

Newbiggin by the Sea Neighbourhood Plan

Housing site assessment background paper

January 2023

Contents

1.	Background	3
2.	Planning context	5
	National planning policy and guidance	5
	The development plan	6
	Housing needs	7
	Conclusions	8
3.	Site assessment methodology	9
	Background	9
	Stage 1 - Identification of sites for housing development	9
	Stage 2 - Site assessment	10
	Stage 3 - Engagement	11
	Stage 4 - Review	11
	Stage 5 - Submission/ adoption	11
4.	Identification of sites	12
	Northumberland Strategic Housing Land Availability Assessment	12
	Sites with planning permission	17
	Sites with a planning application pending decision	17
	Sites identified as part of the plan process	18
	Sites identified by the town council	18
5.	Site assessment	19
6.	Conclusion - proposed allocations	48
7.	Summary and next steps	49
	Appendix 1: Site assessment proforma	50
	Appendix 2 Sources of information	52

1. Background

- 1.1 This document is one in a series of background papers prepared by Newbiggin by the Sea Town Council. It sets out the relevant national and local policy and guidance for housing that has informed the Newbiggin by the Sea Neighbourhood Plan ('the plan'). It also sets out the methodology for the assessment of potential housing sites and how this methodology has been applied to potential sites within the plan area.
- 1.2 The vision and objectives for the plan define what the plan aims to achieve. The vision for Newbiggin by the Sea in 2036 is:

A vision for Newbiggin by the Sea in 2036
<p>By 2036 Newbiggin by the Sea will be successful, thriving and sustainable. A place where people want to live and work because of the rich and distinctive environment, range of services and facilities, leisure opportunities, as well as access to high quality housing, employment and protected open spaces with linked wildlife corridors.</p> <p>New employment opportunities will have reduced the number of residents commuting out of the town for employment and they will have access to sustainable modes of transport.</p> <p>The town centre will be vibrant, with a range of shops, social and leisure facilities. These services, facilities and leisure opportunities will be fully accessible, contributing to health and well-being and will result in a growth in visitor numbers who will support the success of the local economy.</p> <p>New development will ensure the protection and enhancement of the area and safeguards the amenity of the local community.</p>

- 1.3 Neighbourhood plan objective two is most relevant to the delivery of new housing. In addition, the process of the identification of potential housing sites, in terms of the assessment process, is also relevant to all plan objectives.

Objectives
<p>Objective 1 - Distinctive place:</p> <ul style="list-style-type: none">• Achieving a balance between development and maintaining the clear separation of settlements, conserving and enhancing the natural, built and historic environment, as well as protecting important open spaces. <p>Objective 2 – Sustainable, thriving and healthy community:</p> <ul style="list-style-type: none">• Supporting new development which meets the needs of existing and future residents. This includes providing the right types of housing, supporting investment in employment space and the visitor economy, strengthening the role of the town centre and improving infrastructure to support health needs. <p>Objective 3 - Well connected:</p> <ul style="list-style-type: none">• Promoting access to sustainable modes of transport which connect people to a wide range of services, facilities and employment opportunities. As well as enhancing opportunities for safe and active travel and ensuring access for all.

- 1.4 The main areas covered by this background paper are:
- The national and local policy context for the provision of new homes;
 - An overview of Newbiggin by the Sea, including identifying the key local issues; and
 - The methodology for the assessment of housing sites;
 - Detailed site assessment information.
- 1.5 As part of the consultation on the pre-submission draft plan, the town council invited comments on the background paper, which has been revised, where appropriate, in response to feedback received.

2. Planning context

Background

- 2.1 As neighbourhood plans are part of the development plan, they must meet defined legal requirements. The way in which neighbourhood plans are prepared and the policies they contain will be tested by an independent examiner. In order to pass an examination and proceed to referendum, neighbourhood plans must meet a number of 'basic conditions'. To ensure they are legally compliant they must:
- Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the development plan;
 - Contribute to the achievement of sustainable development; and
 - Be compatible with legal obligations.

National planning policy and guidance

- 2.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.
- 2.3 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it means that neighbourhood plans should:
- Support the strategic development needs set out in local plans, including policies for housing and economic development (paragraph 13);
 - Address non-strategic matters (paragraph 18); and
 - Shape, direct and help to deliver sustainable development and not promote less development than set out in the strategic policies for the area or undermine those strategic policies (paragraph 29)
- 2.4 Paragraph 66 of the NPPF requires strategic policies to set out the housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once strategic policies have been adopted, the figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. Paragraph 67 highlights that where it is not possible to provide a requirement figure for a neighbourhood area the local planning authority should provide an indicative figure if requested to do so by the neighbourhood planning body.
- 2.5 Paragraph 70 highlights that neighbourhood planning groups should consider opportunities for allocating small and medium sized sites suitable for housing in their area.
- 2.6 The NPPG provides additional advice regarding how to assess the housing and economic development needs of an area. It explains that the assessment of land availability identifies a future supply of land which is suitable, available and achievable over the plan period. The assessment is an important source of evidence to inform plan making and decision taking as well as the identification of a five-year supply of housing land. It does not however determine whether a site should be allocated for development.

- 2.7 It is explained within NPPG that neighbourhood planning bodies can use the assessment method to assess sites but that this should be proportionate to the nature of the plan. Also, that as a starting point neighbourhood planning bodies can make use of existing site assessments prepared by local planning authorities when considering sites for allocation within a neighbourhood plan.

The development plan

- 2.8 The Northumberland Local Plan was adopted by Northumberland County Council (NCC) in March 2022. Table 1 provides a summary of the relevant strategic policies.

Table 1 - Relevant NLP Policies

Policy	Description
Policy STP1: Spatial Strategy	Identifies a settlement hierarchy. Newbiggin by the Sea is proposed to be defined as a service centre, which is identified to accommodate housing development that maintains and strengthens its role. No settlement boundary is defined as this is identified as a possible role for the neighbourhood plan. Woodhorn is identified as a small village which will support a proportionate level of development.
Policy HOU1: Making best use of existing buildings	Seeks to support the continued use of the existing housing stock and the change of use of redundant buildings to housing.
Policy HOU2: Provision of new residential development	Supports the delivery of open market and affordable dwellings in a range of tenures, types and sizes where this: is consistent within the spatial strategy; meets objectively assessed needs; and makes the best and most efficient use of land.
Policy HOU3: Housing requirements for neighbourhood plan areas	Requires designated neighbourhood plan areas to provide for the identified minimum housing requirement over the plan period 2016-2036. For the plan area this is identified as 360.
Policy HOU4: Housing development site allocations	Makes provision for the following allocations in Newbiggin-by-the-Sea: Former Moorside First School, Woodhorn Road (66 dwellings), Land north-west of Spital House Farm, North Seaton Road (55-85 dwellings) and Site adjacent to Arts Centre, Woodhorn Road (13 dwellings).
Policy HOU6: Affordable housing provision	Requires the provision of onsite affordable housing on all sites of 10 or more units or 0.5ha or more. The plan area sits within a low value area, therefore the expected contribution is 10% affordable. The policy also provides guidance with regard to tenures and dwelling types of the on-site affordable homes. Within low value areas, 100% affordable home ownership is identified. Any offsite provision of affordable housing is required to be clearly justified. Within low value areas, developments of 10 or more but less than 30 dwellings are exempt from making an affordable housing contribution.
Policy HOU11:	Supports the provision of new and adaption of existing homes as well as supporting the provision of integrated sheltered

Policy	Description
Homes for older and vulnerable people	residential retirement and extra care accommodation and other appropriate provision.

2.9 Figure 1¹ provides an extract of the local plan policies map, which illustrates the housing site allocations.



Figure 1: Extract from Northumberland Local Plan Policies Map

Housing needs

2.10 As part of the preparation of the neighbourhood plan, the town council considered that it was essential to obtain an understanding of the future housing needs of Newbiggin by the Sea. In order to help inform this, a housing needs assessment was commissioned.

2.11 The Newbiggin by the Sea Housing Needs Assessment (HNA) was prepared by AECOM as part of the governments technical support programme. The HNA considered what quantity, type, mix and size of housing was required in the plan area. The key findings were:

- Quantity of development:** An overall housing target figure in the range of 424 to 521 dwellings, which equates to 28 to 35 dwellings per year between 2021 and 2036. This is an uplift of between 18% to 45% from the housing requirement figure identified in the emerging NLP. The range was informed by the consideration of a number of growth scenarios and housing completions. Between 2009 and 2019 there were only 61 new dwellings completed in Newbiggin by the Sea. If this is projected forward over the plan period, it would only result in a 3.29% growth in population. This is a much lower percentage than other similar areas, such as Amble (14% growth), Blyth (17% growth) and

¹ Available at

<https://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=18c3c674270f406591cb5b0ea7bec4b3>

Seaton Valley (14% growth). The HNA identifies that this uplift would better reflect other comparable areas growth rates. Also, that Newbiggin by the Sea has been disadvantaged by historically low growth rates. By exceeding the minimum figure identified within the emerging NLP, it will help deliver the neighbourhood plan objectives and promote the economic resilience and sustainability of Newbiggin by the Sea;

- **Tenure and affordability:** Homeownership in Newbiggin by the Sea is relatively achievable which is a positive position. Median house prices are affordable to those of average incomes or above and entry level homes are also affordable to those on dual lower quartile incomes. However, the HNA acknowledges that the provision of affordable housing to buy through discounted market sale (25% to 50%) and shared ownership (75% to 25%), further low earners would be able to afford to buy. The HNA identifies that there is a demand for the provision of 60 affordable homes over the plan period and that the provision of 424 to 521 dwellings may result in the delivery of 42 to 52 affordable homes;
- **Type and size:** The plan area has an overabundance of 3-bedroom homes, which forms 53% of the housing stock. Smaller homes are needed to provide suitable housing for younger adults without children and those looking to downsize. Larger, 4 and 5-bedroom homes will help make Newbiggin by the Sea more attractive to buyers looking for larger homes and families with children who have a greater need for space. The life stage modelling suggests that by 2036, the size distribution of new dwellings should be: 7.2% as one bedroom; 37.3% as two bedroom; 0% as three bedroom; 47% as four bedroom and 8.6% as five or more bedrooms. The HNA explains that the recommendation should be applied with a degree of flexibility because in practice it may not be reasonable to strictly limit the provision of dwellings with three bedrooms.

Conclusions

- 2.12 National planning policy and guidance emphasises that planning system should support the Government's objective of significantly boosting the supply of homes. Neighbourhood plans have an important role in considering opportunities for the allocation of small and medium sized housing sites and are not able to promote less development than set out within the adopted strategic policies for the area.
- 2.13 There has been limited housing development in Newbiggin by the Sea in recent years, despite it taking place in other parts of Southeast Northumberland. Since the start of the NLP period in April 2016 to 31 March 2022 there have been only 46 housing completions. This means that as residents try to find their first home or move to a larger home, there are no suitable properties. The availability of new housing development close by has resulted in our younger people and families moving out of the area. The town council believe this is having major implications on the sustainability and cohesiveness of the community.
- 2.14 There are sites available for new housing development in our town, however they have been identified for many years and development has not come forward. This housing sites assessment therefore considers further the opportunities for housing development in Newbiggin by the Sea.

3. Site assessment methodology

Background

- 3.1 In order to fully understand the capacity of the plan area to deliver housing to meet needs whilst protecting the important natural and built environment of the area, a housing site assessment methodology was developed. The methodology was informed by the National Planning Policy Framework (2021 - NPPF) and the associated National Planning Practice Guidance (NPPG), which includes guidance on the assessment of land availability and the preparation of neighbourhood plans.
- 3.2 The NPPG explains that neighbourhood planning bodies can use the national guidance, however importantly any assessment needs to be proportionate to the nature of the plan. It is also suggested that the starting point for site assessments should be existing site assessments prepared by the local planning authority when identifying sites to allocate within a plan.
- 3.3 The methodology comprised five stages:
- Stage 1 – identification of sites and/ or broad areas for housing development;
 - Stage 2 – site assessment
 - Stage 3 – engagement;
 - Stage 4 – review; and
 - Stage 5 – submission/ adoption.

Stage 1 – identification of sites for housing development

Task 1:

- 3.4 Identification of sites contained within the Northumberland Strategic Housing Land Availability Assessment (April 2022 - SHLAA). The following information should be captured from the SHLAA:
- Current SHLAA map of the parish;
 - Table showing sites which have been identified as being:
 - deliverable within five years;
 - developable within 6-10;
 - developable within 11-15 years;
 - sites with constraints to development (uncertain sites); and
 - those which have been identified as being not currently developable, or discounted.

Task 2:

- 3.5 Identification of other sites within the parish that have planning permission for residential development, including details of the permission (date approved, number of dwellings).

Task 3:

- 3.6 Identification of sites with a current planning application that is pending consideration.

Task 4:

- 3.7 Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

Task 5:

- 3.8 Sites identified by the town council.

Stage 2 – Site assessment

Task 1:

- 3.9 Initial filtering of all sites to remove sites that would not be suitable for development. These sites would be removed where they would clearly conflict with national planning policy such as where they would result in development:
- In the open countryside away from existing settlements;
 - Of a site with a European or national environmental designation (Ramsar conservation wetland sites, special protection areas, special areas of conservation, sites of special scientific interest, national nature reserves, or ancient woodland);
 - Of a scheduled ancient monument or historic park and garden; or
 - Within flood zone 3b (functional floodplain).
- 3.10 This process will result in two lists of sites, those that are not suitable for development and those to be taken forward for a detailed assessment.

Task 2:

- 3.11 The site assessment proforma (Appendix 1) should then be used to capture key information about each site. This captures general information about the site and its use, constraints and accessibility. Appendix 2 provides links to sources of information to assist with the completion of the assessment.

Task 3:

- 3.12 Review of assessment conclusion and discussion on which sites are appropriate for allocation within the plan. In accordance with national policy and guidance, the sites must be suitable, available and achievable:
- A site can be considered **suitable**, if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated;
 - A site can be considered **available**, when there is confidence that there are no legal or ownership impediments to development;
 - A site can be considered **achievable** when there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Task 4:

- 3.13 Identification of the level of development that would be appropriate for the site, informed by the location, surrounding area and site context. Where an indicative site capacity figure has not been identified through the SHLAA or the landowner, it could be appropriate to apply the density figures identified within the SHLAA. Within urban areas the SHLAA identifies densities of 30-40 dwellings per hectare as being appropriate.

Stage 3 – Pre-submission engagement:

- 3.14 Contact should be made with landowners prior to wider public engagement. Public feedback on the potential sites.

Stage 4 – Review:

- 3.15 Review of comments received and amendment where necessary.

Stage 5 – Submission/ adoption:

- 3.16 Inclusion of proposed land allocations within submission draft plan, if endorsed through examination and referendum, will be adopted as part of the neighbourhood plan.

4.2 Table 2 illustrates all the SHLAA sites within the parish, it includes a summary of the site assessment comments. Those highlighted in red have been discounted by NCC.

Table 2: Extract from Northumberland SHLAA site assessment information (April 2022)

SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 -10	11 - 15	15 +
5021	Pembroke Court	0.28	PDL	Lapsed planning permission. Medium contamination, part of site in flood zone 2/3. 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.			6	
5028	West End Service Station, North Seaton Road	0.09	PDL	Lapsed planning permission. 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.				12
5030	The Needles	1.35	PDL	Site is not suitable for residential development given the wide range of factors identified including the peripheral location, impact on environmental designations, adjacent uses and current occupying uses -residential development is not achievable.	Discounted			
5032	Church Farm, Woodhorn Road	0.31	PDL	Scheme approved in July 2017 for 15 homes. Delivery based on methodology assumptions and to be completed within initial 5 years. <i>[Note: under construction]</i>	15			
5059	Moorside First School	2.39	Mostly PDL	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 71 homes. <i>[Note: allocation within NLP for 66 dwellings]</i>		66		
5066	Bungalow, New Dolphin Garage	0.45	PDL	Site for sale <i>[Note: implemented in 2014]</i>	14			
5090	Storey Crescent	2.90	PDL	No prohibitive barriers to the delivery of the site. Yield reflects that of the housing allocation. Timescale				78

SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 -10	11 - 15	15 +
				reflects the fact that the current landowner does not intend to bring forward the site in the immediate term.				
5105	Land to the north and east of Woodlea	7.05	PDL	Flood zone 3B covers majority of site. North West portion of site could be developed to provide link between sites 5059 and 6766. Local authority owned site not currently surplus to requirements. Not available for housing development	Discounted			
5115	Spital House Farm	2.25	GF	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. <i>[Note: allocation within NLP combined with 5129 for 55-88 dwellings]</i>		42		
5116	Woodhorn Road	0.30	Mostly PDL	No prohibitive barriers to the delivery of the site.		12		
5129	Land adjacent to Spital House Farm	1.62	GF	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. <i>[Note: allocation within NLP combined with 5115 for 55-88 dwellings]</i>		30		
5142	Land to the west of Store Farm Road	4.20	GF	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.			47	
5143	Land to the west of Woodhorn Road	7.89	GF	Delivery will be dependent 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.		177		
5179	126 Front Street	0.07	Mostly PDL	Yield based upon previous planning consent, now lapsed - however,			5	

SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 -10	11 - 15	15 +
				capacity based on much larger site area, with small-scale development of around 5 homes considered more fitting as urban infill opportunity.				
6756	Land to the south east of the A189	6.02	GF	Suitability, availability and achievability may be significantly affected due to a number of constraints including: lack of access, protected species, wetlands to east, flood risk and pylons. Due to the number of constraints and costs that may be associated, in addition to a low-price level area, it is considered that this site is not deliverable. The spine road separates the site from the settlement.	Discounted			
6766	Woodhorn Demesne	1.91	GF	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.			52	
6779	Links Quarry	3.25	Mixed	Suitability already established through granting of planning permission.		63		
8061	Land south of St Marys Church	2.22	GF	Site forms the setting of Grade I listed St Mary's church and Grade II Deepleigh Home. It is considered that development for housing would have a detrimental impact upon the character and setting of the grade listed buildings, leading to the site being assessed as not suitable for housing. In addition, access is not possible from the site boundary direct to the A197 due third party land ownership uncertainties. Should ownership issues be overcome, concerns regarding safe, visible access to the site from the A197 would require further assessment.	Discounted			
9052 ³	Site adjacent to the arts centre	0.26	GF	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. <i>[Note: allocation within NLP for 13 dwellings]</i>		13		

³ Note the site lies on the eastern side of Woodhorn Lane adjacent to the former arts centre

SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 -10	11 - 15	15 +
9174	Land east of A197/A189 roundabout	8.53	GF	Large greenfield site, outside of a settlement. Peripheral location and constraints are issues affecting developability, with the scale of the site being notable. Critically, it is considered that development would result in the risk of merging of Ashington and Newbiggin and would not be appropriate.	Discounted			
9175	Land north of B1334 and west of Spital Road	19.49	GF	Very large area of agricultural land, peripheral to the town. The scale and location of the site are considered to be inappropriate given the location and crucially development would reduce the strategic break between Newbiggin and Ashington. Not suitable nor developable.	Discounted			
9222	Land south of Beach Terrace	0.66	Mostly GF	Land to the southern edge of the town, currently occupied by a bowling green and tennis courts. A significant range of constraints are identified and given the location at the very edge of the settlement this does not offer a suitable or developable location for a residential scheme.	Discounted			
9231a	Land south of Newbiggin by the Sea (phase 1)	5.03	GF	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 issue. 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.	Discounted			
9231b	Land south of Newbiggin by the Sea (phase 2)	9.31	GF	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 issue. 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.	Discounted			
9231c	Land south of Newbiggin by the Sea (phase 3)	16.70	GF	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 issue. Therefore, the site is not suitable nor	Discounted			

SHLAA Ref	Name	Size	Land type	Summary of SHLAA comments plus relevant update	No dwellings			
					0 - 5	6 -10	11 - 15	15 +
				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	3.20	GF	Greenfield site that is peripheral in setting. Lack of access, setting and the negative impacts of development mean the site is not suitable and undevelopable				Discounted
9589	Land to rear of Front Street	0.20	BF	Lapsed planning permission			18	
9645	Lynemouth (power station slag heap) – part in Cresswell Parish	38.40	BF					Discounted

Task 2: Identification of other sites within the parish that have planning permission for residential development

- 4.3 There are nine sites within the plan area which have extant planning permission for residential development:

Table 3: Sites with planning permission

Address	Application Ref	SHLAA Ref	Capacity
New Dolphin Bungalow, Front Street	07/00557/OUT, 11/02989/REM	5066	14
Links Quarry Newbiggin-By-The-Sea	16/00592/OUT, 19/04808/REM 22/03571/FUL	6779	63
Church Farm Woodhorn Village Ashington	12/01397/FUL	5032	15
			92

Task 3: Identification of sites with a current planning application that is pending consideration

- 4.4 There are three planning applications pending consideration within the parish:

Table 4: Planning applications pending consideration at 24 November 2022

Address	Application Ref	SHLAA Ref	Capacity
Moorside First School, Woodhorn Road ⁴	16/03954/FUL	5059	71
Site adjacent to former Arts Centre, Woodhorn Lane ⁵	18/01180/FUL	9052	13
126 & 128 Front Street	21/01192/FUL	5179	2
			86

⁴ Local plan allocation

⁵ Local plan allocation

Task 4: Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

- 4.5 One site, to the south of Newbiggin by the Sea was put forward by a landowner in response to the early engagement on housing which took place during December 2021-January 2022, see figure 4.



Figure 4: Site proposed by landowner

Task 5: Sites identified by the town council

- 4.6 No additional sites have been identified by the town council.

5. Site assessment

Introduction

5.1 This section of the background paper describes the results of the site assessment process.

Initial filtering

5.2 The process of identifying sites included some filtering, by removing sites that would clearly conflict with national planning and local strategic policies. All the following SHLAA sites are greenfield, located within the countryside and separate from the built-up area of the town, there was agreement with the conclusions reached within the SHLAA, they have therefore been filtered out:

- 6756 – Land to the south east of the A189;
- 9174 – Land east of A197/ A189 roundabout; and
- 9433 – Land west of the Woodhorn Mineral Line.

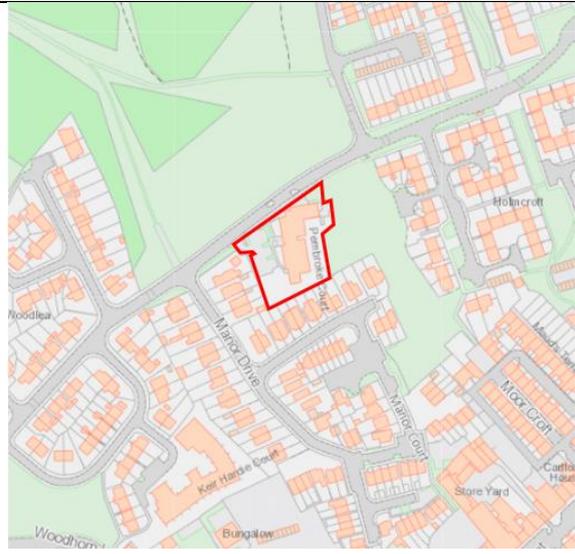
5.3 In addition, SHLAA site 8061 has been discounted as, although it is adjacent to Woodhorn village, the scale of development that would result would be disproportionate to the village. Woodhorn is identified in the NLP as a small settlement that will support a proportionate amount of development. Site 5105 lies within flood zone 3b therefore this has also been discounted.

5.4 Table 5 identifies the sites which have been subject to the site assessment process. Sites allocated in the NLP (SHLAA sites 5059, 5115, 5129, 9052) and those with planning permission (SHLAA sites 5066, 6779, 5032, 10809, 6984, 11117, 10738, 12464) have not been included in the assessment. The assessment also excludes sites for single dwellings (6132 and 6984).

Table 5: Sites subject to site assessment process

SHLAA ref	Name
5021	Pembroke Court
5028	West End Service Station, North Seaton Road
5030	The Needles
5090	Storey Crescent
5116	Woodhorn Road
5142	Land to the west of Store Farm Road
5143	Land to the west of Woodhorn Road
5179	126 Front Street
6766	Woodhorn Demesne
9175	North of B1334 and west of Spital Road
9222	Land south of Beach Terrace
9231a (part)	Land to the south of Newbiggin by the Sea
9231b (part)	Land to the south of Newbiggin by the Sea
9231c (part)	Land to the south of Newbiggin by the Sea

Completed site assessment forms:

Site reference	5021
Site name	Pembroke Court
Site address/ location plan	
Site area (ha)	0.28ha
Site capacity	11-15
Existing use	Rental apartments for over 40s
Landowner	Cross Rigg Developments (North East) Ltd
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA conclusions (if applicable)	Suitable, available and achievable
Relevant planning history	11/01075/FUL – creation of 6 flats
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Lyne Sands Local Wildlife Site. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None
Historic environment site constraints – is the site within or adjacent to the following designations:	None

<ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	Adjacent to town centre, therefore good access to services
Overall assessment – not available	
<p>Whilst there would appear to be no significant constraints to prevent development, there appears to be no developer interest as no response to contact from the town council. Therefore, it is not currently available for housing development.</p>	

Site reference	5028
Site name	West End Service Station, North Seaton Road
Site address/ location plan	
Site area (ha)	0.09ha
Site capacity	12
Existing use	Car garage
Landowner	Jasbir Kaur Ladhar
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5028
SHLAA conclusions (if applicable)	Suitable, available, achievable
Relevant planning history	06/00393/OUT – 12 apartments (lapsed)
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Lyne Sands Local Wildlife Site. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure 	None

<ul style="list-style-type: none"> • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	PDL – possible contamination from previous use
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2km 230m 500m 120m
Overall assessment – not available	
Whilst there would appear to be no significant constraints to prevent development, there appears to be no developer interest as no response to contact from the town council. Therefore, it is not currently available for housing development.	

Site reference	5030
Site name	The Needles
Site address/ location plan	
Site area (ha)	1.26
Site capacity	20
Existing use	Dwelling and industrial buildings
Landowner	Barry William Elliot
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5030
SHLAA conclusions (if applicable)	Not suitable because of peripheral location
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Adjacent to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore and Cresswell and Newbiggin Shores Sites of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone. Close to Paddock Wood Local Nature Reserve. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site 	None

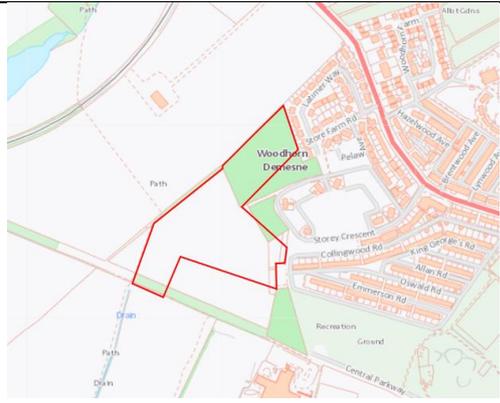
<ul style="list-style-type: none"> • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Part of the site in flood zone 3
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Existing buildings on site so would require clearance. Potential contamination from historic use of site.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	1.4km 800m 950m 350m
Overall assessment – not available	
<p>The conclusion of the SHLAA was to discount the site as a result of its peripheral location. However, there has been a recent permission for housing development to the south, it therefore may be considered suitable. However, there appears to be no developer interest despite contact by the town council. Therefore, the conclusion is that it is not currently available for housing development.</p>	

Site reference	5090
Site name	Storey Crescent
Site address/ location plan	
Site area (ha)	2.90ha
Site capacity	40-50
Existing use	Open space
Landowner	Bernicia
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5090
SHLAA conclusions (if applicable)	Suitable, not available, achievable
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Lyne Sands Local Wildlife Site. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure 	None

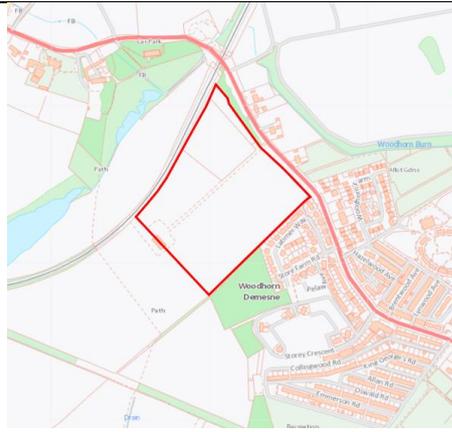
<ul style="list-style-type: none"> • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Open space within an established residential area. Sewer/ water main crosses the site.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2km 800m 600m 170m
Overall assessment: - Suitable, available, achievable	
Discussions on-going regarding potential redevelopment options, mix of market and affordable homes. Likely to be delivered later in the plan period.	

Site reference	5116
Site name	Woodhorn Road
Site address/ location plan	
Site area (ha)	0.30ha
Site capacity	12
Existing use	Open space and car park
Landowner	NCC
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5116
SHLAA conclusions (if applicable)	Suitable, available, achievable
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Lyne Sands Local Wildlife Site. Adjacent to the SE Northumberland Wildlife Network. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure 	None

<ul style="list-style-type: none"> • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Possible contamination – identified in SHLAA.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2km 350m 350m 30m
Overall assessment – not available	
Whilst there would appear to be no significant constraints to prevent development, there appears to be no developer interest as no response to contact from the town council. Therefore, it is not currently available for housing development.	

Site reference	5142
Site name	Land to the west of Store Farm Road
Site address/ location plan	
Site area (ha)	4.20
Site capacity	47
Existing use	Greenfield site/ agriculture
Landowner	NCC
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5142
SHLAA conclusions (if applicable)	Suitable, available and achievable in part
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species or habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone, Lyne Sands Local Wildlife Site and Queen Elizabeth II Country Park Local Nature Reserve. Adjacent to the SE Northumberland Wildlife Network. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail. Southern part of the site includes woodland
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	No.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure 	A number of listed buildings lie to the north of the site, beyond the railway line, including the Church of St Mary Woodhorn, which is a grade I listed building.

<ul style="list-style-type: none"> • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	Southern part of the site is identified as protected open space within the emerging NLP
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Generally flat site. Access improvements likely to be required. No public rights of way crossing site. Greenfield site therefore no obvious contamination, although mineral line lies to the north west of the site. Sewer/ water main crosses the site. Potential archaeology.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2km 800m 900m On A197, adjacent to site
Overall assessment: - not available	
Adjacent to existing housing, logical extension to the town. However, may require further investigations regarding contamination, access and archaeology/ historic environment. Potentially suitable for housing, however no desire for landowner to develop the site, therefore not available.	

Site reference	5143
Site name	Land to the west of Woodhorn Road
Site address/ location plan	
Site area (ha)	7.89
Site capacity	177
Existing use	Greenfield site/ agriculture
Landowner	George Birchall
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5143
SHLAA conclusions (if applicable)	Suitable, available and achievable
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species or habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone, Lyne Sands Local Wildlife Site and Queen Elizabeth II Country Park Local Nature Reserve. Adjacent to the SE Northumberland Wildlife Network. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail. Southern part of the site includes woodland
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	No.
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure 	A number of listed buildings lie to the north of the site, beyond the railway line, including the Church of St Mary Woodhorn, which is a grade I listed building.

<ul style="list-style-type: none"> • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Generally flat site. Access improvements likely to be required. No public rights of way crossing site. Greenfield site therefore no obvious contamination, although mineral line lies to the north west of the site. Sewer/ water main crosses the site. Potential archaeology.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2km 800m 900m On A197, adjacent to site
Overall assessment: - not available	
Adjacent to existing housing, logical extension to the town. However, may require further investigations regarding contamination, access and archaeology/ historic environment. Would need to ensure suitable buffer with mineral line and provide open space to mitigate against that which would be lost as a result of the development. Potentially suitable for housing – however landowner not looking to develop currently.	

Site reference	5179
Site name	126 Front Street
Site address/ location plan	
Site area (ha)	0.07ha
Site capacity	5
Existing use	PDL
Landowner	Nigel William Taylor and Gillian May Campbell
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	5179
SHLAA conclusions (if applicable)	Suitable, achievable, deliverable
Relevant planning history	09/00040/OUT – construction of 41 units and conversion to create 6 apartments (lapsed) 21/01192/FUL – conversion of 2 apartments into 4 (pending)
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Lyne Sands Local Wildlife Site. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None
Historic environment site constraints – is the site within or adjacent to the following designations:	Within the Newbiggin by the Sea Conservation Area

<ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	None
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Not known.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2.4km 25m 500m 25m
Overall assessment: not available	
Previous permission for 48 units lapsed in 2013. Current application pending for four apartments. No response to contact by town council regarding the development of the wider site. Not available.	

Site reference	6766
Site name	Woodhorn Demesne
Site address/ location plan	
Site area (ha)	1.91
Site capacity	52
Existing use	Greenfield
Landowner	George Armstrong
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	6766
SHLAA conclusions (if applicable)	Suitable, available, achievable
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore Site of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Lyne Sands Local Wildlife Site. Adjacent to the SE Northumberland Wildlife Network. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	No
Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site 	No

<ul style="list-style-type: none"> • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	Not known
Any other designations e.g. protected open space, best and most versatile agricultural land	No
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Access could be difficult. No identified public rights of way. Some trees on site.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	2km 550m 700m 250m
Overall assessment: - not available	
Greenfield site within the built-up area. Further work required regarding access. Potentially suitable for housing however no response from landowners to requests for discussion regarding future development of the site. Not available.	

Site reference	9175
Site name	North of B1334 and west of Spital Road
Site address/ location plan	
Site area (ha)	19.49
Site capacity	
Existing use	Greenfield
Landowner	Persimmon
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	9175
SHLAA conclusions (if applicable)	Not suitable (significant area of GF land), available, not achievable (inappropriate location)
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore and Cresswell and Newbiggin Shores Sites of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Paddock Wood Local Nature Reserve. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	No.

<p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	<p>None.</p>
<p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	<p>Flood zone 1</p>
<p>Surface water flood risk</p>	<p>Not known.</p>
<p>Any other designations e.g. protected open space, best and most versatile agricultural land</p>	<p>None.</p>
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	<p>Relatively flat site, could be accessed from B1334. No public rights of way crossing the site. Some trees. In agricultural use so no known contamination. Importance of maintaining gap between Newbiggin and Ashington</p>
<p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	<p>1.4km 800m 950m 300m</p>
<p>Overall assessment: - not available</p>	
<p>Agree with NCC assessment regarding the development of the full SHLAA site. However, discussions were held with the landowners regarding a smaller site to that proposed within the SHLAA. Would extend the built development towards Ashington, however a sufficiently large green corridor could be provided between the site and the A189. Relationship with the proposed allocation within the emerging NLP (Spital House Farm). Potentially suitable for housing, however landowner confirmed not looking to develop the site as it is to be used as ecological mitigation land.</p>	

Site reference	9222
Site name	Land south of Beach Terrace
Site address/ location plan	
Site area (ha)	0.66ha
Site capacity	
Existing use	Bowling green, tennis courts
Landowner	NCC
How identified (SHLAA, call for sites, by group)	SHLAA
SHLAA reference (if applicable)	9222
SHLAA conclusions (if applicable)	Not suitable, not available, not achievable
Relevant planning history	None
<p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	<p>Adjacent to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore and Cresswell and Newbiggin Shores Sites of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone. Close to Paddock Wood Local Nature Reserve. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail</p>
<p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None

<p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	<p>None</p>
<p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	<p>Flood zone 1</p>
<p>Surface water flood risk</p>	<p>Not known</p>
<p>Any other designations e.g. protected open space, best and most versatile agricultural land</p>	<p>Protected open space</p>
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	<p>Not known</p>
<p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	<p>1.4km 800m 950m 350m</p>
<p>Overall assessment: not available</p>	
<p>Landowner confirmed not available for development. Currently occupied by leisure and recreation facilities.</p>	

Site reference	9231a
Site name	Land to the south of Newbiggin by the Sea (phase 1)
Site address/ location plan	
Site area (ha)	0.85ha
Site capacity	11-14
Existing use	Greenfield/ agriculture
Landowner	Mr Clippingdale
How identified (SHLAA, call for sites, by group)	Call for sites
SHLAA reference (if applicable)	9231a (part)
SHLAA conclusions (if applicable)	Discounted
Relevant planning history	None
<p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	<p>Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore and Cresswell and Newbiggin Shores Sites of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Paddock Wood Local Nature Reserve. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail</p>
<p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None.

<p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	<p>None</p>
<p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	<p>Flood zone 1</p>
<p>Surface water flood risk</p>	<p>There are small areas of potential surface water flooding, it is understood that this can be mitigated through the design of the site and through application of drainage hierarchy employing sustainable drainage solutions.</p>
<p>Any other designations e.g. protected open space, best and most versatile agricultural land</p>	<p>No.</p>
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	<p>Relatively flat site, could be accessed from B1334. No public rights of way crossing the site. Some trees. In agricultural use so no known contamination. Sewage works lies to the east. Ground stability and contamination impacts arising in terms of former coal mining in the locality could be satisfactorily addressed by means of mitigation.</p>
<p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	<p>1.4km 800m 950m 350m</p>
<p>Overall assessment: - Suitable, available, achievable</p>	
<p>Logical extension of the town, adjacent to local plan housing allocation at Spital House Farm. Also, land to the south east has planning permission for residential and tourism development. Accessible site with good level access routes to nearby services and facilities. Landowner interest in developing the site for low density homes as the first phase of a larger housing development.</p>	

Site reference	9231b
Site name	Land to the south of Newbiggin by the Sea (phase 2)
Site address/ location plan	
Site area (ha)	4.15ha
Site capacity	93-109
Existing use	Greenfield/ agriculture
Landowner	Mr Clippingdale
How identified (SHLAA, call for sites, by group)	Call for sites
SHLAA reference (if applicable)	9231a (part)
SHLAA conclusions (if applicable)	Discounted
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore and Cresswell and Newbiggin Shores Sites of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Paddock Wood Local Nature Reserve. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None.
Historic environment site constraints – is the site within or adjacent to the following designations:	None

<ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	Flood zone 1
Surface water flood risk	There are small areas of potential surface water flooding, it is understood that this can be mitigated through the design of the site and through application of drainage hierarchy employing sustainable drainage solutions.
Any other designations e.g. protected open space, best and most versatile agricultural land	No.
Physical constraints: <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	Relatively flat site, could be accessed via a new access road currently under construction to the south of the site. No public rights of way crossing the site. Some trees. In agricultural use so no known contamination. Sewage works lies to the east. Ground stability and contamination impacts arising in terms of former coal mining in the locality could be satisfactorily addressed by means of mitigation.
Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	1.4km 800m 950m 350m
Overall assessment: - Suitable, available, achievable	
<p>Development of the site would extend the built development to the south of the town. However, land to the south east has planning permission for tourism development. A green corridor would be maintained between the town and the A189. Landowner interest in developing the site for a mixed variety and size of family homes, as the second phase of a larger housing development.</p>	

Site reference	9231c
Site name	Land to the south of Newbiggin by the Sea – phase 3
Site address/ location plan	
Site area (ha)	12.8ha
Site capacity	224-269
Existing use	Greenfield/ agriculture
Landowner	Mr Clippingdale
How identified (SHLAA, call for sites, by group)	Call for sites
SHLAA reference (if applicable)	9231b & c (part)
SHLAA conclusions (if applicable)	Discounted
Relevant planning history	None
Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	Close to the Northumbria Coast Ramsar Convention Wetlands and Special Protection Area, Northumberland Shore and Cresswell and Newbiggin Shores Sites of Special Scientific Interest, the Coquet to St Mary's Marine Conservation Zone and Paddock Wood Local Nature Reserve. Important species in the area include: Lapwing, Farmland Birds, Curlew, Grey Partridge, Redshank, Tree Sparrow, Yellow Wagtail
Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	None.

<p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	<p>None</p>
<p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	<p>Flood zone 1</p>
<p>Surface water flood risk</p>	<p>Not known</p>
<p>Any other designations e.g. protected open space, best and most versatile agricultural land</p>	<p>No.</p>
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	<p>Relatively flat site, could be accessed from the new access road under construction or existing access road to the south. No public rights of way crossing the site. Some trees. In agricultural use so no known contamination. Sewage works lies to the east.</p>
<p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	<p>1.4km 800m 950m 350m</p>
<p>Overall assessment: - Suitable, available, achievable</p>	
<p>Development of the site would extend the built development to the south of the town. However, land to the south east has planning permission for tourism development. There would need to be significant landscaping along the western boundary of the site to ensure appropriate separation between Newbiggin and Ashington, therefore, site capacity is likely to be reduced. Landowner interest in developing the site for a mix of housing types, particularly executive homes, as the third phase of a wider housing development.</p>	

6. Conclusion – proposed allocations

- 6.1 The housing needs assessment identifies that to 2036 there is a need to deliver between 424-521 dwellings. Table 6 identifies the current housing delivery position.

Table 6: Housing delivery - current position

	Number of dwellings
Housing delivered (1 April 2016 – 31 March 2022)	46
Sites with planning permission (at 31 March 2022)	92
Pending applications (including two local plan allocations – Woodhorn Rd adj to former arts centre & former Moorside School)	86
Local plan allocation (Spital House Farm)	55-85
	279-309

- 6.2 Table 7 illustrates the capacity of those sites identified through the site assessment process as being suitable, available and achievable.

Table 7: Potential housing capacity

SHLAA site	Number of dwellings
5090 – Storey Crescent	40-50
9231a (part) - Land to the south of Newbiggin by the Sea – phase 1	11-14
9231a (part) - Land to the south of Newbiggin by the Sea – phase 2	93-109
9231b&c (part) - Land to the south of Newbiggin by the Sea – phase 3	224-269
	368-442

- 6.3 The level of housing that would be delivered from the sites identified as being suitable, available and achievable is, when added to the current capacity is significantly in excess of the housing requirement. The landowner of site 5090 has identified that there have been historic delivery issues with the site, however as a result of recent discussions, it is considered that there is the potential to delivery around 40-50 dwellings on the site, but that this would be later in the plan period.
- 6.4 The owner of site 9231 has indicated that the site would be developed in three phases from the north to the south over the plan period, allowing the town to grow from the existing built-up area, whilst ensuring that it does not merge or coalesce with other areas. It is agreed that this approach would be the most appropriate in terms of phasing the development. Given the level of development, it is considered appropriate to identify that phase 3 (site 9231b&c - part) would likely come forward in the next plan period. Through the monitoring process, should housing delivery from the other housing sites are not forthcoming, then a partial review of the neighbourhood plan could take place. Table 8 illustrates how the housing requirement of 424-521 dwellings would be delivered.

Table 8: Delivery of NPA housing requirement

	Number of dwellings
Housing delivered (1 April 2016- 31 March 2022)	46
Sites with planning permission (at 31 March 2022)	92
Pending applications	86
Local plan allocation (Spital House Farm)	55-85
Proposed neighbourhood plan allocations (5090 & 9231a)	144-173
	423-482

7. Summary and next steps

- 7.1 This background paper has provided a summary of the planning policy context for housing as well as the need for new housing within the plan area. It defines the methodology for the assessment of potential housing sites and illustrates the results of the methodology when applied to potential housing sites within the plan area.

Appendix 1 Site Assessment Proforma

Site reference	
Site name	
Site address/ location (include map)	
Site area (ha)	
Site capacity	
Existing use	
Landowner	
How identified (SHLAA, call for sites, by group)	
SHLAA reference (if applicable)	
SHLAA conclusions (if applicable)	
Relevant planning history	
<p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats 	
<p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodlands • Area of outstanding natural beauty • Heritage coast • Historic landscape 	
<p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument 	

<ul style="list-style-type: none"> • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site 	
<p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk 	
<p>Surface water flood risk</p>	
<p>Any other designations e.g. protected open space, best and most versatile agricultural land</p>	
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Site topography • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. 	
<p>Access to services: How far away are the following:</p> <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop 	
<p>Overall assessment:</p>	

Appendix 2 Sources of information

Northumberland SHLAA

- SHLAA online mapping – note, the online mapping provides the summary of the conclusions for each site:
<http://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=b7ecb0e93d404b1bacbb9a6223433575>
- SHLAA report:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-5yr-Supply-2019-Report.pdf>
- SHLAA appendix E – five-year housing land supply deliverable sites summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-2019-Appendix-E-5-Year-Supply-Summary-Schedule.pdf> ;
- SHLAA appendix G - site delivery summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-2019-Appendix-H-Site-Delivery-Summary-Schedule.pdf>.

Defra Magic Map Contains information on natural and historic environment designations
<https://magic.defra.gov.uk/magicmap.aspx>

National heritage list for England Register of all nationally protected historic buildings and sites in England (listed buildings, scheduled monuments, protected wrecks, registered parks and gardens and battlefields) <https://historicengland.org.uk/listing/the-list/>

Northumberland Historic Environment Record A database that contains more than 26,000 records with information about nationally designated, locally designated and undesignated heritage assets
<https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=91&id=4725>

Flooding Flood zone information is available at <https://flood-map-for-planning.service.gov.uk/>
Surface water flooding information is available at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Northumberland Local Plan

<https://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=18c3c674270f406591cb5b0ea7bec4b3>

Land registry title information can be obtained for £3 per search <https://www.gov.uk/search-property-information-land-registry>