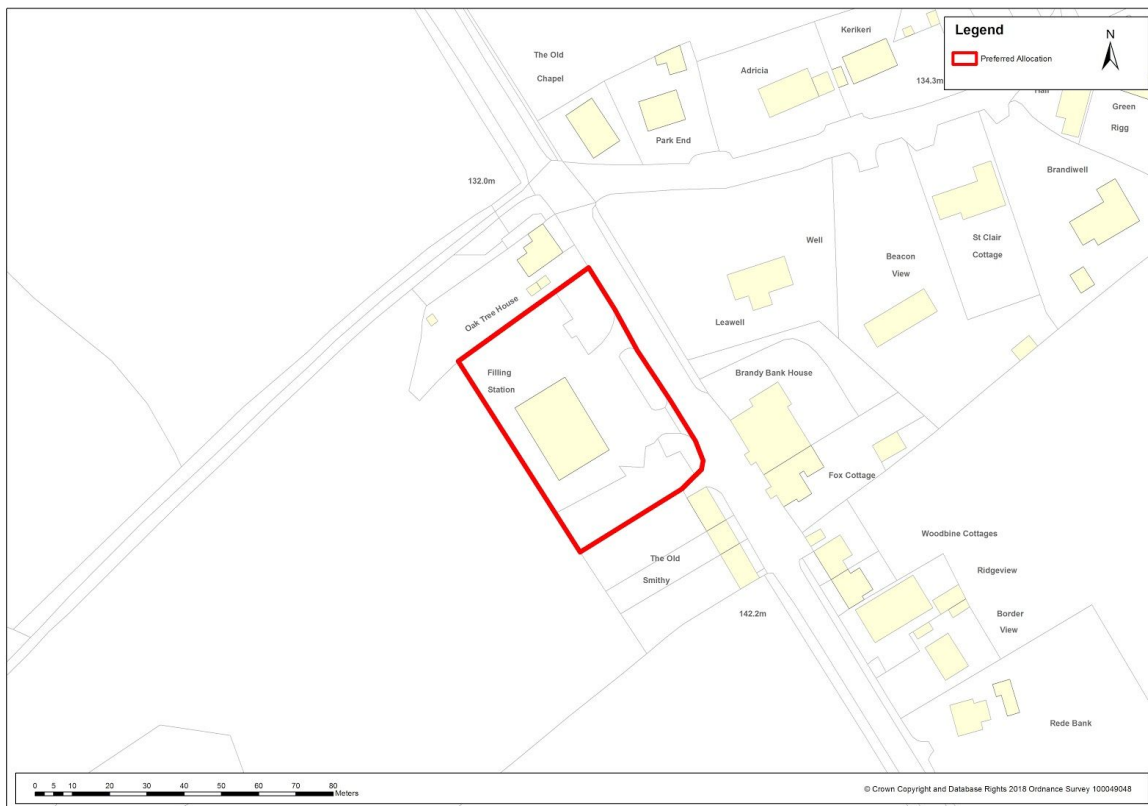
Suitable In Part	Greenfield site to the south of existing residential development in the village. Part of wider area of land that is subject to flood risk (zone 3b) with ability to achieve suitable access also being a concern - landowner suggest direct access from A696. Being proposed for residential development and allocation in conjunction with an adjacent parcel of land (2422b). Open land to south and River Rede beyond . If site-specific issues can be addressed, particularly the flooding and access constraints then a small-scale development, linking to SHLAA site 2422b may be suitable. The remainder of the overall site (2422c) is not considered suitable
Available In Part	Availability confirmed through 2018 call for sites exercise and through LP summer 2018 consultation process. Of the wider site, two parcels of land

	adjacent to the village (2422a, 2422b) have been promoted as available for allocation			
Achievable In Part	Lower value market area, with low rates of recent delivery and limited developer interest. A number of site-specific issues are identified which will inhibit development in this location and will impact on the costs of development - notably the flood risk designation across the wider site and potential highways/access limitations. If these matters can be addressed then a small-scale residential development in this parcel may be achievable, potentially across two parcels of land (2422a/b) but the wider issues may still be prohibitive			
11-15 Years	The flood risk associated with most of the site, together with the potential use of northern part of the site for a highway improvement schemes, renders the vast majority of this land at Otterburn as unsuitable for housing development. There may be scope for limited development on two parcels adjacent to the village but this is likely to be of limited scope and capacity and the impact on local character would have to be carefully considered			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	10	0	10
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	800m to 2km	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	more than 5km	more than 5km	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	10.7%	-	-
Heritage	No known issues			



West Woodburn

Site	West Woodburn Filling Station		
Reference	2065	Parish	Corsenside CP
Settlement	West Woodburn	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.26	Developable Area (ha) for Allocation	0.26
SHLAA Site Capacity	5 dwellings	Proposed LP Allocation	5 to 8 dwellings



SHLAA Assessment

Suitable	Previous planning permission for residential development lapsed and the site is currently back up for sale. Potential for future delivery. Direct access from A68 can be achieved. Residential development to the east, with agricultural land to west and south. Clearance of existing buildings would be required and also potential site remediation given former use. Suitable for small-scale brownfield redevelopment scheme
Available	Former garage has now closed. Previous consent has lapsed and the site is currently back up for sale. Potential for future delivery.

Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area. Potential site specific considerations (site clearance and remediation) but not restrictive			
6-10 Years	Previous planning consent was for 8 homes, now lapsed, but it is suggested that a reduced scheme could be more suited, still recognising the opportunity to redevelop brownfield land			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	5	0	0	5
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	more than 2km	within 800m	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	more than 5km	more than 5km	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Appendix G: Sequential Flood Risk Assessment

This Appendix draws together the flood risk assessment elements of the individual SHLAA site assessments (in Appendices C-F) for all of the proposed housing site allocations. The sequential assessment considers the potential risk of flooding of the site allocations in accordance with the Sequential Test and Exception Test steps outlined in the NPPF and PPG⁸, to ensure that sites at little or no risk of flooding are allocated and developed in preference to sites at a higher risk of flooding wherever possible. It has been informed by the Northumberland Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2 evidence base studies⁹, together with the latest Environment Agency flood risk mapping data.

Flood Zones Definitions

Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	Land where water has to flow or be stored in times of flood.

The Sequential Test approach requires that development should only be permitted in areas of higher flood risk where necessary to fulfil local plan policy requirements, with the Exception Test then needing to be satisfied to demonstrate that developments in areas of higher flood risk have wider sustainability benefits that outweigh the flood risk without increasing flood risk elsewhere. When allocating sites, the Sequential Test should be applied to demonstrate that there are no reasonably available sites with a lower probability of flooding for delivering the type of development or land use proposed, giving preference to land in Flood Zone 1 (low probability), then Flood Zone 2 (medium probability), and only then Flood Zone 3a (high vulnerability) and Flood Zone 3b (functional floodplain). The Exception Test must also be passed where looking to allocate land in higher flood risk zones.

Residential dwellings and residential institutions are categorised as 'more vulnerable' uses in terms of the classification of vulnerability to flood risk. Basement dwellings and caravans, mobile homes and park homes intended for permanent residential use are categorised as 'highly vulnerable' uses.

⁸ PPG re. [Flood Risk and Coastal Change](#).

⁹ See Flooding and Water Environment Studies section of website [Studies and Evidence Reports](#) page.

Flood Risk Vulnerability Classification

Flood Zone	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	(Exception Test required)	×	Exception Test required	✓	✓
Zone 3b	(Exception Test required)	×	×	×	(✓)

In addition to the potential flood risk zones for fluvial (rivers and their tributaries) and tidal (coastal and downstream rivers) flooding, the potential for surface water flooding has also been taken into consideration in the individual site assessments in Appendices C-F. However, it is considered that potential run-off from surface water flooding is not of a significant scale to prevent the proposed site allocations coming forward, and can be satisfactorily managed through improved drainage and flood attenuation measures (including Sustainable Drainage Systems (SuDS)) designed into the development at the masterplanning and planning application stages.

Sequential Test

Table G1

	Site Allocation	Flood Zones	Sequential Test	Exception Test
South East				
i	Land at Crofton Mill, Plessey Road, Blyth (4570)	FZ1 - 100%	Passed	N/A
ii	Land at Sandringham Drive / Windsor Drive, Blyth (4671)	FZ1 - 100%	Passed	N/A
iii	Land at Lyndon Walk, Blyth (9546)	FZ1 - 100%	Passed	N/A
iv	Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea (5059)	FZ1 - 100%	Passed	N/A
v	Land north west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea (5129)	FZ1 - 100%	Passed	N/A
vi	Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea (9052)	FZ1 - 100%	Passed	N/A
vii	Whytrig Community Middle School, Western Avenue, Seaton Delaval (9507)	FZ1 - 100%	Passed	N/A
viii	Former Brickworks, Pitt Lane, Seghill (4602)	FZ1 - 100%	Passed	N/A

ix	Land north-east of Park Road (south-east of Bridge Road), Lynemouth (9550)	FZ1 - 100%	Passed	N/A
Central				
i	Former Workhouse and Hospital land at Dean Street, Hexham (2345)	FZ1 - 100%	Passed	N/A
ii	Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)	FZ1 - 68.6% FZ2 - 1.5% FZ3a - 29.9%	See Table G2 below	
iii	Telephone Exchange, Gaprigg, Hexham (2615/2616)	FZ1 - 100%	Passed	N/A
iv	Former Police Houses, Fairfield, Hexham (9551)	FZ1 - 100%	Passed	N/A
v	Prospect House, Hallgate, Hexham (2739)	FZ1 - 100%	Passed	N/A
vi	Land west of Station Road, Hexham (9104)	FZ1 - 100%	Passed	N/A
vii	Graves Yard behind Army Reserve Centre, Temperley Place, Hexham (9138)	FZ1 - 100%	Passed	N/A
viii	Priestpottle County Buildings, Maiden's Walk, Hexham (9137)	FZ1 - 100%	Passed	N/A
ix	Land west of West Road Cemetery, West Road, Prudhoe (2546)	FZ1 - 100%	Passed	N/A
North				
i	Land east of Etal Road, Fildon View and south of Cemetery Lane, Tweedmouth (Robert's Lodge) (1055/6769)	FZ1 - 100%	Passed	N/A
ii	Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth (1116)	FZ1 - 100%	Passed	N/A
iii	Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth (8068)	FZ1 - 100%	Passed	N/A
iv	Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed (9552)	FZ1 - 100%	Passed	N/A
v	Land east of Broad Road, North Sunderland / Seahouses (6751)	FZ1 - 100%	Passed	N/A
vi	The Glebe Field, north of West Street, Norham (1074)	FZ1 - 100%	Passed	N/A
West				
i	Land to west of Park Road, Haltwhistle (2549/2558)	FZ1 - 100%	Passed	N/A
ii	Greystonedale, Park Road, Haltwhistle (2187)	FZ1 - 100%	Passed	N/A
iii	Land west of Hougill, Tyne View Road, Haltwhistle (2247)	FZ1 - 100%	Passed	N/A
iv	Former Bellingham Auction Mart, B6320, Bellingham (2352)	FZ1 - 100%	Passed	N/A
v	Land at Demesne Farm, Boat Road, Bellingham (2222)	FZ1 - 62.8% FZ2 - 14.2%	See Table G2 below	

		FZ3b - 23.0%		
vi	Land west of Langley Gardens and north of Radcliffe Road, Haydon Bridge (2544/2046)	FZ1 - 100%	Passed	N/A
vii	Land east of Allotments, Station Road, Haydon Bridge (9110)	FZ1 - 100%	Passed	N/A
viii	Land east of Lonkley Terrace, Allendale Town (2349/9380)	FZ1 - 100%	Passed	N/A
ix	Land at Splitty Lane, Catton (8033)	FZ1 - 100%	Passed	N/A
x	Land west of Smithy, A696, Otterburn (2422a)	FZ1 - 68.3% FZ2 - 31.7%	See Table G2 below	
xi	Land south of Westmor, A696, Otterburn (2422b)	FZ1 - 89.3% FZ2 - 10.7%	See Table G2 below	
xii	West Woodburn Filling Station, A68, West Woodburn (2065)	FZ1 - 100%	Passed	N/A

No proposed housing site allocations are wholly within Flood Zones 2 or 3. However, the following four site allocations are predominantly in Flood Zone 1 but with parts of the site within Flood Zones 2 or 3.

Table G2

Site Allocation	Flood Zones				Sequential Test	Exception Test
	FZ1	FZ2	FZ3a	FZ3b		
Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)	68.6%	1.5%	29.9%	-	High Probability	See Table G3 below
Land west of Smithy, A696, Otterburn (2422a)	68.3%	31.7%	-	-	Medium Probability - no better alternative sites - Passed (minimise development within FZ2)	N/A
Land south of Westmor, A696, Otterburn (2422b)	89.3%	10.7%	-	-	Medium Probability - no better alternative sites - Passed (minimise development within FZ2)	N/A
Land at Demesne Farm, Boat Road, Bellingham (2222)	62.8%	14.2%	-	23.0%	High Probability / Functional Floodplain	See Table G3 below

As there are no alternative sequentially better sites available in the Otterburn area to meet the local housing needs of this village, the two Otterburn sites are considered to pass the Sequential Test, although wherever possible the design and layout of any scheme should seek to minimise development within those parts of the site within Flood Zone 2.

Exception Test

The Exception Test aims to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The two parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

In accordance with the flood risk vulnerability classification, the following two site allocations in Hexham and Bellingham need to be considered under the Exception Test.

Table G3

Site Allocation	Flood Zones				Sequential Test	Exception Test
	FZ1	FZ2	FZ3a	FZ3b		
Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)	68.6%	1.5%	29.9%	-	High Probability	New Tyne Green flood defences recently installed - Passed
Land at Demesne Farm, Boat Road, Bellingham (2222)	62.8%	14.2%	-	23.0%	High Probability / Functional Floodplain	No better alternative sites - Passed (avoid development within FZ3, minimise development within FZ2)

Burn Lane Bus Depot and land at Chareway, (2040/9136/2628)

Major flood attenuation works have recently been carried out in close proximity to the Burn Lane/Chareway site in Hexham which are not recognised in the latest flood risk zones mapping analysis. A new flood defence barrier embankment was installed in summer 2018 to prevent flood waters flowing through the railway underpass at Tyne Green, funded in a partnership between local residents, Northumberland County Council, the Environment Agency, Northumbrian Water and Network Rail. It is therefore considered that the risk of flooding on this site is now significantly reduced, such that the extent of Flood Zones 2 and 3 will now be much less, if not removed. In any case, the developable area of the site is reduced so that

development can be focussed in those areas of lower flood risk - those in Flood Zones 1 and 2. The Sequential and Exception Tests are therefore considered to now be effectively passed.

Land at Demesne Farm, Boat Road, Bellingham (2222)

In the case of the land at Demesne Farm in Bellingham, only just over a third of the site allocation is identified to be within flood risk zones 2 and 3. It is therefore considered that a residential development scheme is still capable of being safely designed and delivered on this site to avoid or minimise housing development within those parts of the site that fall within Flood Zones 2 and 3. The consequently reduced net developable area of the site is therefore reflected in the indicative allocation capacity.

While there are other sites in Bellingham with a lower flood risk, they are beset by other constraints. This site is considered to be the most suitable and sustainable option for allocation in Bellingham (in addition to the former auction mart site) to help meet the future housing needs of this rural service centre (a key gateway settlement to Northumberland National Park) and its surrounding catchment area for the benefit of the local community. Given that the flood risk can be minimised on the site, the Sequential and Exception Tests are therefore considered to now be effectively passed.

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