

Site Name	Site 1: Bunker site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	Substantial part of site within Flood Risk Zone 3
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Most of the site is within High risk of flooding

Site Name	Site 1: Bunker site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>Neutral: no heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>Development could result in harm to the significance of heritage assets and/or their setting</p> <p><i>(Abutments and retaining walls to road bridge over line to Hexham Railway Station)</i></p> <p>It is likely that impacts can be avoided / mitigated.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>Site allows for redevelopment of brownfield / derelict land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as at a high risk of surface water flooding</p>

Site Name	Site 1: Bunker site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	>800 m to Sele First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	400m – 800 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 1: Bunker site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	400m – 800 m to train station

Site Name		Site 2: Workhouse Site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	SSSI impact assessment zone suggests effects could be significant SSSI Impact assessment zone suggests effects may be likely SSSI impact assessment zone suggests effects unlikely	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	Adjacent to a designated area (within 50m) <400 m of a designated area >400 m of a designated area	>400 m of a designated area
	Effects on protected trees.	Site includes trees protected by a Preservation Order that are likely to be affected by development Site includes trees protected by a Preservation Order that are less likely to be affected by development Site does not include trees protected by a Preservation Order	Site includes trees protected by a Preservation Order that are less likely to be affected by development
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	Is the site outside Flood Risk Zones 2 and 3? Is the site within flood risk zone 2? Is the site within flood risk zone 3?	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	High Medium Low	Low

Site Name	Site 2: Workhouse Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets. No heritage assets or their settings are likely to be affected by the site allocation. Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated. Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated	Development could result in harm to the significance of heritage assets and/or their setting <i>(Site within Hexham Conservation Area)</i> It is likely that impacts can be avoided / mitigated.
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	Site allows for redevelopment of brownfield / derelict land Site is Greenfield	Site allows for redevelopment of brownfield / derelict land
	<u>Landscape</u> Impact on natural landscape	Site is within the existing urban area of Hexham Site is within the countryside on greenfield land Site is adjacent to the North Pennines AONB Site is in an elevated, visible location	Site is within the existing urban area of Hexham
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	Site is within an area identified as at a high risk of surface water flooding Site is adjacent to the River Tyne Site is within an area identified as being outside surface water	Site is within an area identified as being outside surface water

Site Name	Site 2: Workhouse Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	400m – 800 m to Hexham First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Site within 2km of a 2.20ha greenspace
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 2: Workhouse Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus station and train station

Site Name		Site 3: Burn Lane Bus Depot	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	Some of the site is within Flood Zone 3
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 3: Burn Lane Bus Depot		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>Development could result in harm to the significance of heritage assets and/or their setting</p> <p>(Grade II Listed building)</p> <p>It is likely that impacts can be avoided / mitigated.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>Site allows for redevelopment of brownfield / derelict land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as being outside surface water</p>

Site Name	Site 3: Burn Lane Bus Depot		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to Sele First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Queen Elizabeth High School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 3: Burn Lane Bus Depot		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	400m – 800 m 630m to Aldi
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	400m – 800 m to bus stop >800m to train station

Site Name		Site 4: Site on Chareway Lane	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone (previously in Flood Zone 2)
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 4: Site on Chareway Lane		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets. No heritage assets or their settings are likely to be affected by the site allocation. Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated. Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated	No heritage assets or their settings are likely to be affected by the site allocation.
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	Site allows for redevelopment of brownfield / derelict land Site is Greenfield	Site allows for redevelopment of brownfield / derelict land
	<u>Landscape</u> Impact on natural landscape	Site is within the existing urban area of Hexham Site is within the countryside on greenfield land Site is adjacent to the North Pennines AONB Site is in an elevated, visible location	Site is within the existing urban area of Hexham
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	Site is within an area identified as at a high risk of surface water flooding Site is adjacent to the River Tyne Site is within an area identified as being outside surface water	Site is within an area identified as being outside surface water

Site Name	Site 4: Site on Chareway Lane		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to Sele First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	>1200 m to Queen Elizabeth High School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 4: Site on Chareway Lane		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	400m – 800 m 720m from Aldi
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	400m – 800 m to bus stop >800m to train station

Site Name		Site 5: Site at Caravan Park	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	Some of the site is within Flood Risk Zone 2 and 3. However, work is due to commence in April 2018 on flood defences along the River Tyne which should reduce flood risk on the site.
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 5: Site at Caravan Park		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>No heritage assets or their settings are likely to be affected by the site allocation.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>Site allows for redevelopment of brownfield land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as being outside surface water</p>

Site Name	Site 5: Site at Caravan Park		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to Sele First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	>1200 m to Queen Elizabeth High School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	>1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 5: Site at Caravan Park		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	>800 m 930m to Aldi
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	400m – 800 m to bus stop >800m to train station

Site Name		Site 6: Priestpople	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 6: Priestpople		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>Development could result in harm to the significance of heritage assets and/or their setting</p> <p>(Site is within the Hexham Conservation Area and the setting of a Listed building)</p> <p>It is likely that impacts can be avoided / mitigated.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>Site allows for redevelopment of brownfield land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as being outside surface water</p>

Site Name	Site 6: Priestpopple		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	400m – 800 m to St Mary's RC Church School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 6: Priestpople		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus station and train station

Site Name		Site 7: Graves Yard behind Army Reserve Centre	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 7: Graves Yard behind Army Reserve Centre		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets. No heritage assets or their settings are likely to be affected by the site allocation. Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated. Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated	Development could result in harm to the significance of heritage assets and/or their setting <i>(Site is within the Hexham Conservation Area)</i> It is likely that impacts can be avoided / mitigated.
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	Site allows for redevelopment of brownfield / derelict land Site is Greenfield	Site allows for redevelopment of brownfield land
	<u>Landscape</u> Impact on natural landscape	Site is within the existing urban area of Hexham Site is within the countryside on greenfield land Site is adjacent to the North Pennines AONB Site is in an elevated, visible location	Site is within the existing urban area of Hexham
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	Site is within an area identified as at a high risk of surface water flooding Site is adjacent to the River Tyne Site is within an area identified as being outside surface water	Site is within an area identified as being outside surface water

Site Name	Site 7: Graves Yard behind Army Reserve Centre		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to St Mary's RC Church School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	400m – 1200 m to St Joseph's RC Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 7: Graves Yard behind Army Reserve Centre		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop 400-800m to train station

Site Name		Site 8: Dalesway Site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	Most of the Site is within Flood Risk Zone 3
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Most of the Site is either High or Medium Risk

Site Name	Site 8: Dalesway Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	No heritage assets or their settings are likely to be affected by the site allocation.
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	Site allows for redevelopment of brownfield land
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	Site is within the existing urban area of Hexham
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	Site is within an area identified as at a high risk of surface water flooding

Site Name	Site 8: Dalesway Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to Sele First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Queen Elizabeth High School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 8: Dalesway Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop 400-800m to train station

Site Name		Site 9: Telephone Exchange Site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 9: Telephone Exchange Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>No heritage assets or their settings are likely to be affected by the site allocation.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>Site allows for redevelopment of brownfield / derelict land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as being outside surface water</p>

Site Name	Site 9: Telephone Exchange Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to St Mary's RC First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	400m – 1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 9: Telephone Exchange Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	<400 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop >800m to train station

Site Name		Site 10: The Queen Elizabeth High School site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Site mostly at low risk but contains a small area of high risk

Site Name	Site 10: The Queen Elizabeth High School site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>Development could result in harm to the significance of heritage assets and/or their setting</p> <p>(Site contains a Listed building)</p> <p>It is likely that impacts can be avoided / mitigated.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>The site is a mixture of brownfield and greenfield land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as at a high risk of surface water flooding</p>

Site Name	Site 10: The Queen Elizabeth High School site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	400m – 800 m
	Distance to primary school	>800 m 400m – 800 m <400 m	>800 m to St Mary's RC First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	<400 m to St Joseph's RC Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	>1200 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 10: The Queen Elizabeth High School site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	400m – 800 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	>800 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop >800m to train station

Site Name		Site 11: Hexham Middle School Site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	<p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Trees at site boundary</p>
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Site mostly at low risk but contains a small area of high risk

Site Name		Site 11: Hexham Middle School Site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>Development could result in harm to the significance of heritage assets and/or their setting</p> <p>(Site contains a Listed school building)</p> <p>It is likely that impacts can be avoided / mitigated.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>The site is a mixture of brownfield and greenfield land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as at a high risk of surface water flooding</p>

Site Name	Site 11: Hexham Middle School Site		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to Hexham First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	>1200 m to St Joseph's RC Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name		Site 11: Hexham Middle School Site	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	400m – 800 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop 400-800m to train station

Site Name		Site 12: Broadgates	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	<p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Trees at site boundary</p>
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 12: Broadgates		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	<p>Development could result in harm to the significance of heritage assets and/or their setting</p> <p>(Site is within Hexham Conservation Area)</p> <p>It is likely that impacts can be avoided / mitigated.</p>
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	<p>Site allows for redevelopment of brownfield / derelict land</p>
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	<p>Site is within the existing urban area of Hexham</p>
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	<p>Site is within an area identified as being outside surface water</p>

Site Name	Site 12: Broadgates		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	<400 m
	Distance to primary school	>800 m 400m – 800 m <400 m	<400 m to St Mary's RC First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	<400 m to Hexham Primary Care Centre
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m

Site Name	Site 12: Broadgates		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	<400 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	400m – 800 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop 400-800m to train station

Site Name		Site 13: Corbridge Road	
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
1. Protect and enhance the function and connectivity of biodiversity habitats and species.	Potential for effects on the Tyne Watersmeet SSSI.	<p>SSSI impact assessment zone suggests effects could be significant</p> <p>SSSI Impact assessment zone suggests effects may be likely</p> <p>SSSI impact assessment zone suggests effects unlikely</p>	SSSI impact assessment zone suggests effects unlikely
	Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action plan priority habitat.	<p>Adjacent to a designated area (within 50m)</p> <p><400 m of a designated area</p> <p>>400 m of a designated area</p>	>400 m of a designated area
	Effects on protected trees.	<p>Site includes trees protected by a Preservation Order that are likely to be affected by development</p> <p>Site includes trees protected by a Preservation Order that are less likely to be affected by development</p> <p>Site does not include trees protected by a Preservation Order</p>	Site does not include trees protected by a Preservation Order
2. Contribute to climate change mitigation	There are no site specific criteria to measure potential greenhouse gas reductions from development, those that relate to reduced emissions from transport are addressed in objective 8.		N/A
3. Support the resilience of Hexham to the potential effects of climate change	Within a Flood risk Zone (Fluvial)	<p>Is the site outside Flood Risk Zones 2 and 3?</p> <p>Is the site within flood risk zone 2?</p> <p>Is the site within flood risk zone 3?</p>	The site is not within a Flood Risk Zone
	Areas at risk of surface water (based on EA surface flood risk classification).	<p>High</p> <p>Medium</p> <p>Low</p>	Low

Site Name	Site 13: Corbridge Road		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
4. Protect, enhance and manage the fabric and setting of cultural and natural heritage assets	<u>Heritage</u> Assets within 500m of a proposed site allocation will be identified in the first instance. Professional judgement will be used to assess the impact of site options upon identified heritage assets and their setting in a proportionate manner, using available evidence such as conservation area appraisals and information on the HER.	<p>Development could protect and enhance heritage assets and/or have a positive effect on the historic environment including tacking heritage at risk or provides an opportunity to better reveal the significance of heritage assets.</p> <p>No heritage assets or their settings are likely to be affected by the site allocation.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated.</p> <p>Development could result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated</p>	No heritage assets or their settings are likely to be affected by the site allocation.
	<u>Landscape</u> Impact on built townscape Impact on open space within the urban area	<p>Site allows for redevelopment of brownfield / derelict land</p> <p>Site is Greenfield</p>	Site is Greenfield
	<u>Landscape</u> Impact on natural landscape	<p>Site is within the existing urban area of Hexham</p> <p>Site is within the countryside on greenfield land</p> <p>Site is adjacent to the North Pennines AONB</p> <p>Site is in an elevated, visible location</p>	Site is within the countryside on greenfield land
5. Protect ground and surface water quality.	Introduction of SUDS and Green Infrastructure	<p>Site is within an area identified as at a high risk of surface water flooding</p> <p>Site is adjacent to the River Tyne</p> <p>Site is within an area identified as being outside surface water</p>	Site is within an area identified as being outside surface water

Site Name	Site 13: Corbridge Road		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
		flooding areas.	
6. Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures within their communities.	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	N/A
	Distance to town or local centre	>800 m 400m – 800 m <400 m	>800 m
	Distance to primary school	>800 m 400m – 800 m <400 m	>800 m to Hexham First School
	Distance to secondary school	>1200 m 400m – 1200 m <400 m	>1200 m to Hexham Middle School
7. Protect and improve the health and wellbeing of residents by enhancing the quality and accessibility of open space, facilities for recreation and health care	<u>Access to natural greenspace</u> Standard 1. Natural greenspace of 2ha within 400m from home Standard 2. 20ha greenspace within 2km from home	Criteria met for both standards Criteria met for one standard Criteria not met for either standard	Criteria met for both standards
	Access to a GP surgery / medical-center	>1200 m 400m – 1200 m <400 m	>1200 m to Hexham Primary Care Centre (East)
	Distance to recreation facilities	>800 m 400m – 800 m <400 m	<400 m





Site Name	Site 13: Corbridge Road		
SEA Objective	Suggested Criteria	Suggested Thresholds	Score
8. Reduce the need to travel and support modal shift to active and sustainable modes of travel such as walking, cycling and public transport.	Proximity to local convenience store / supermarket	>800 m 400m – 800 m <400 m	>800 m
	Proximity to a cycle route	>800 m 400m – 800 m <400 m	>800 m
	Proximity to bus stop or train station (with at least a half hourly service during the day) or train station	>800 m 400m – 800 m <400 m	<400 m to bus stop >800m to train station

1. Background information

Site location and use SEA Site 14: West Orchard House

Site location General description(see examples- Appendix 1)	Within easy walking distance of town centre amenities and public transport. This attractive site is adjacent to Site 7 Graves Yard and sections of it could therefore become available as additions to form a single larger site for housing development. Site is within the Conservation Area.
Parish Name	Hexham CP
Gross area (Ha) Total area of the site in hectares	0.43 ha Developable area 0.2 ha
SHLAA site reference (if applicable)	NCC SHLAA (ref 2554) describes vacant house which is now commercial office accommodation. Previous outbuildings now demolished. Considered suitable for 6 dwellings.

Context

Surrounding land uses (see examples- Appendix 1)	Within a sought-after residential zone, on the edge of the commercial centre of the town. Its use along with the adjoining Site 7 would be compatible with established and recent residential land uses in the surrounding area.			
Site boundaries (see examples- Appendix 1)	Residential on two sides, with available site to be allocated for housing on 3 rd side. The whole site fronts onto B6305 on 4 th side			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield 	Brownfield 	Mixture 	Unknown 
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Existing/ previous use	House was vacant for some time, now commercial offices. Outbuildings now demolished. On 3 sides of the building there is car parking and garden.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Change of use of existing building, granted. Otherwise no planning policy and proposed for allocation in emerging Northumberland LP.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Where is the site located in relation to the built up area of the village?	Well within the town's built up area.		
How would development of this site relate to the surrounding uses? What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development?	Impact: in keeping with surrounding uses; its unused sections would extend another site that is ripe for housing development, under-used and available.	Design: careful consideration of the surrounding buildings will be necessary.	Scale would remain in keeping with surrounding buildings, whether as individual housing units, in row(s) or as a block.
How the site is currently accessed? Is it accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	The site with commercial premises is currently accessed from B-road. If associated with Site 7, highway access would be subject to further consideration. Directly connected to B-road; dual carriageway A69 0.8 miles.		

Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	>800m	
Area of Outstanding Natural Beauty (AONB)	>800m	
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m	
Sites designated as being of European Importance¹ (see appendix 2)	>800m	
Sites designated as being of national importance² (see appendix 2)	400-800m	
Sites designated as being of local importance³ (Consult local planning authority)	<400m	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m	Bus stop: 200m Railway Station: 800m
School(s)	<400m	Secondary school: 300m First school: 300m
Open Space / recreation facilities	<400m	The Sele – town centre park
Health Centre facility	400-800m	800m hospital and primary care
Key employment site	400-800m	Town centre retail employment: 400m NCC employment site: 500m
Cycle route	400-800m	
Amenity footpath	<400m	Local footpath around green space and along burn.

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is within a conservation area	
Archaeological event, feature or find (see appendix 2)	No archaeological even, feature or find within the site	
Scheduled ancient monument (SAM) (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or adjoin a listed building	
Archaeological Priority Area (see appendix 2)	Site is within a conservation area	Site preparation would proceed with archaeological oversight.
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 Zone 2 Zone 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Not in or adjacent to a flood risk zone.
Are there any Tree Preservation Orders on the site?	More than one One None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No preservation orders but some mature trees will need careful consideration.
Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<input type="checkbox"/>	No	
Contamination	<input type="checkbox"/>	No	Relevant sections were greenfield or garage outbuildings
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	No	
Utility services available	Yes	<input type="checkbox"/>	Services already available to adjacent properties

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Essentially flat with slope to current northern access.
Views in? Wide/ channelled/ long/ short	Views are blocked by the existing building at front of site. Others views are from existing, residential properties.
Views out? Wide/ channelled/ long/ short	Restricted by existing surrounding build.

3.0. Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this point, although owner of adjacent site will make this site available.

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	No <input type="checkbox"/>	
Is there a known time frame for availability?	Yes	<input type="checkbox"/>	SHLAA and NLP – 6-10 years
Any other comments?	None		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:

Site 14 West Orchard House

Please tick a box

The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	SHLAA is out of date. Not to be allocated in HNP.
Potential housing development capacity (estimated as a development of 30 homes per Ha):	6 (SHLAA and NLP)
Estimated development timeframe:	6-10 years
Explanation / justification for decision to accept or discount site.	SHLAA is out of date. Too many constraints even when linked to adjacent site. Not to be allocated in HNP.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

All services already available in neighbouring properties.

1. Background information

Site location and use Site 15 Land at Edgewood

Site location General description(see examples- Appendix 1)	Small greenfield site located within the settlement of Hexham, adjacent to an established and popular residential development. This is an opportunity for a small-scale infill development.
Parish Name	Hexham CP
Gross area (Ha) Total area of the site in hectares	0.24 ha
SHLAA site reference (if applicable)	Ref 6934

Context

Surrounding land uses (see examples- Appendix 1)	On southern edge of a residential development.			
Site boundaries (see examples- Appendix 1)	Site fronts onto service road for the residential estate, with housing to two sides. There is mature vegetation on the northern upper part of the site and beyond its boundary.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Existing/ previous use	None			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of the village?	On the north-eastern periphery of the town's built up area.		
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Impact: in keeping with surrounding land use.	Design: the design brief must be informed by the character of the surrounding dwellings. The steep gradient will require careful design.	Scale: in terms of height and mass, the scale of the development must be in keeping with the surrounding dwellings. Proposed density of dwellings matches the existing residential estate.
How the site is currently accessed? Is it accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	A single access point must be positioned away from the existing T-junction layout. A695 at 250m A69 dual carriageway at 1.9km		

Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	<400m	
Area of Outstanding Natural Beauty (AONB)	>800m	North Pennines AONB at 10km
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	400-800m	Dene Park is accessible on foot.
Sites designated as being of European Importance¹ (see appendix 2)	>800m	None within any significant range
Sites designated as being of national importance² (see appendix 2)	>800m	850m to periphery of conservation area that contains listed buildings.
Sites designated as being of local importance³		Closest point of the conservation area is the site of the former Workhouse, a locally

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Sites of Special Scientific Interest

(Consult local planning authority)	>800m	designated heritage asset in HNP.
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Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	1.2km to the edge of the town's principal shopping area.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m >800m	Bus stop with regular service at 300m. Bus station at 1km. Railway station at 1.3km.
School(s)	<400m 400-800m >800m	First School at 900m. High School at 2.6km.
Open Space / recreation facilities	400-800m	Dene Park and recreation area are accessible on foot.
Health Centre facility	400-800m	Hospital and primary care both within 800m
Key employment site	>800m	Within 2km.
Cycle route	>800m	Within 2km.
Amenity footpath	<400m	Footpaths are a regular feature of the surrounding hillside.

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	850m to periphery of the Hexham Conservation Area.
Archaeological event, feature or find (see appendix 2)	No archaeological even, feature or find within the site	
Scheduled ancient monument (SAM) (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	

³ Local Nature Reserves, Sites of Nature Conservation Importance

Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or adjoin a listed building	
Archaeological Priority Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 Zone 2 Zone 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site is not in or adjacent to any flood risk zone.
Are there any Tree Preservation Orders on the site?	More than one One None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	None
Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<input type="checkbox"/>	No	
Contamination	<input type="checkbox"/>	No	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	Yes <input type="checkbox"/>	<input type="checkbox"/>	Both a water main and a public sewer cross the site.
Utility services available	Yes <input type="checkbox"/>	<input type="checkbox"/>	Already available to surrounding residential properties.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Steep gradient to the north, away from the road, will require careful design in keeping with the site's immediate neighbouring properties.
Views in? Wide/ channelled/ long/ short	Open view in, can remain attractive with suitable herbaceous border and planting.
Views out? Wide/ channelled/ long/ short	Restricted by the surrounding residential properties on an attractive estate.

3.0. Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	Yes	<input type="checkbox"/>	The site is owned by Northumberland County Council and is available for housing development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	No	None
Is there a known time frame for availability?	Yes	<input type="checkbox"/>	6-10 years in SHLAA
Any other comments?	Potential site specific considerations evident - topography related issues, possible diversion/easement of existing public sewer and water main, and highway and access improvements.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Site 15 Land at Edgewood
Please tick a box	
The site is appropriate for development	Yes
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	HNP and NLP: 5 units
Estimated development timeframe:	6-10 years
Explanation / justification for decision to accept or discount site.	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area in the higher range for settlement, being an attractive location. Yield fitting as an opportunity for infill development, recognising access and topographical constraints.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

Suitable highway access to be secured but entirely feasible.

1. Background information

Site location and use SEA Site 16: Bog Acre Cottage and Haulage Site

Site location General description(see examples-Appendix 1)	This site is close to the Hexham town centre, bus station, school and hospital. It is surrounded on all sides by residential properties. The redevelopment of this somewhat neglected site will benefit also the surrounding neighbourhood. Brownfield site for infill development within high value urban area.
Parish Name	Hexham CP
Gross area (Ha) Total area of the site in hectares	1.00ha
SHLAA site reference (if applicable)	Refs 9121 and 9122, additions after recent NLP call for sites.



Context

Surrounding land uses (see examples- Appendix 1)	Adjacent to established residential development. The existing site use, comprising cottage, vacant rough land and former haulage garage, is out of place at this location.			
Site boundaries (see examples- Appendix 1)	There are residential properties to three sides, social housing and market housing. The fourth boundary is contiguous to a school site.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Existing/ previous use	Previous use was as a haulage (lorry) garage, but it is now disused and vacant.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No previous plans and no planning designations.			



2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Where is the site located in relation to the built up area of the village?	The site is to the north west of the town centre, within the town's built up area and in a residential zone.		
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Impact: the improvement of the somewhat neglected site would improve the appearance and feel of the area. This would be welcomed by local residents.	Design: the immediate surroundings set examples of solid house build with flexibilities of size, type and tenure.	Scale: scale of new build must match the immediate neighbouring dwellings which offers some flexibility and help to establish an homogeneous area.
How the site is currently accessed? Is it accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Highway access direct to Wanless Lane, which will require some improvement. A695 at 500m A69 (dual carriageway) at 1.0km		

Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	400-800m	700m to the northern edge of Hexham's greenbelt.
Area of Outstanding Natural Beauty (AONB)	>800m	20km to North Pennines AONB
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m 400-800m	Adjacent to school playing fields but no public access. 800m to Dene Park and recreation area.
Sites designated as being of European Importance¹ (see appendix 2)	>800m	None in any proximity.
Sites designated as being of	<400m	Contiguous to Hexham Conservation Area,

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

national importance² (see appendix 2)		with pedestrian access at 200m. 100m from nearest listed building, the neighbouring school building (Old Grammar School)
Sites designated as being of local importance³ (Consult local planning authority)	<400m	At 800m from the Workhouse site, a non- designated heritage asset with the HNP.

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	700m to town's shopping centre. 500m to supermarket.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m >800m	700m to town bus station, with regular services in all directions. 1.0km to railway station
School(s)	<400m 400-800m >800m	400m to First School 100m to Middle School site entrance 1.8km to High School
Open Space / recreation facilities	400-800m	800m to Dene Park and recreation area
Health Centre facility	400-800m	750m to hospital and primary care/health centres
Key employment site	400-800m >800m	1.1km Egger site, principal employer in the town. Town centre retail employment at 700m.
Cycle route	>800m	
Amenity footpath	<400m	300m to footpaths that traverse the northern hillside of the town.

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is adjacent to a conservation area	Hexham Conservation Area
Archaeological event, feature or find (see appendix 2)	No archaeological even, feature or find within the site	

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Scheduled ancient monument (SAM) (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site is adjacent to, or within the setting of a listed building	The site is adjacent to the building and playing fields of the old Grammar School, now Middle School, which is a grade II listed building. This building is at 100m or 300m for pedestrian access.
Archaeological Priority Area (see appendix 2)	Site is adjacent to a conservation area	See above
Locally listed building (see appendix 2)	Site is adjacent to, or within the setting of a locally listed building	See above

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 Zone 2 Zone 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site neither falls within nor intersects with any flood risk zone.
Are there any Tree Preservation Orders on the site?	None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	None
Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<input type="checkbox"/>	No	
Contamination	Yes	<input type="checkbox"/>	There may be contamination associated with the haulage site's previous use – will require further investigation.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	None	
Utility services available	Yes	<input type="checkbox"/>	Provision of services is unlikely to present an obstacle to development as services exist already to site and neighbouring properties.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat site. Demolition and clearance will be needed.
Views in? Wide/ channelled/ long/ short	Site is currently exposed and neglected – ripe for improvement
Views out? Wide/ channelled/ long/ short	Background green of playing fields is pleasant to the east. Otherwise views of neighbouring dwellings and gardens.

3.0. Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	Yes	<input type="checkbox"/>	Site owner is keen to sell and development is supported in HNP and NLP.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	No	
Is there a known time frame for availability?	Yes	<input type="checkbox"/>	5 years
Any other comments?	Will offer opportunity for a small infill development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:

Site 16 Bog Acre Cottage and Haulage Site

Please tick a box

The site is appropriate for development

Yes

This site has minor constraints

Yes

The site has significant constraints

☐

The site is unsuitable for development

☐

**Potential housing development capacity
(estimated as a development of 30 homes per
Ha):**

8 units, HNP and NLP

Estimated development timeframe:

0-5 years.

**Explanation / justification for decision to accept
or discount site.**

Minor constraints of demolition, possible limited contamination and highway access will not be barriers to development. Costs relating to these and potential remediation unlikely to be prohibitive. High value market area with a latent demand for housing delivery and very strong developer interest.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

All provided to existing and neighbouring premises.

1. Background information

Site location and use SEA Site 17: Police Houses site

Site location General description(see examples- Appendix 1)	Adjacent to Hexham Town Centre, in easy walking distance, in popular housing area.
Parish Name	Hexham CP
Gross area (Ha) Total area of the site in hectares	0.2 ha
SHLAA site reference (if applicable)	Not included in SHLAA



Context

Surrounding land uses (see examples- Appendix 1)	Residential on 3 sides, area police station on 4 th (still operational)			
Site boundaries (see examples- Appendix 1)	3 boundaries to residential, 4 th to local service.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>

the curtilage of the developed land and any associated fixed surface infrastructure.				
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Existing/ previous use	Currently housing, though the police houses have been vacated.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Where is the site located in relation to the built up area of the village?	Within the built-up area, just of the town's shopping area.		
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Homogenous usage, as currently and for past 40 years.	Very private site, barely visible from exterior. Development sympathetic to town's vernacular will be required.	No negative impact if customary 2-3 storey housing
How the site is currently accessed? Is it accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Private driveway from minor residential road. Motorway: ca 20 miles Dual carriageway, A69: 0.8 mile A Road: A695 0.4 miles B Road: B6531 200 m Residential road: Westfield Terrace, direct access		



Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	>800m	
Area of Outstanding Natural Beauty (AONB)	>800m	Unlikely to affect views from an AONB
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	<400m	Not visible from town centre green space/parkland.
Sites designated as being of European Importance¹ (see appendix 2)	>800m	
Sites designated as being of national importance² (see appendix 2)	<400m	Site is within the Hexham Conservation Area. Listed buildings at 200m – High School
Sites designated as being of local importance³ (Consult local planning authority)	400-800m	Workhouse site – no visual or real link

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m	Bus stop 200m Train station 800m
School(s)	<400m	Secondary school 200m First school 300m
Open Space / recreation facilities	<400m	
Health Centre facility	400-800m	700m, Hospital and primary care
Key employment site	400-800m	500m vacant Dalesway site, deemed employment land by LPA
Cycle route	400-800m	
Amenity footpath	<400m	Walkway around green space or along burn

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Archaeological event, feature or find (see appendix 2)	No archaeological even, feature or find within the site	
Scheduled ancient monument (SAM) (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or adjoin a listed building	
Archaeological Priority Area (see appendix 2)	Site is not within or adjacent to a conservation area	Not adjacent to an archaeological priority site
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 Zone 2 Zone 1	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No flood risk
Are there any Tree Preservation Orders on the site?	More than one One None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Development will have to respect the mature trees, as does the current vacated housing development
Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<input type="checkbox"/>	No	
Contamination	Yes	<input type="checkbox"/>	Site been used solely for housing, so no serious contamination
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	No	
Utility services available	<input type="checkbox"/>	Yes	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat: no issues
Views in? Wide/ channelled/ long/ short	Short, very restricted, very private, screened on 3 sides
Views out? Wide/ channelled/ long/ short	Short – screened on 3 sides

3.0. Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)?	Yes	<input type="checkbox"/>	For sale and currently under offer

Please provide supporting evidence.			
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	None	
Is there a known time frame for availability?	Yes	<input type="checkbox"/>	Already available
Any other comments?	None.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:	Site	
Please tick a box		
The site is appropriate for development	Yes	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input type="checkbox"/>	
The site is unsuitable for development	<input type="checkbox"/>	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	20-25 units	
Estimated development timeframe:	1-5 years	
Explanation / justification for decision to accept or discount site.	Available, accessible, no constraints. Site is actively for sale.	

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

No comments.

1. Background information

Site location and use Site 18 Land West of Station Road	
Site location General description(see examples- Appendix 1)	Brownfield site on eastern edge of town centre, currently occupied by existing business with a number of buildings in situ.
Parish Name	Hexham CP
Gross area (Ha) Total area of the site in hectares	0.42ha
SHLAA site reference (if applicable)	SHLAA ref 9104



Context				
Surrounding land uses (see examples- Appendix 1)	Across the road from the principal site of the same business, fronting therefore into Station Road. Station Road is an extension of Priestpopple, which is the town's principal artery and entry to town centre retail area.			
Site boundaries (see examples- Appendix 1)	Road to the east, commercial property (hotel) and two dwellings to the north, commercial property (hairdresser's) and dwellings to the south-west. To the west a footpath and bank cut the site off from the town's principal car park.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site				

Brownfield, southern part Greenfield	
Existing/ previous use	Building materials storage and sale site. Secure with single point of access. Buildings serve as dry storage, retail or hire shops.
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None. Proposed for allocation in the HNP and NLP.

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Where is the site located in relation to the built up area of the village?	Central within the built-up area. Not contiguous with the retail centre because of large car park.		
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of site development? What would be the impact of the proposed scale of site development? 	Impact: housing would be a positive re-use of the land, mirroring the dwellings already found on the entry to the town, including a 3-storey later living development.	Design: should be planned to be in keeping with the general mass and building conventions of the surrounding build.	Scale: the site would accommodate individual units as proposed or more in an apartment block.
How the site is currently accessed? Is it accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Single access onto Station Road. This would require further consideration. As important may be pedestrian access from the east (foorpath) and to the car park. A695 at 200m A69 (dual carriageway) at 700m A1 motorway at 20 miles.		

Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	400-800m	Nearest greenbelt is Tyne Green/Riverside at 500m
Area of Outstanding Natural Beauty (AONB)	>800m	Approximately 20 miles to the North Pennines (AONB)

Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	400-800m	Nearest green space of particular importance is Tyne Green/Riverside at 500m
Sites designated as being of European Importance¹ (see appendix 2)	>800m	None in any proximity
Sites designated as being of national importance² (see appendix 2)	<400m	Site is within and on the edge of the Hexham Conservation Area which contains many listed buildings.
Sites designated as being of local importance³ (Consult local planning authority)	<400m 400-800m >800m	This site is visible from the Workhouse, a locally designated heritage asset. Access on foot is at 300m.

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Retail town centre zone begins at 250m
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus station with regular services in all directions is at 200m. Railway station also at 200m.
School(s)	>800m	High School at 1.7km First School at 900m
Open Space / recreation facilities	<400m 400-800m	The Wentworth Leisure Centre is at 400m. The Tyne Green/Riverside is at 500m
Health Centre facility	<400m	Hospital and primary care together at 350m
Key employment site	<400m 400-800m	Employment in retail centre is at 250m The town's largest employment site is at 700m.
Cycle route	400-800m	At 700m
Amenity footpath	400-800m	The riverside walk is accessible at Tyne Green at 500m, part of a network of other amenity footpaths to the west of the town.

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is within a conservation area	
Archaeological event, feature or find (see appendix 2)	No archaeological even, feature or find within the site	
Scheduled ancient monument (SAM) (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or adjoin a listed building	
Archaeological Priority Area (see appendix 2)	Site is within a conservation area	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	<div>Zone 3</div> <div>Zone 2</div> <div>Zone 1</div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	Site is not within or close to an area of flood risk.
Are there any Tree Preservation Orders on the site?	<div>More than one</div> <div>One</div> <div>None</div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>	None
Is the site affected by any of the following?	<div>Yes</div> <div>No</div>	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<div> <input type="checkbox"/> </div> <div>No</div>	
Contamination	<div> <input type="checkbox"/> </div> <div>No</div>	A brownfield site will need clearance but the existing business will not generate any significant contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<div> <input type="checkbox"/> </div> <div>No</div>	

Utility services available	Yes	<input type="checkbox"/>	Currently on site and serving neighbouring properties.
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat site already behind retaining wall as southern section is below the external ground level.
Views in? Wide/ channelled/ long/ short	Currently restricted by the surrounding buildings and security measures, except from higher ground in south-east corner.
Views out? Wide/ channelled/ long/ short	Currently restricted by the surrounding buildings.

3.0. Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	Yes	<input type="checkbox"/>	Offered to County Council as available in recent NLP call for sites. Current business is operational, therefore site is not immediately available for redevelopment, though alternative uses for the site are currently being explored.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	No	None
Is there a known time frame for availability?	Yes	<input type="checkbox"/>	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.
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:

Site 16 Land West of Station Road

Please tick a box

The site is appropriate for development

Yes

This site has minor constraints

Yes, access

The site has significant constraints

☐

The site is unsuitable for development

☐

Potential housing development capacity
(estimated as a development of 30 homes per
Ha):

NLP 10-15 units. HNP 11 units

Estimated development timeframe:

6-10 years (see above)

Explanation / justification for decision to accept
or discount site.

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.

Site is allocated for housing.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

None.

1. Background information

Site location and use SEA Site 19: Bus Station (former) site, Priestpopple

Site location General description(see examples- Appendix 1)	Central to the town's retail area, off the town's main thoroughfare.
Parish Name	Hexham CP
Gross area (Ha) Total area of the site in hectares	0.5 hectares
SHLAA site reference (if applicable)	Not included in the SHLAA



Context

Surrounding land uses (see examples- Appendix 1)	Retail to all 4 sides, with car parking at 20 metres			
Site boundaries (see examples- Appendix 1)	1 main road, 1 service road, commercial/retail uses.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>

a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.				
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Existing/ previous use	Former bus station and bus park, with disused warehouse to its side.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	A planning permission for the site has been granted but it expires in November 2018. This was for an ambitious development of retail units and 36 apartments, with associated car parking. The developers consider that the retail element is no longer viable.			



2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Where is the site located in relation to the built up area of the village?	Central to the town's built-up area.		
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> What would be the impact of the proposed land use for the site? What would be the impact of the proposed design of 	Proposed impact: consistent with other residential blocks in vicinity and with its overall central location.	Design: sympathetic in materials, appearance and height to its surroundings.	Scale: should be sympathetic to surrounding buildings.

<ul style="list-style-type: none"> site development? What would be the impact of the proposed scale of site development? 			
How the site is currently accessed? Is it accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	From main road, and from small service road to the side. Motorway: approx. 20 miles Dual carriageway: 0.6 miles A road: 0.1 miles A695 B road: adjacent B6305		

Environmental Considerations

What is the distance from the edge of the site to any of the following	Distance	Comments
Greenbelt	>800m	
Area of Outstanding Natural Beauty (AONB)	>800m	Unlikely to affect views from an AONB
Important green space? Discretionary designation for green areas of particular importance to the local community (see appendix 2)	400-800m	Topography eliminates any link
Sites designated as being of European Importance¹ (see appendix 2)	>800m	
Sites designated as being of national importance² (see appendix 2)	>800m	
Sites designated as being of local importance³ (Consult local planning authority)	>800m	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	<400m to bus stop 400-800m to train station
School(s)	<400m	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Open Space / recreation facilities	<400m	
Health Centre facility	<400m	
Key employment site	<400m	
Cycle route	400-800m	
Amenity footpath	<400m	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is within a conservation area	Hexham Conservation Area
Archaeological event, feature or find (see appendix 2)	No archaeological event, feature or find within the site	
Scheduled ancient monument (SAM) (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or adjoin a listed building	
Archaeological Priority Area (see appendix 2)	Site is within a conservation area	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	None	
Are there any Tree Preservation Orders on the site?	None	

<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	<input type="checkbox"/>	No	
Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Only usual contamination associated with a previously built site – no special uses in its history.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	None	
Utility services available?	Yes	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope across the site. Rear (former bus hard-standing) is below level of boundary (2m).
Views in? Wide/ channelled/ long/ short	Restricted on 3 sides. Channelled on one side where view is open to principal thoroughfare. Visible from 200m from terraced housing properties.
Views out? Wide/ channelled/ long/ short	Restricted/short at ground level. At second floor, in keeping with height of surrounding buildings to east and west, view to north over residential zone and to moorland horizon, view to south over roofscape of town centre.

3.0. Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability

	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	Yes	<input type="checkbox"/>	Previous planning application expires in November 2018. Developer actively assessing alternative options which will include housing units, possibly more than in previous application (36).
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?		None	

Is there a known time frame for availability?	<input type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number: SEA Site 13 (former) Bus Station site

Please tick a box

The site is appropriate for development	Yes
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Previous permission included 36 apartments. This permission expires in November 2018. With less or without retail this figure may increase. Conservative estimate, shared with County Planning: 40.
Estimated development timeframe:	0-5 years
Explanation / justification for decision to accept or discount site.	An effective urban infill site close to all local amenities. However, at this point in time it is not appropriate to allocate solely for housing. Not to be allocated in the draft HNP 2018.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

No comments.