

# Wooler Neighbourhood Plan

Site Assessment  
Final Report

May 2018

## Wooler Site Options and Assessment

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### Acronyms used in the report

DPH	Dwellings per Hectare
NCC	Northumberland County Council
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Practice Guidance
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SNPP	Sub-National Population Projections
TPO	Tree Preservation Order
WNP	Wooler Neighbourhood Plan
WNPSG	Wooler Neighbourhood Plan Steering Group
WPC	Wooler Parish Council



## Executive Summary

### This Report

AECOM has been commissioned to undertake an independent site assessment for the Wooler Neighbourhood Plan (WNP) on behalf of the Wooler Neighbourhood Plan Steering Group (WNPSG), as part of Wooler Parish Council (WPC).

The technical support given to WNPSG has involved:

- A review of the suitability and availability of a number of sites identified in the WNP area for development against local and national planning guidance; and
- Recommendations on the most suitable sites to take forward for consideration in the Neighbourhood Plan.

This report contains the outputs of the above tasks and can be used by WNPSG to guide future decision-making, or as part of the evidence base to support the WNP.

The overall aim is to ensure that the site selection process is robust enough to meet the Basic Conditions considered by an Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

### Potential sites for inclusion in the Neighbourhood Plan

WNPSG has proposed the following number of sites to be considered in the site selection process:

- 39 general sites for housing, community use, employment (such as retail opportunities) or burial ground use;
- 7 green spaces; and
- 2 industrial / business zones.

These sites were identified through: the *Northumberland Strategic Housing Land Availability Assessment* (SHLAA; February 2017); an initial assessment conducted by WNPSG of Wooler and its potential sites; and discussions between WNPSG and local landowners.

The sites proposed for allocation as green space and industrial / business zones were assessed through desk-based research and all except one (GS6, which was submitted towards the end of the assessment process) during a site visit. **In all cases, no further assessment was considered necessary for these proposed areas in order for them to be taken forward in the WNP.**

AECOM originally considered all of the general sites for assessment, however the following were discounted as they: have valid planning permission<sup>1</sup>; were identified as suitable for development in the SHLAA and so are considered acceptable for allocation in the WNP without further assessment; or site assessment was not required as the site encompasses an existing mixed use area that was identified for general improvement measures rather than specific development opportunities:

- Site 4a: *Land northeast of Scott's Scrap Yard* – Planning permission granted for a single dwelling on this site on 28 September 2016 (planning reference 16/02406/FUL);
- Site 6: *Land north of High Fair* – Outline planning application granted for up to 36 dwellings on this site on 6 December 2017 (planning reference 13/00802/OUT);
- Site 10: *Town Centre: High Street and Market Street* –

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<sup>1</sup> It should be noted that sites with planning permission can be allocated in the Neighbourhood Plan to provide more certainty over development of the sites. However, allocation of a site with planning permission would not be counted towards the Neighbourhood Plan housing requirement.

General town centre area identified for improvement by WPC;

- Site 12: *Land south of the Peth* –  
Planning permission granted for the extension of the existing caravan park (a further 110 static caravans) on 31 July 2014 (planning reference 13/02394/FUL), works have already begun;
- Site 14: *Wooler Fire Station* –  
Currently in use as a fire station, with no evidence of Northumberland County Council (NCC) selling the site in the future;
- Site 15: *South Road (from The Peth to the Berwick Road), junction of A697 and Brewery Road* –  
General area identified for improvement by WPC;
- Site 17: *Land south of the Martins* –  
Currently in use by Wooler FC, who have a long-term lease;
- Site 18: *Land N. of Coldmartin Croft* –  
Recommended in the SHLAA as suitable for development of up to 30 dwellings in 11 to 15 years;
- Site 19: *Tennis Court off Weetwood Avenue* –  
Currently a leisure facility (tennis court) with no change of use proposed use by WPC;
- Site 20: *Glendale First and Middle School* –  
Currently used for education provision;
- Site 21a: *Brewery Farm* –  
Operational farm;
- Site 23: *Land South of Weetwood Rd* –  
Recommended in the SHLAA as suitable for development of up to 20 dwellings in 11 to 15 years;
- Site 24: *Land north of Weetwood Road* –  
Outline planning application granted for approximately 67 dwellings and 12 self-catering lodges on this site on 22 June 2016 (planning reference 13/01665/OUT);
- Site 28: *Ryecroft Hotel* –  
Planning permission granted for redevelopment of a disused hotel into 8 residential apartments and an ancillary outbuilding into 2 semi-detached mezzanine bungalows on this site on 19 September 2017 (planning reference 17/02068/FUL);
- Site 29: *The Old Vicarage and field* –  
Planning permission granted for extension to building (to create additional bedrooms, activity areas and laundry facilities) and 7 detached independent dwellings on this site on 19 July 2016 (planning reference 15/04262/FUL);
- Site 31: *Land west of Cottage Farm* –  
Planning permission granted for a single dwelling on this site on 9 March 2017 (planning reference 17/00056/COU).

Of the remaining sites, the assessment found that many may be suitable for allocation as housing in the neighbourhood plan, although there are minor constraints with almost all sites which would require further investigation. Sites found not appropriate for allocation as housing in the WNP were:

- Site 5: *Land south of Common Rd* –  
Significant constraints present on site;
- Site 7a: *Land south of Ramseys Lane* –  
Site identified as unavailable;
- Site 8: *Field behind Horsdonside and the Youth Hostel* –  
Significant constraints present on site;
- Site 9: *Horsdon Farm field* –

Site identified as unavailable, however this could be allocated in a future review of the plan or included as an 'aspiration' in the event of the site becoming available;

- Site 13: *Ferguson's Yard* –  
Currently unsuitable for housing, as future development is restricted through saved Policy W22 'Tourism Development' of the Adopted Local Plan;
- Site 16: *Land on either side of A697* –  
Not suitable for housing due to unsustainable location;
- Site 21: *Land at Brewery Farm* -  
Not currently suitable as the proposed route of the Wooler bypass would sever the site from Wooler. However, this could be allocated in a future review of the plan or included as an 'aspiration' in the event of the Council formally abandoning plans for the bypass;
- Site 25: *Land adjacent to Auction Mart fields* -  
Not currently suitable as the proposed route of the Wooler bypass would sever the site from Wooler. However, this could be allocated in a future review of the plan or included as an 'aspiration' in the event of the Council formally abandoning plans for the bypass;
- Site 26: *Mart Field* -  
Not available as this is actively in use by the auction mart. However, this could be allocated in a future review of the plan or included as an 'aspiration' in the event of the site becoming available;
- Site 27: *Auction Mart* -  
Not available as this is actively in use as an auction mart. However, this could be allocated in a future review of the plan or included as an 'aspiration' in the event of the site becoming available;
- Site 32: *Land along Burnside Road towards Low Humbleton* -  
Site identified as unavailable;
- Site 33: *Land adjacent to The Crossing, Haugh Head* –  
Greenfield site in the countryside. Not suitable for housing;
- Site 33a: *Land north of Heather View (Haugh Head)* –  
Greenfield site in the countryside. Not suitable for housing.

The following general sites were considered as having possible alternative uses to housing:

- Site 1: *Former First School Site, off Burnhouse Rd* –  
Considered very good site for burial ground; also could be allocated for employment or community uses;
- Site 13: *Ferguson's Yard* –  
Future development is restricted through saved Policy W22 of the Adopted Local Plan. This limits the redevelopment of this site to tourism development relating to Use Classes C1 (residential institutions) and D1 (non-residential institutions);
- Site 16: *Land on either side of A697* –  
Could be used for employment or as a burial ground, however consideration necessary relating to visual impact on Wooler approach;
- Site 25: *Land adjacent to Auction Mart fields* –  
Location close to industrial area could make this suitable for an employment allocation;
- Site 26: *Mart Field* –  
Location close to industrial area could make this suitable for an employment allocation;
- Site 27: *Auction Mart* –  
Location close to industrial area could make this suitable for an employment allocation.

This report identifies a pool of potentially suitable sites for development in the Neighbourhood area. The housing requirement for the Neighbourhood Plan is 14 dwellings per year or 70 over 5 years. The sites necessary to meet the housing requirement should be selected from the shortlist of suitable sites, or sites that are potentially suitable if the identified constraints can be resolved or mitigated. Other sites can be selected for alternative uses, such as burial ground, employment or community facilities.

Common constraints within Wooler which require further investigation on a site-specific basis include:

- Access and the existing road network;
- Archaeological sites;
- Topography;
- Flood risk;
- Sewerage limitations (identified as a widespread issue in the SHLAA);
- Water supply;
- Public Rights of Way; and
- Habitat.

It is for WNPSG and the wider community of Wooler to now decide which of the sites are most appropriate to allocate to meet the housing, employment, leisure and burial ground needs of the WNP area and to contribute to the wider needs of Northumberland. It is advised that the WNPSG discuss the shortlisted sites and emerging policies with NCC to ensure that these would be supported by NCC as the local planning authority.

## 1. Introduction and Approach

### 1.1 Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Wooler Neighbourhood Plan (WNP) on behalf of Wooler Parish Council (WPC) and, latterly, the Wooler Neighbourhood Plan Steering Group (WNPSG), a broader group established to focus solely on the neighbourhood plan. The work undertaken was agreed with WPC and the Department for Communities and Local Government in December 2017 and carried out by AECOM from January to April 2018.
- 1.2 The purpose of neighbourhood plans is for communities to shape development in their local area, influencing where, for example, housing, shopping and businesses will go and what they may look like. Once a neighbourhood plan is adopted, future planning applications are assessed against it and the planning authority's local plan. The site assessment process is an important part of creating a neighbourhood plan, helping the community to take a structured approach in their assessment of future land use and development.
- 1.3 WPC aims to be a non-political parish council, which serves the interests of the residents of Wooler and holds monthly meetings throughout the year. In order to provide the community with more input over the future development, regeneration and conservation of Wooler, it began the process of creating a neighbourhood plan and the steering group was then established to focus efforts on this and acquire input from others in the community from outside of the parish council.
- 1.4 WNPSG therefore includes parish councillors, other residents and representatives of key agencies in the area, namely Northumberland County Council (NCC) and Northumberland National Park. It has recently finished consulting on the vision and objectives of the WNP, which provisionally include seeking a vibrant and balanced community, with shops, services, employment opportunities and a mixture of housing to cater for all ages.
- 1.5 Good progress has been made by WNPSG in undertaking the initial stages of preparation for the plan and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the steering group has asked AECOM to undertake an independent and objective assessment of sites for potential inclusion in the neighbourhood plan. These are predominantly housing sites, but also include sites for employment (such as retail opportunities), burial ground, green space and zones for industry / business.
- 1.6 This site assessment has taken account of the *Wooler Housing Needs Survey*, which was commissioned by WNPSG in October 2017. The aim of this survey was to provide an independent overview of the range of housing needed in the town. There was a higher than expected response rate of 32.5%, with more than half the respondents being retired. Although not completely representative of the local population, this reflects that Wooler has a higher than average retired population (23.7% in the 2011 census compared to 18.8% in Northumberland as a whole) and ties in with the provisional vision for the WNP of seeking a more balanced community. Many of the results of the housing needs survey reflect the ageing population of Wooler, with housing issues such as the wish to downsize being highlighted in the results.
- 1.7 In addition, this site assessment has considered relevant local and national planning policies, which must also be observed in the final WNP. The present Development Plan for Wooler is the Berwick-upon-Tweed Borough Local Plan 1999 (the '**Adopted Local Plan**'), although not all policies remain in force. The WNP therefore needs to comply with the relevant 'saved policies' of this document, except when material considerations indicate otherwise. These material considerations include the Government's National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), which are more recent to the Adopted Local Plan.
- 1.8 It is useful to note that NCC did produce a draft local plan to replace the Adopted Local Plan, however this was withdrawn in July 2017, alongside all other policy documents relating to it; these therefore no longer carry any weight in decision making. The process of producing a replacement plan has begun once more, however this is at an early stage and is not expected to be adopted until summer 2020.

- 1.9 Despite the withdrawal of the draft local plan, some of the supporting studies and evidence reports used to inform its production remain material in the assessment of planning applications and are valuable for other organisations and residents, including through the provision of information for the production of neighbourhood plans. This includes the *Northumberland Strategic Housing Land Availability Assessment* (SHLAA; February 2017), which was used to identify a number of the sites put forward for assessment by the WNPSG.

## 1.2 Approach

- 1.10 The technical support given to WNPSG has involved:
- A review of the viability of a number of sites identified in the WNP area for development against local and national planning guidance; and
  - Recommendations on the most suitable sites to take forward for consideration in the WNP.
- 1.11 This report contains the outputs of the above tasks and can be used by WNPSG to guide future decision-making, or as part of the evidence base to support the WNP.
- 1.12 The overall aim is to ensure that the site selection process will be robust enough to meet the five 'basic conditions' which are required in order for a neighbourhood plan to progress to the referendum stage, as judged by an independent examiner. In summary, these basic conditions are that the neighbourhood plan must:
1. have regard to relevant national policies and advice;
  2. take listed buildings (including their settings and any features of special architectural or historic interest) into account so as not to weaken existing statutory protections;
  3. take the character and appearance of any Conservation Area into account so as not to weaken existing statutory protections;
  4. help to achieve sustainable development; and
  5. generally conform with the strategic policies contained in the development plan for that local authority area (or part of).
- 1.13 A draft of this report has been reviewed by WNPSG and the group's feedback has been incorporated into the report prior to final release.

## 1.3 Site Appraisal Process Undertaken by AECOM

- 1.14 The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>2</sup> and Neighbourhood Planning (updated Feb 2018)<sup>3</sup>. Together these encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on its suitability, availability and achievability (or viability).
- 1.15 More details of the approach can be found in the Locality toolkit:  
<https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>
- 1.16 WNPSG proposed three types of sites:
- Type 1: General development sites - largely for housing, but also for potential use as a burial ground, employment (such as a retail opportunity) or a community facility (labelled simply as Site 1, Site 2, etc.);
- Type 2: Local green space (labelled as Site GS1, GS2, etc.); and
- Type 3: Industrial or business zones (labelled as Site IP1 and IP2).

<sup>2</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

- 1.17 All sites proposed for allocation were assessed through desk-based research and all except one (GS6, which was submitted towards the end of the assessment process) during a site visit.
- 1.18 A summary of the green space (Type 2) and industrial / business zones (Type 3) sites put forward by the WNPSG is presented in Appendix A. Further assessment was not considered necessary for any of these sites for the following reasons:
- For Local Green Space to be designated in a neighbourhood plan, it must be in close proximity to the community it serves; it must be demonstrably special to the local community (for example, holding particular significance due to its beauty, history, recreational value, tranquillity or wildlife); and it must not be an extensive tract of land (there are no specific size limits, however an example is that blanket designation of open countryside to create a new green belt is inappropriate).<sup>4</sup> Whilst it is advised that the WNPSG consider the allocation of any green space in the WNP against these requirements, all appear to be compliant, as they are currently in use by the local community, appear a reasonable size in relation to their purpose and all except one (GS5) are within or immediately adjacent to Wooler. With the case of GS5, this is within walking distance of Wooler and is clearly demarcated as a site for public use, with paths, a car park and picnic benches;
  - For industrial / business zone allocation, the two proposed sites are already in use for employment purposes, yet are not allocated in the Adopted Local Plan and so are suitable for allocation in the WNP. The WNP can therefore address future policies relating to industrial and business use in these areas without the requirement for further site assessment. It is advised that these are discussed with the Local Planning Authority as potential employment designations to ensure they would be supported and there is evidence of ongoing need for employment use in these locations in the most recent Employment Land Review.
- 1.19 The remainder of this report therefore focuses largely on the general development sites (Type 1) unless stated otherwise.
- 1.20 The methodology for carrying out the site appraisal of the general development sites identified by WNPSG is presented through Tasks 1 to 4 below.

### Task 1: Review of site identification process

- 1.21 As an initial task, AECOM reviewed the process undertaken by the WNPSG in identifying sites for assessment. This review was to ensure all potential sites had been considered, including sites from the SHLAA and also the status of the sites, such as any existing planning permissions or planning applications.
- 1.22 This process allowed those sites not considered relevant for assessment (i.e. those with existing planning consent) to be screened out of the assessment process. Additionally, some of those considered 'deliverable' through the SHLAA were not reassessed as they are automatic candidates for allocation and so are only included in the final summary (see Table 4). An outline of all of the sites, which did not undergo further assessment, is included in Appendix B.
- 1.23 This process was also informed by discussions with WNPSG, with a number of sites being retained for assessment following the steering group's request for clarification or a second opinion.

### Task 2: Site visits

- 1.24 A site visit to the WNP area was undertaken by two members of the AECOM Neighbourhood Planning Team on the 30 January 2018. The purpose of the site visit was to gain a better understanding of the context and nature of Wooler and to look at the individual sites including constraints and opportunities.

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<sup>4</sup> As per paragraph 77 of the National Planning Policy Framework (<https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities#para077>) and Planning Policy Guidance 'Open space, sports and recreation facilities, public rights of way and local green space' (<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>)

### Task 3: Development of site appraisal proforma

- 1.25 For each of the potential housing sites a site appraisal proforma was completed (included in Appendix C).
- 1.26 The purpose of the proforma is to enable a consistent evaluation of each site through the consideration of an established set of parameters. The proforma used for the assessment enables a range of information to be recorded, including the following:
- Background details on the site;
  - Existing land uses;
  - Surrounding land uses;
  - Site characteristics;
  - Site planning history;
  - Suitability;
  - Accessibility;
  - Environmental considerations;
  - Community facilities and services;
  - Heritage considerations;
  - Flood risk; and
  - Existing infrastructure.
- 1.27 The information gathered as part of this work is sufficiently detailed to be used for a Strategic Environmental Assessment, which may be required if the WNP is allocating sites.
- 1.28 The availability of the sites has been determined by the WNPSG through their discussions with local landowners. No site should be allocated in the WNP without confirmation of its availability.
- 1.29 When determining potentially hidden factors, such as contamination or underground infrastructure crossing the site, we have only been able to record what has been available to us through site visits and conversations with the WNPSG (using their local knowledge and any discussions they have held with landowners). These factors would need to be considered in further detail as part of the planning process before development.
- 1.30 Northumbrian Water was contacted via phone on 21 February 2018 in order to ascertain the general extent of the sewerage issues in Wooler, which were referenced as a potential constraint for the majority of sites in the Northumberland SHLAA. However, no response has yet been received from Northumbrian Water and so this potential constraint and the resulting effects on the sites under consideration will need to be considered on an individual site basis before development.
- 1.31 AECOM experienced difficulties in contacting the relevant planning officer at Northumberland County Council to clarify a number of issues, including their stance on the saved policies of the Adopted Local Plan, with no response received to phone calls and emails. This included a request for information on sites rumoured to be for sale by the Council, yet of which no evidence could be found, and for clarification on whether the proposed Wooler bypass is likely to go ahead (Policy M22). WNPSG later attempted to help with this request for information, however no response has yet been forthcoming and so the site assessment has highlighted potential constraints where applicable.

### Task 4: Recommended site allocations

- 1.32 Following the appraisal of the identified sites, a recommendation has been made in relation to whether each site would be appropriate for allocation within the WNP. Section 4 presents a summary of the findings of the site appraisal along with any further actions for the WNPSG in relation to taking each site forward.



## 2. Context and Planning Policy

### 2.1 Local Planning Policy

- 2.1 Wooler is a market town and civil parish located to the north of Northumberland. Although the unitary NCC has existed since 1 April 2009, when it replaced seven smaller local planning authorities (Alnwick, Berwick-upon-Tweed, Blyth Valley, Castle Morpeth, Tynedale, Wansbeck and Northumberland County); a Northumberland Local Plan has yet to be adopted.
- 2.2 The adopted development plan for the Wooler area therefore remains as the Berwick-upon-Tweed Borough Local Plan 1999 (the '**Adopted Local Plan**'), as amended by the Secretary of State in a Direction issued on 31 August 2007 under Paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004. This Direction set out which local plan policies could continue to be saved beyond 27 September 2007. Only these 'saved policies' of the Adopted Local Plan are relevant policy considerations for the WNP.
- 2.3 As referenced in Section 1, a replacement draft local plan, alongside all other relevant policy documents, were withdrawn by NCC in July 2017 and no longer carry any weight in decision making. The primary driver for the withdrawal was a significant difference in the housing growth estimates between the 2012 Sub-National Population Projections (SNPP), which had been used as a basis for the plan, and the 2014 SNPP. Other drivers for the withdrawal included national policy contextual changes, the reforms proposed in the UK Government's housing white paper *Fixing our broken housing market* (February 2017), and the possibility of new devolution arrangements to the North of Tyne area.
- 2.4 Nevertheless, the studies and evidence reports prepared for the withdrawn local plan, such as the Northumberland SHLAA, continue to provide useful information and have been drawn upon for the site assessment process where relevant. The SHLAA was one of the main tools used by WNPSG as a basis for their site identification.
- 2.5 As there is a requirement for a single and more contemporary development plan for Northumberland, a new Northumberland Local Plan is in the early stages of preparation. Public consultation on the location of housing and employment, in addition to the main issues for focus in the plan, is taking place between 28 March and 2 May 2018. The final adoption of the new core strategy and local plan is anticipated in summer 2020.
- 2.6 NCC prepares a *Northumberland Consolidated Planning Policy Framework*<sup>5</sup>, which is a 'living document' and is updated when new planning policy documents are adopted by the Council. The most recent version (version 21) of this was published in November 2017 and comprises two sections:
- Section A - Schedule of documents, which form the Statutory Development Plan; and
  - Section B - Schedule of planning policy documents, which do not form part of the Development Plan.

### 2.2 National Planning Policy

- 2.7 There are a number of national policies, which relate to the preparation and implementation of neighbourhood plans. This includes the Neighbourhood Planning (General) Regulations 2012<sup>1</sup> (the '**2012 Regulations**'), which build on the statutory frameworks of the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004. The 2012 Regulations set out the procedures for the designation of neighbourhood areas, neighbourhood forums and the preparation of neighbourhood plans.
- 2.8 NPPF<sup>6</sup>, published by the UK Government in 2012, is also an important guide in the preparation of neighbourhood plans, setting out a framework for the production of these plans. This includes the

<sup>5</sup> <http://www.northumberland.gov.uk/Planning/Planning-policy/Policies.aspx#existinglocalplandocuments>

<sup>6</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60777/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf)

overall presumption in favour of sustainable development that should run through the preparation of all plans.

2.9 Whilst these site assessments have not considered national planning policies in detail at this stage, it should be noted that the WNP must demonstrate that it is consistent with these policies, as well as the Adopted Local Plan (see Section 1.2 for further information).

2.10 Once approved at the final community referendum stage, a neighbourhood plan becomes part of the statutory development plan alongside the planning authority's local plan, with applications for planning being determined in accordance with the plan, unless material considerations<sup>7</sup> indicate otherwise.

## 2.3 Local Policy and Site Assessment Context

2.11 The Adopted Local Plan includes a map which identifies policy and land use designations in Wooler. Although many of these designations are no longer applicable as they are not saved policies, those that should be considered as part of the site assessment include:

- Policy F4: All of Wooler falls within the Kyloe Hills and Glendale Area of High Landscape Value. Through this new development is limited to within, or immediately adjoining, the existing settlement; all new development must accord with its surroundings (scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access); there should be no detrimental impact on long range views of the character and quality of the landscape; and other saved policies in the plan must be accorded with;
- Policy C25: Sites 10 and part of GS3 are within a zone classified as the town centre, which relates to the development of new shopping floor space;
- Policy M22: A number of sites considered through this plan would be at least partly influenced by this policy, which relates to the protection of the line of the proposed A697 Wooler bypass from development which might adversely affect it. This includes Sites 16, 18, 21, 25 and 30b;
- Policy W20: Within Site IP1 are two zones for industrial estate policy that do not cover the entire site and which restrict land or buildings within these zones to Use Classes B1 (business), B2 (general industrial) or B8 (storage and distribution); and
- Policy W22: Site 13 is covered by this land-use policy relating to tourism development. This permits development at this site provided it accords with Use Classes C2 (residential institutions, such as to accommodate people in need of care, residential schools, colleges or training centres, hospitals or nursing homes) and/or D1 (non-residential institutions, such as clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres). Development must also serve as a strategic attraction for visitors to the area and the existing stone buildings must be retained and redeveloped.

2.12 It should be noted that WNPSG has received informal comment from NCC in regards to Policies M22 and W22 being an unlikely barrier to WNP site allocations. In regards to Policy M22 this is because it is considered unlikely that the bypass will either receive the required funding or be included in the emerging Northumberland Local Plan. For Policy W22, Site 13 may be considered suitable for a wider scope of uses. Nevertheless, at present the Adopted Local Plan is enforceable planning policy and informal communication does not remove the requirement for these policies to be considered within this site assessment. However, where a site is otherwise suitable for development, it has been labelled in this report as a potential 'aspiration' for the WNP.

2.13 The Adopted Local Plan and its policies are available on the NCC website: <http://www.northumberland.gov.uk/Planning/Planning-policy/Policies.aspx#existinglocalplandocuments>.

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<sup>7</sup> Example material considerations can be found: <http://www.rtpi.org.uk/media/686895/Material-Planning-Considerations.pdf>

## 2.4 Strategic Housing Land Availability Assessment (SHLAA) Sites

- 2.14 NPPF sets out a requirement for local planning authorities to prepare a SHLAA in order “to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the [local] plan period.” It is important to note that a SHLAA is not a formal policy document and cannot be used to determine the outcome of a future planning application for any particular site, whether identified as suitable in the SHLAA or not.
- 2.15 The Northumberland SHLAA references an indicative housing requirement for Wooler of 14 dwellings on average per annum, initially identified in the *Northumberland 2015 Strategic Housing Market Assessment* (SHMA). The SHLAA then aims to identify deliverable housing sites until at least 2031. WNPSG are proceeding with the WNP based on this target of 14 dwellings per year.
- 2.16 Table 1 provides a summary of SHLAA sites within Wooler, it includes all of those which were classified as ‘unsuitable’ in the SHLAA, as these were reconsidered in this assessment following a request from the WNPSG:
- Light green: represents those that are considered deliverable in the SHLAA within 5 years;
  - Dark green: represents those that are considered deliverable in the SHLAA in more than 5 years; and
  - Red: represents sites that were considered unsuitable in the SHLAA.

**Table 1. SHLAA Sites Identified in Wooler**

SHLAA Site ID	Site Assessed in this Report?	Address	Delivery period (years)	Greenfield/ Previously Developed Land (PDL)	Potential No. Units	SHLAA Commentary
1130	No	Horsden Side, Wooler, NE71 6PE	0-5	PDL	14	Site now complete.
1091	No (Site 24)	Land north of Weetwood Road, Wooler NE71 6AE	0-5 (61) 6-10 (21)	Greenfield	81	Planning granted in June 2016 (planning reference: 13/01665/OUT).
1231	No (Site 29)	Land east of 23 & 25 Cottage Road, Wooler, NE71 6AD	0-5	Greenfield	7	Planning granted in July 2016 (planning reference: 15/04262/FUL).
1243	No (Site 18)	Land north of Coldmartin Croft, Wooler NE71 6RP	11-15	Greenfield	30	If significant highway improvements can be achieved, and the protected route of the proposed Wooler bypass is dropped or re-aligned, the part of the site closest to the settlement may have potential to deliver housing.  No planning history.
1133	No (Site 17)	Land south of The Martins, Wooler, NE71 6RP	6-10	Greenfield	42	Site is deliverable, pending any necessary highways network improvements and resolution of wider sewerage capacity issues area. Relocation of Wooler FC who have 25 year lease on site from 2007 would be required.  No planning history.
6939	No (Site 17)	The Martins, Wooler, NE71 6RP	6-10	Greenfield	9	No prohibitive barriers to the delivery of the site. Yield reflects proposals for a small affordable housing scheme which is currently on hold awaiting finance and conclusion of capacity studies.  No planning history.

SHLAA Site ID	Site Assessed in this Report?	Address	Delivery period (years)	Greenfield/ Previously Developed Land (PDL)	Potential No. Units	SHLAA Commentary
1203	No (Site 23)	Land south of Weetwood Road, Wooler NE71 6AG	11-15	Greenfield	20	Peripheral, detached from other residential development, along with the significant constraints identified in the form of highways. The suitability of the site is questioned and it is suggested that any development would need to be limited in terms of scale and developable area, with reduced yield of 20 homes more fitting.  No planning history.
1299	Yes (Site 25)	Land adjacent to Wooler Auction Mart NE71 6AD	11-15	Greenfield	100	If required highway improvements can be achieved, and the proposed Wooler bypass route is either dropped or rerouted, the site may be suitable for housing.  No planning history
1196	Yes (Site 3)	Land east of Highburn House, Burnhouse Road Wooler NE71 6EE	11-15	Greenfield	5	Yield reflects that the topography, and highway constraints suggest a smaller development may be more appropriate, and deliverable on the site.
1093	Yes (Site 2)	Land between 53a and 45 Burnhouse Road, Wooler NE71 6EE	11-15	Greenfield	12	Yield updated to reflect previous planning permission in 1970 (lapsed; planning reference: C/U/68/55).
1121	No (Site 14)	Wooler Fire Station, South Road, Wooler, NE71 6QE	11-15	PDL	5	NCC owned site, currently in the process of being sold for residential development. A small-scale residential development could be provided, as long as constraints to delivery can be overcome and successfully mitigated through an appropriate scheme, particularly with regard to access.
6804	Yes – in part (Site 30b)	Land to the North of Wooler, NE71 6AD	N/A	Greenfield	N/A	Site is detached from the existing settlement, with significant highway and access constraints identified, and is not considered as suitable - residential development would not be achievable
1106	Yes (Site 30a)	Land north of 24 Fenton Grange east of A697, Wooler, NE71 6AD	N/A	Greenfield	N/A	Lack of safe access to the site prevents housing. Site is located on the protected line of the proposed Wooler bypass.
1302	No	Fenton Grange, Cottage Road, Wooler, NE71 6AD	N/A	Greenfield	N/A	Site now complete (planning references: N/10/B/0176; 13/00206/DISCON; 13/01966/FUL; 14/00095/NONMAT).
1107	Yes (Site 31a)	Land north of Ryecroft, Wooler	N/A	Greenfield	N/A	Lack of highway access prevents housing, while flood risk and an archaeological site present significant constraints to development.  [Please note, it is believed there is an error in the SHLAA in regards to this site, with the description not matching the location].

SHLAA Site ID	Site Assessed in this Report?	Address	Delivery period (years)	Greenfield/ Previously Developed Land (PDL)	Potential No. Units	SHLAA Commentary
1129	Yes (Site 1)	Wooler First School, Ryecroft Way, Wooler NE71 6EB	N/A	PDL	N/A	Local authority owned site not currently surplus to requirements. Not available for housing at this time.  [Availability no longer accurate].
1108	Yes (Site 4)	Land north of Common Road, east of High Fair, Wooler NE71 6EE	N/A	Greenfield	N/A	Category 1 site: Scheduled Monument located on site - 'Two pillboxes near Green Castle'. Not suitable for housing.
1112	No (Site 6)	Land north of High Fair, Wooler NE71 6PA	N/A	Greenfield	N/A	Highway constraints, together with the need to protect the setting of the adjacent Scheduled Monument, prevent future housing.  [Outline planning granted in December 2017 for 36 dwellings; planning reference: 13/00802/OUT].
1111	Yes (Site 5)	Land south of Common Road, Wooler NE71 6PA	N/A	Greenfield	N/A	The topography of the site, together with highway constraints, prevent housing development. The peripheral location of the site, suggests it would not be a priority for housing.
1077	Yes (Site 7)	Land south of Common Road, Wooler NE71 6LW	N/A	Greenfield	N/A	Lack of highway access prevents housing development.
1092	No (Site 12)	Land south of The Peth, Wooler NE71 6LW	N/A	Greenfield	N/A	Flood risk, highway constraints and the close proximity of designated sites makes the site unsuitable for housing.  [Planning permission granted for 110 static caravans in July 2014, with development underway; planning reference: 13/02394/FUL].
1088	Yes (Site 22)	Land south of Weetwood Road, Wooler NE71 6AG	N/A	Greenfield	N/A	Local authority owned site, under review but not immediately available for housing. The scope of development in the future is constrained by local highways and sewerage capacity – not considered to represent a suitable location for residential development.
6918	No (Site 20)	Glendale Community Middle School, Wooler NE71 6QG	N/A	Mixed	N/A	NCC owned site, not available for residential development, occupied by operational school and associated playing fields. Along with the significant constraints identified with regard to highways capacity and the proposed Wooler bypass alignment mean that residential development is not achievable.

SHLAA Site ID	Site Assessed in this Report?	Address	Delivery period (years)	Greenfield/ Previously Developed Land (PDL)	Potential No. Units	SHLAA Commentary
1063	Yes (Site 21)	Land at Brewery Farm NE71 6QQ	N/A	Greenfield	N/A	If significant highway improvements can be achieved, and the protected route of the proposed Wooler bypass is dropped or realigned, there may be some development potential. A lack of sewerage capacity is likely to impact on the timescale for delivery. However the peripheral location, the significant highway constraints and overhead power lines, suggest need for a revised assessment - this combination of factors mean the site cannot be considered favourably with regard to development potential.
1155	Yes (Site 8)	Horsden Side Field north of Cheviot Street, Wooler NE71 6LS	N/A	Greenfield	N/A	The site does not connect with the highway, and the potential access route via adjacent SHLAA site 1134 cannot support development.
1131	No (Site 19)	Weetwood Avenue (Tennis Courts), Wooler NE71 6AG	N/A	PDL	N/A	Narrow access to site and limited highway frontage prohibit provision of adequate vehicular access to site, preventing housing.
6919	No (Site 21a)	Brewery Farm, Wooler NE71 6QG	N/A	Greenfield	N/A	Suitability questioned due to serious highway constraints and the proposed Wooler bypass. Currently occupied by operational farm and not available - there is not enough evidence to support a positive conclusion of development potential.
1065	No	West Weetwood, Wooler NE71 6AQ	N/A	Greenfield	N/A	Greenfield site in the countryside. Not suitable for housing.
1089	Yes (Site 33)	Land adjacent to The Crossing, Haugh Head, Wooler NE71 6QL	N/A	Greenfield	N/A	Greenfield site in the countryside. Not suitable for housing.
1113	Yes (Site 33a)	Land north of Heather View NE71 6QP	N/A	Greenfield	N/A	Greenfield site in the countryside. Not suitable for housing.



## 3. Site Assessment

### 3.1 Introduction

- 3.1 There are a number of ways in which a neighbourhood plan can identify sites and apply site-specific policies.
- 3.2 The most common method is for sites to be allocated for a particular land use, such as housing. The amount of development the site is expected to deliver (for example, the number of houses) will also be specified in the plan, together with principles for development (such as access arrangements and design elements).
- 3.3 In order for a site to be allocated in the WNP, it must be demonstrated that the site is suitable, available and achievable (economically viable), in compliance with the Government's National Planning Policy Guidance<sup>8</sup>. Site allocations also need to be supported by evidence, which provides the justification for the proposed allocations or policies. This site assessment can be used as a key justification document.
- 3.4 In regards to economic viability, the SHMA states that the median house price in Northumberland in 2014 was £140,556; with the median for the parish of Wooler being higher than this, at £170,000. The lower and higher quartiles in Wooler were also above the Northumberland house prices in general (lower quartile: £131,000 compared to £93,000; higher quartile: £265,000 compared to £220,000). Based on this SHMA, the sites to be assessed for WNP are likely to be viable due to their nature as infill or settlement expansion sites in an above average house price area.
- 3.5 It is also possible for neighbourhood plans to allocate sites for other uses, such as community facilities, or designate sites as Local Green Space to provide or protect green areas, such as areas of recreational value, allotments or community gardens. The sites initially considered within this assessment have included green space and industrial / business zones (see Appendix A), however it was considered that they can be allocated in the WNP without further appraisal (see Section 1.3). Therefore, only general development sites have been continued forward to the detailed site assessment process.
- 3.6 Where the neighbourhood plan is not required by the local authority to allocate land to meet development needs, or where the sites are suitable for development but not available, proposals for sites can be included as 'aspirations' or projects and an outline provided of the factors that should be taken into account if development proposals come forward for the site during the lifetime of the plan, or for consideration in a later plan. This could include, for example, land use or design principles.
- 3.7 It is important to note that identifying a site in a plan as a potential development opportunity does not mean that the site will be developed. It is simply recognising that there is potential for a particular site or building to be developed over the lifetime of the plan and recommending the factors to be considered if development or re-development is proposed.
- 3.8 One of the benefits of allocating land for development in the neighbourhood plan (as well as addressing development needs in the area) is that money raised through the development of sites can be used towards funding the infrastructure identified in the neighbourhood plan as required to address the demands of future development. More information on the community infrastructure levy can be found in the Government's planning practice guidance<sup>9</sup>.

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<sup>8</sup> *Neighbourhood Planning*: <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/preparing-a-neighbourhood-plan-or-order/>; and *Housing and Economic Land Availability Assessment*: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>9</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/spending-the-levy/> Paragraph 073 Reference ID 25-073-20140612

## 3.2 Site Identification and Assessment

- 3.9 The WNPSG initially put forward 39 'general' development sites as part of the WNP site selection process.
- 3.10 These sites were identified through: the Northumberland SHLAA; an initial site identification exercise by WNPSG; and discussions between WNPSG and local landowners. Although some sites were discounted in the SHLAA (see Table 1), AECOM was asked to look at these again by WNPSG, as the steering group may be interested in allocating smaller sites in the WNP and there may be more creative methods of approaching site constraints.
- 3.11 As referenced in Section 2.1, NCC previously produced a draft local plan, which was designed to replace the Adopted Local Plan; however this and all other related policy documents were withdrawn in July 2017. Nevertheless, some of the information in the supporting studies and evidence reports, including the SHLAA and SHMA, can be relied on.
- 3.12 It is understood that the WNPSG discussed each site with the local landowners to determine site availability for this assessment. Where this was not possible, the site is assumed unavailable.

## 3.3 Summary of Site Assessment Findings

- 3.13 Figure 1 provides an overview of the locations of all sites (general development, local green space and industrial / business zones).
- 3.14 Table 2 provides a summary of those general development sites, which are included in this site assessment (with Appendix B detailing those which have already been discounted at this stage as they do not require further assessment).
- 3.15 For more detailed descriptions of each site listed in Table 2, the site proformas are found in Appendix C.



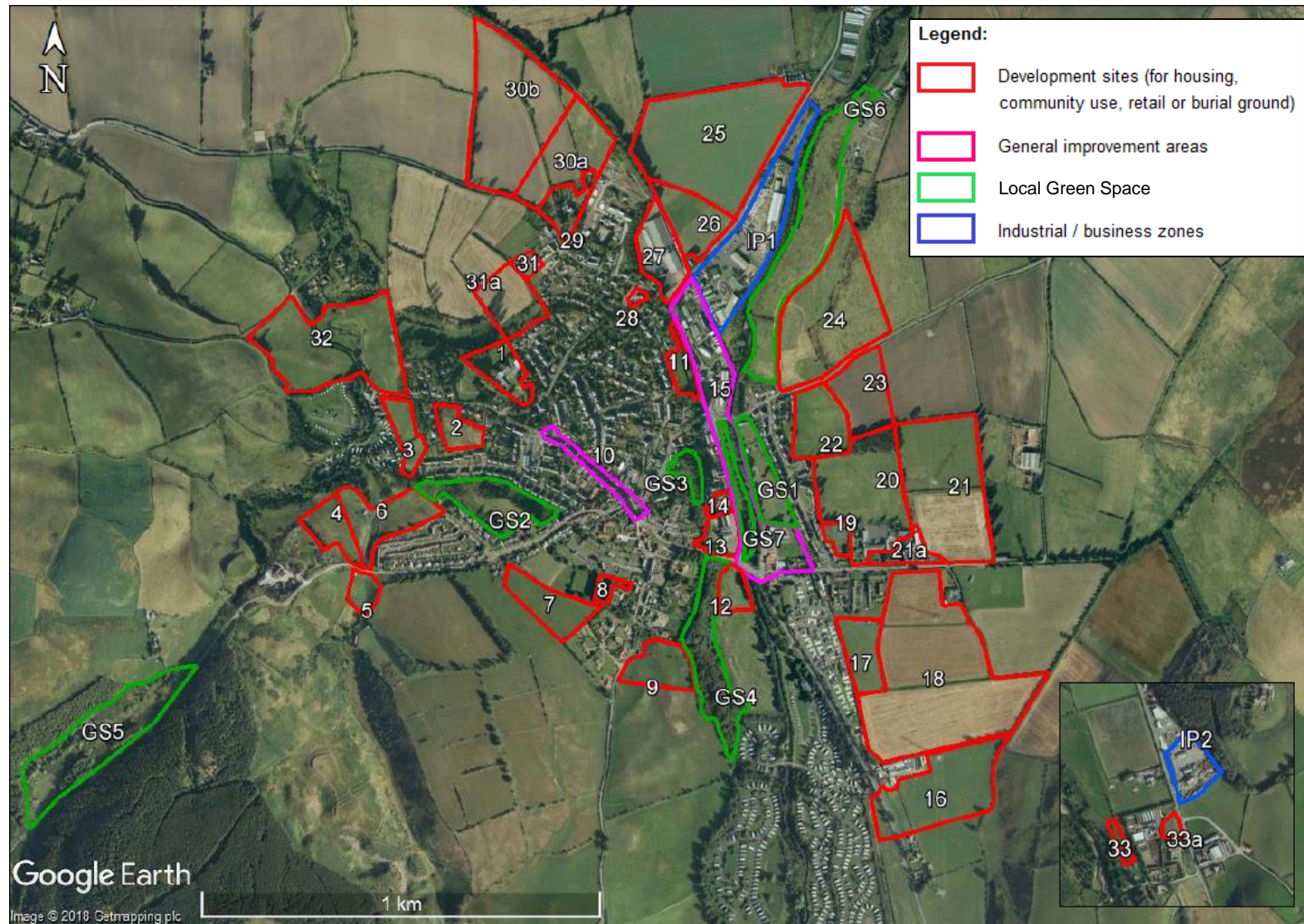








Figure 1. Suggested sites in Wooler

Table 2. Description of Sites within Assessment



Site No.	Site Photo	Summary
1. Former First School Site	 A photograph of a former school site. In the foreground, there are bare, tangled tree branches. Behind them is a large, dark asphalt area, likely a former carpark. In the background, a long, single-story building with a flat roof and several windows is visible. The sky is overcast.	<p>Former school site, which is no longer in use and is owned by NCC. WNPSG believe this is, or will be imminently, available for redevelopment; NCC has not yet responded to questions in regards to this. The land contains a number of disused buildings, carpark areas and sports / recreational areas. It is fairly flat, with access to Ryecroft Way and is within close proximity to most facilities within Wooler, with exception of the schools.</p> <p>The SHLAA recognises this as unsuitable due to it being an operational school; however this is now out-of-date as the school has closed.</p>
2. Land south of Burnhouse Rd	 A photograph of a rural landscape. In the foreground, there is a grassy field with a wooden fence. A metal gate is visible on the right side of the fence. In the background, a steep, grassy hill rises under a cloudy sky. A small building is visible on the left side of the hill.	<p>Infill site within the west of Wooler, which is, comprised of steep greenfield land. Access would be available onto Burnhouse Road, which is narrow, especially due to parking congestion. Planning permission was granted here in 1970 for 12 houses, although these were not built and this has since lapsed. This is within close proximity to most facilities within Wooler, with exception of the schools.</p> <p>The SHLAA recognises this as deliverable, however with potential topographical, roads and sewerage constraints.</p>





Site No.	Site Photo	Summary
<b>3.</b> <b>Land on</b> <b>Burnhouse Rd,</b> <b>east of</b> <b>Highburn</b> <b>House</b>		<p>Greenfield site positioned towards western edge of Wooler, between housing to the east and a caravan / camping site to the west. Access would be available onto Burnhouse Road, which is narrow, especially due to parking congestion. Site would be visible to those travelling within / to and from areas of the National Park and would be associated with Wooler if developed. Site positioned on the curve of a hill, with land sloping upwards to the east. The site is within close proximity of a number of facilities, with the exception of public transport, schools and the National Cycle Network.</p> <p>The SHLAA recognises this as deliverable, however with potential archaeological, topographical, roads and sewerage constraints.</p>
<b>4.</b> <b>Land north of</b> <b>Common Rd,</b> <b>above High</b> <b>Fair</b>		<p>Greenfield site located to the west of Wooler between two sites (6 and 4a – south west of site 4) which have permission for housing development. The site topography is gently undulating. Access would be to Common Road, where there are issues further east with a key junction in Wooler (single lane). There is also a Scheduled Monument located near the northern site boundary. The site is not within close proximity of most facilities, with the exception of recreational and footpath facilities.</p> <p>The SHLAA identifies this site as unsuitable due to the Scheduled Monument located on site.</p>


Site No.	Site Photo	Summary
<b>5.</b> <b>Land south of</b> <b>Common Rd</b>		<p>Greenfield site to west of Wooler, which has lower lying land in the centre and land sloping upwards to east and west of this. Water may collect in this centre area. Access would be to Common Road, where there are issues further east with a key junction in Wooler (single lane). The site is not within close proximity of most facilities, with the exception of recreational and footpath facilities.</p> <p>The SHLAA recognises this as unsuitable, due to peripheral location, site topography and highway constraints.</p>
<b>7.</b> <b>Land south of</b> <b>Common Road</b>		<p>This is an infill, greenfield site to the southwest of Wooler which is positioned on a larger hill slope. It was granted outline planning permission in 2005 for housing, although this has since lapsed. There is currently no vehicular access into the site, although the proposed access for the previous development proposal was to the northwest onto Ramseys Lane, uphill of two houses bordering the north of the site. There may also be the potential to widen the footpath bordering the northeast of the site (although this is a Public Right of Way). The site has some landscape value in providing a green backdrop to a section of Wooler. The site is within close proximity of most facilities, with the exception of the primary school.</p> <p>The SHLAA recognises this as unsuitable, due to lack of access. It additionally mentions restrictive sewerage capacity.</p>




Site No.	Site Photo	Summary
<b>7a.</b> <b>Land south of</b> <b>Ramseys Lane</b>		<p>This greenfield site is located on the north-eastern side of the footpath to Site 7, further down the hill. It would border existing housing developments to the northwest and northeast, with a small greenspace to the southeast (Site 8). As with Site 7, there is no existing vehicular access, with potential routes either from the footpath (which would require widening) or carpark of Horsden Side to the northeast. There would be similar landscape constraints and facility access distances as per Site 7.</p> <p>Not recognised in the SHLAA.</p>
<b>8.</b> <b>Field behind</b> <b>Horsdonside</b> <b>and the Youth</b> <b>Hostel</b>		<p>An overgrown greenfield site, positioned towards the south of Wooler (infill). There is currently no access, however it may be possible to bring new access in, either from neighbouring Site 7a, or potentially the youth hostel to the east. There would be less of a landscape impact from development here due to the site's size and location, although there may be an impact on biodiversity due to the mature vegetation across the site. The site has a relatively steep gradient, with land rising to southwest of site.</p> <p>The SHLAA recognises this as unsuitable, due to it being considered an area of high landscape value and also having constraints in regards to mature tree cover on the periphery, lack of highway connection and restricted sewerage capacity.</p>



Site No.	Site Photo	Summary
<b>9.</b> <b>Horsdon Farm</b> <b>field</b>		<p>Greenfield site located on the southern edge of Wooler, bordering existing housing development to the north. Access would be onto Cheviot Street to the west, with further existing housing on the opposite side of the road which extends further south than the boundary of Site 9. The site is gently undulating and a Public Right of Way runs through the site. The site is within close proximity of most facilities, with the exception of the schools, public transport facilities and the local GP surgery.</p> <p>Not recognised in the SHLAA.</p>
<b>11.</b> <b>Land at</b> <b>Victoria Road</b>		<p>This greenfield site is located within Wooler, to the northeast of the town centre. It is comprised of two visibly different sections, one fairly flat area, with potential access being created to Victoria Street to the west (see photo); and one steeply sloping, overgrown area. The site is within close proximity of most facilities, with the exception of the primary school.</p> <p>Not recognised in the SHLAA.</p>







Site No.	Site Photo	Summary
13. Ferguson's Yard		<p>A derelict, brownfield site immediately north and west of two main roads within Wooler (The Peth and the A67). Positioned to the south of the fire station, the topography of the site is mostly flat and there are Tree Preservation Orders (TPOs) to the western edge of the site. The land use of the site is restricted in the Adopted Local Plan under Policy W22 (Tourism Development) and the most recently approved planning application for the site (which was not in relation to a TPO) complied with this policy, however the permission has since lapsed. The site is within the Conservation Area and the stone buildings contained within the site are noted under Policy W22 as being necessary to be retained and redeveloped.</p> <p>The SHLAA recognises this as deliverable, however with potential site clearance, flood risk and sewerage constraints.</p>
16. Land on either side of A697		<p>Greenfield site located to the south of Wooler; east of a large caravan site and the A697. There is some limited housing to the north and south, although it is largely greenfield in these directions. The topography of the site is flat, however due to its peripheral position in the town, the site is not within close proximity of most facilities, with the exception of recreational sites and a footpath. Saved policy M22 of the Adopted Local Plan proposes that the bypass route should cut through the middle of the site, close to the existing pylons. Although WNPSG were of the belief that this bypass would not be going ahead, NCC did not respond to requests to confirm whether this is the case or not.</p> <p>Not recognised in the SHLAA.</p>

Site No.	Site Photo	Summary
<b>21.</b> <b>Land at</b> <b>Brewery Farm</b>		<p>This site is located to the east of Wooler, adjacent to Brewery Farm and the active schools to the east, with the cricket ground and Brewery Road (which would be used for access) to the south. The site is flat, with large pylons running through in a north-south direction. Saved policy M22 of the Adopted Local Plan sets aside a section of the site for the proposed Wooler bypass.</p> <p>The SHLAA recognises this as unsuitable, due to the proposed Wooler bypass route, issues with additional capacity on Brewery Road, sewerage constraints and overhead powerlines.</p>
<b>22.</b> <b>Land South of</b> <b>Weetwood</b> <b>Road</b>		<p>A greenfield site located to the eastern edge of Wooler with any future access being taken from the B6348 / Weetwood Road to the north. To the immediate east is existing housing development, and on the opposite side of the road to the north is a site with outline planning permission for dwellings and lodges (Site 24). This site has previously gained outline planning permission for residential development in 1988, however this has since lapsed. The site is flat and there are constraints in relation to this being a flood risk zone.</p> <p>The SHLAA recognises this as unsuitable, due to constraints in regards to lack of capacity on Weetwood Road bridge, surface water issues and sewerage.</p>






Site No.	Site Photo	Summary
<b>25.</b> <b>Land adjacent to Auction Mart fields</b>		<p>This large greenfield site is to the northeast of Wooler, between greenfield land associated with the Auction Mart (Site 26) and a row of cottages slightly outside of Wooler. The SHLAA states that this site has previously had planning permission, however this does not appear to be correct, with an error in regards to the mapping on the Northumberland planning system, which actually refers to a separate site to the west.</p> <p>This flat site would be accessed via the B6525 to the southeast and has a small power line running through it. If it went ahead, the proposed Wooler bypass (Policy M22 of the Adopted Local Plan) would be to the south of the site and would separate it from the town. The site is not within close proximity of most facilities, with the exception of a footpath and key employment site (Site IP1).</p> <p>The SHLAA recognises this as potentially deliverable in part if the proposed bypass is dropped or re-routed, with constraints relating to flooding, the local road network capacity and sewerage constraints.</p>
<b>26.</b> <b>Mart Field</b>		<p>Currently this site is used for pasture by the neighbouring Auction Mart. Access would be to the B6525 to the south and the proposed Wooler bypass (Policy M22 of the Adopted Local Plan) would border to the north. The site is flat and is not within close proximity of most facilities, with the exception of public transport, a footpath and a key employment site (Site IP1). This could be identified as an 'aspiration' in the WNP.</p> <p>Not recognised in the SHLAA.</p>

Site No.	Site Photo	Summary
<p><b>27.</b> <b>Auction Mart</b></p>		<p>This site is in use as an auction mart and is located to the northeast of Wooler, with housing to the northwest and the auction mart field to the northeast (Site 26). It is accessed from the B6525 and is a flat, largely tarmacked site, with large agricultural sheds, portacabins and a farmhouse building. It is not within close proximity of most facilities, with the exception of public transport, a footpath and a key employment site (Site IP1). This could be an 'aspiration' in the WNP, with continued use as an auction mart preferred if market conditions can support its use.</p> <p>Not recognised in the SHLAA.</p>
<p><b>30a.</b> <b>Land north of Fenton Grange</b></p>		<p>This greenfield site is located to the north of Site 29, with future access onto the A697 which borders the southwest of the site being the clearest future access route. However, there are local suggestions that this may not be acceptable to Highways England, in which case another access option would be to convert the route of the disused railway bordering the northeast of the site into an access road, with entry past the auction mart (Site 27) and onto the B6525. The site is flat and is not within close proximity of most facilities, with the exception of recreation / open space. A key constraint may be that the proposed route of the Wooler bypass (Policy M22 of the Adopted Local Plan) would pass through the north of the site.</p> <p>The SHLAA recognises this as unsuitable, due to constraints in regards to the protected bypass route and potential difficulties with safe access.</p>

Site No.	Site Photo	Summary
<p><b>30b.</b> <b>Land North</b> <b>West of Old</b> <b>Vicarage</b></p>		<p>This greenfield site is located outside of Wooler, to the north of Site 30a. As with this other site, the clearest site access would be to the A697, yet there may be options with the disused railway line to the northeast. This site is gently undulating and is not within close proximity of most facilities, with the exception of recreation / open space. There are constraints relating to a non-statutory archaeologically significant designation on site (although it may be possible to mitigate effects on this) and the proposed route of the Wooler bypass also cuts through the site (Policy M22 of the Adopted Local Plan).</p> <p>The site is part of a much larger site in the SHLAA, which is recognised as being unsuitable, due to constraints in regards to the protected bypass route, street lighting, detachment from the town and potential difficulties with safe access.</p>
<p><b>31a.</b> <b>Land north of</b> <b>Ryecroft</b></p>		<p>To the west of Site 31 and the north of Wooler, this greenfield site is not located next to an access road, however this is not necessarily an insurmountable issue if access could be taken from the A697 to the north of Cottage Farm. The site is gently sloping and has an area to the south which is unlikely to be developable due to water / habitat constraints. The site is within close proximity of most facilities, with the exception of the schools and recreation.</p> <p>Although this site is recognised in the SHLAA, it does not appear to reference the correct site and therefore the analysis has not been taken into account for this site.</p>



Site No.	Site Photo	Summary
<b>32.</b> <b>Land along</b> <b>Burnside Road</b> <b>towards Low</b> <b>Humbleton</b>		<p>A large greenfield site to the northwest of Wooler, with a small local road (Burnhouse Road) passing through the centre. A watercourse runs through the east of this site, which is gently undulating and is partly a flood risk area. The western half of the site has a Public Right of Way passing through it which can be used by walkers to access the National Park. The site is within close proximity of most facilities, with the exception of the schools, public transport and the National Cycle route.</p> <p>Not recognised in the SHLAA.</p>
<b>33.</b> <b>Land adjacent</b> <b>to The</b> <b>Crossing,</b> <b>Haugh Head</b>		<p>This greenfield site is located outside of Wooler to the south, in a small cluster of housing and employment sites at Haugh Head. It is adjacent to and to the east of Wooler Water. Access to this flat site would be via an unnamed road which leads to the A697. The site is within close proximity of a number of facilities, including public transport, recreation, a footpath and a key employment site (Site IP2). Approximately half of this site, closest to Wooler Water, may have habitat constraints which could limit development to a smaller area.</p> <p>The SHLAA did not recognise this as deliverable, due to its position outside of the main Wooler settlement.</p>

Site No.	Site Photo	Summary
<b>33a.</b> <b>Land north of</b> <b>Heather View</b> <b>(Haugh Head)</b>		<p>This greenfield site is located outside of Wooler to the south, in a small cluster of housing and employment sites at Haugh Head. The A697 borders the eastern boundary of the site, with potential access either directly to this road or a private road to the north of the site. The site is flat and is within close proximity of a number of facilities, including public transport, recreation, a footpath and a key employment site (Site IP2). Please note that due to an error with an early version of the site map, this site was not considered during the site assessment process.</p> <p>The SHLAA recognises this as not suitable due to it being a greenfield site in the countryside.</p>

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Site not considered during site visit, therefore Map Data ©2017 Google

### 3.4 Site Assessment Outcomes

- 3.16 Table 3 provides the site assessment results for each of the sites and a judgement on whether the site is a suitable candidate for allocation in the WNP. The site proformas in Appendix C provide more detailed information on the assessment of each site.
- 3.17 While all of the general development sites have been considered for housing, following the initial direction of the WNPSG, some have been considered for other development, namely as a burial ground (as the existing burial ground in the town is near capacity), employment (such as retail opportunities), or community space. Where this is the case, the justification will provide an assessment for all of the development considerations.
- 3.18 The WNPSG has confirmed whether or not the proposed sites are available following discussions with the local landowners. A site cannot be allocated in the WNP if availability is not confirmed.
- 3.19 The indicative capacity refers to the potential number of dwellings on each site. Where possible, this has been based on the figure provided in the Northumberland SHLAA. If this figure is not available or it is felt the proposed capacity is inappropriate, the density has been calculated in two stages:
- Firstly, general site capacity has been estimated as detailed in the methodology for the SHLAA:
    - For rural towns (such as Wooler), site density is between 15 to 20 dwellings per hectare (dph);
    - For more isolated locations (such as Haugh Head) this is 5 to 10 dph;
    - Whilst the SHLAA references 30 to 40 dph within the urban area of existing towns, this figure was not used by AECOM for Wooler due to the whole of the town and surrounding area being within the Kyloe Hills and Glendale Area of High Landscape Value, which places restrictions on new development (see Section 2.3 for further information).
  - Secondly, the net developable area was then calculated, as referenced in the SHLAA. This takes into consideration that smaller sites can usually make use of existing infrastructure, such as roads and facilities; whereas sections of larger sites may need to encompass new infrastructure, in addition to open space and, for very large sites, potentially community facilities. The calculations for this are as follows:
    - Sites under 0.4 hectares – 100% of site area is developable;
    - Sites 0.4 to 2 hectares – 75% to 90% of site area is developable; and
    - Sites over 2 hectares – 50 to 75% of site area is developable.
- 3.20 For those sites not originally identified in the SHLAA, the site size has been estimated using Google Earth Pro.

Table 3. Site Assessments

Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
1. <b>Former First School Site</b>	1.36	Derelict school and associated land	Yes	15 – 24	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p> <p>Adjacent to 'Village / Town Centre Zone' (Policy C25): Seeks to encourage the development of new shops, provided they are preferably within, or at the edge of, this zone.</p> <p>Borders Conservation Area and opposite two listed buildings.</p> <p>TPOs on site.</p>	<p>Site in a good location for housing. No apparent issues to prevent development except for the possibility of TPOs – this would have to be discussed as part of any future application.</p> <p>Although suitable for housing, site may also be considered for a burial ground as an extension of the existing cemetery.</p>
2. <b>Land south of Burnhouse Rd</b>	0.93	Grass / pasture	Yes	12	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p>	<p>Although access road narrow, this feature is common in Wooler and potential number of houses proposed for this site is small. Pavement can be added within site.</p> <p>SHLAA capacity is 12 based on a historic planning permission, but this figure may be unachievable due to topography. Topography may also make this site unviable due to the costs of levelling the site for development. There is evidence from the surrounding area that houses have been built on similar slopes.</p> <p>Sewerage capacity noted as limited on SHLAA.</p> <p>The development of a community facility instead of housing may be limited due to site topography (i.e. large building; car-parking; sports fields all restricted).</p> <p>Burial ground possible, although very exposed on hill and overlooked by neighbouring properties.</p>
3. <b>Land on Burnhouse Rd, east of Highburn House</b>	1.21	Grass / pasture	Yes	5	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p>	<p>Minor constraints relate to existing road widths, sewerage capacity and landscape impact.</p> <p>The site would however likely be suitable for lower density housing, potentially self-build plots.</p>

Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
<b>4. Land north of Common Rd, above High Fair</b>	1.17	Grass / pasture	Yes	12 (AECOM estimate)	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Scheduled Monument located near northern site boundary. Reference: 1006438; Description: Two pillboxes near Green Castle	<p>Consultation would be required with Historic England in regards to the pillboxes in the north of the site, but it is possible that development could avoid this area.</p> <p>Except for minor constraints with road network, site could be suitable for a limited number of houses.</p> <p>Site potentially suitable for a small amount of housing if development minimised impact on scheduled monument and only if site 6 was built out first. The site is approximately 800m walk from town centre so within reach of local facilities.</p>
<b>5. Land south of Common Rd</b>	0.61	Grass / pasture	Yes	0	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Adjacent to a Site of Importance for Nature Conservation (Policy F8)	The SHLAA conclusions are reasonable. Due to ground conditions, topography and road issues further to east, site is unlikely to be suitable for development.
<b>7. Land south of Common Road</b>	1.75	Grass / pasture	Yes	20 – 32	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)	<p>Access and potentially sewerage problems here, however there is a possibility that these could be overcome or at least investigated further.</p> <p>Due to these issues, the site could be allocated in a later iteration of the plan after the more suitable sites within Wooler were complete.</p> <p>If development could be combined with Site 7a, may make this more viable, depending on access for each site.</p>
<b>7a. Land south of Ramseys Lane</b>	1.19	Grass / pasture	No	13 – 21	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)	<p>Access and potentially sewerage problems here, would need investigated further.</p> <p>Additional issues to consider with overshadowing residential properties to northeast - may be limiting factor, either preventing development or daylight / sunlight calculations required and less dense design.</p> <p>Due to these issues, site would better be developed after the more suitable sites within Wooler were complete.</p> <p>If development combined with Site 7, may make this more viable, depending on whether access for each site could be taken from the path (which would require upgrading to a road) between sites 7 and 7a.</p>



Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
<b>8. Field behind Horsdonside and the Youth Hostel</b>	0.26	Overgrown greenfield	Yes	4 - 5	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)	Access, sewerage and potential habitat are likely to be constraints to this site.  Any future building / site design would need to take impacts on neighbouring properties to north in regards to daylight / sunlight into account – height and density of development may be limited as a result.
<b>9. Horsdon Farm field</b>	1.34	Grass / pasture	No	15 – 24	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)  Borders Ancient Woodland to east of site	Constraints in relation to Right of Way could possibly be overcome through re-routing path. Either within site design or through moving to a neighbouring site.  Potential sewerage issues would have to be investigated further.  Otherwise, good site for housing development, as close to town centre and the topography, whilst not flat, is gently undulating rather than steep.
<b>11. Land at Victoria Road</b>	0.84 (0.31 usable)	Grass / pasture	Yes	5 - 6	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)  Tree Preservation Area (Policy F11): This policy safeguards trees protected by Tree Preservation Orders from development; however no trees observed at site.  Adjacent to Conservation Area	Site has challenging topography, however the flatter section may be suitable for development and it is located within the existing settlement making it appropriate for infill development.  Constraints are present, including proximity to the Conservation Area and overhead lines on the western site boundary. These issues would need to be addressed as part of a planning application.
<b>13. Ferguson's Yard</b>	1.03	Derelict buildings and yard	Yes	0	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)  Tourism Development (Policy W22) Development will be permitted provided that: it primarily accords with Classes C2 or D1 and associated ancillary uses; it will serve as a strategic attraction for visitors to the area; and the stone buildings will be retained and redeveloped.  Site is within Conservation Area	Potentially unsuitable for housing as per saved Policy W22, however site is derelict and continues to impact on Conservation Area.  Preferred use would be for business or leisure, ideally with a function to welcome those arriving into Wooler due to the prominent position of this site next to a junction (i.e. linked to tourism to comply with Policy W22).  Industrial use here would arguably not provide the welcome to Wooler, improve the appearance of the Conservation Area, or comply with Policy W22; however a mixed use site has been the most recently approved application on the site as it was considered preferable to dereliction (permission now lapsed).

Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
<b>16.</b> <b>Land on either side of A697</b>	4.8	Grass / pasture	Yes	36 – 72	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Line of Proposed A697 Wooler Bypass (Policy M22) passes through the site.	Site has favourable topography, however without the prior development of Site 18, is separated from Wooler to the north, which could contravene Adopted Local Plan policy (F4). Other constraints are present, such as the proposed bypass route (Policy M22), large pylons and the distance of the site from many facilities, which would make the location unsustainable. It is also not immediately available.
<b>21.</b> <b>Land at Brewery Farm</b>	7.25	Grass / pasture	Yes	54 - 109	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Line of Proposed A697 Wooler Bypass (Policy M22) passes through the site. Within an SSSI Impact Risk Zone, which is only relevant if residential development is for 100 units or more.	Site has favourable topography however is located in an area on the periphery of the main settlement, although would be close to schools. Constraints present, namely the proposed bypass route and the large pylons within the site. Potentially sewerage issues too.
<b>22.</b> <b>Land South of Weetwood Road</b>	2.15	Grass / pasture	Yes	16 – 32	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Zone 2 Flood Risk	Site has favourable topography and is located adjacent to existing housing on the edge of the main settlement. Housing recently approved across the road (Site 24). Constraints are present, including flood risk, access and sewerage, however these are not considered to make the site wholly unsuitable for allocation. These individual issues should be considered further through relevant studies such as flood risk assessment.
<b>25.</b> <b>Land adjacent to Auction Mart fields</b>	9.16	Grass / pasture	No	100	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Line of Proposed A697 Wooler Bypass (Policy M22) passes southern boundary of site. Within an SSSI Impact Risk Zone, which is only relevant if residential development is for 100 units or more.	Could be used as extension to industrial site, although would have to be planned carefully to avoid too much of an impact to cottages to northeast. Would be best developed for housing once sites closer to Wooler (Site 26 especially) were. Proposed bypass may present a constraint to development, especially as it would separate the site from the rest of Wooler.

Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
<b>26. Mart Field</b>	2.1	Grass / pasture	No	16 - 32	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4) Line of Proposed A697 Wooler Bypass (Policy M22) passes northern boundary of site.	<p>Site has favourable topography and is located in an area immediately adjoining the existing settlement.</p> <p>Potential bypass route to immediate north may influence land suitability, although impact unlikely to be significant.</p> <p>Multiple constraints are present however these are considered to be mitigatable.</p> <p>'Aspiration' as in use by auction mart.</p>
<b>27. Auction Mart</b>	1.72	Auction mart	No	19 - 31	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)	<p>Site not currently available and therefore cannot be allocated in NP for development. It could be included as an 'aspiration' with policies relating to its use if the business were to close in the future.</p> <p>Other than questions over availability, the site appears suitable for development either for housing or industry, subject to further assessment (such as contaminated land).</p>
<b>30a. Land north of Fenton Grange</b>	2.8	Grass / pasture	Yes	21 - 42	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22) passes through the northeast of the site.</p> <p>Site is adjacent to, or within the setting of, a listed building: The Old Vicarage (Grade II: 1042334)</p>	<p>Site has favourable topography, however is located in an area on the periphery of the main settlement.</p> <p>Housing development here may be partly constrained due to the location of the Wooler bypass.</p> <p>Other constraints are present, with access presenting the greatest of these.</p> <p>Since the production of the SHLAA, Highways England are believed to be agreeable to access from the dismantled railway line to the north of the site. This however would constitute significant infrastructure improvements, the viability implications of which would need to be considered through appropriate assessment.</p>

Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
<b>30b. Land North West of Old Vicarage</b>	7.5	Grass / pasture	Yes	56 – 113	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22) passes through the site.</p> <p>Within an SSSI Impact Risk Zone, which is only relevant if residential development is for 100 units or more.</p> <p>There are archaeologically significant designations on site (non-statutory): White Horse Inn (Wooler) N1695</p>	<p>Site is located in an area outside of the main settlement. It is likely to progress after the development of Site 30a.</p> <p>Housing development here may be partly constrained by Adopted Local Plan policy relating to the location of the Wooler bypass.</p> <p>Other constraints are present, including access.</p> <p>Since the production of the SHLAA, Highways England is believed to be agreeable to access from the dismantled railway line to the north of the site. This however would constitute significant infrastructure improvements, the viability implications of which would need to be considered through appropriate assessment.</p>
<b>31a. Land north of Ryecroft</b>	1.93	Grass / pasture	Yes	22 - 35	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p>	<p>Access largest issue, however a new access road into site from fields to north, joining the A697, may not be unsurmountable (ownership of access fields and consultation with Highways England are further considerations here).</p> <p>Watercourse and land to south should not be developed to minimise habitat disturbance (as well as potential localised flooding).</p>
<b>32. Land along Burnside Road towards Low Humbleton</b>	6.91	Grass / pasture	No	52 – 104	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p> <p>Within an SSSI Impact Risk Zone, which is only relevant if residential development is for 100 units or more.</p> <p>Parts of site within Flood Zones 2 &amp; 3</p>	<p>Eastern half of site likely to be unsuitable for housing development, with flood risk and proximity to a watercourse / habitat.</p> <p>Western half of site sensitive due to public right of way.</p>
<b>33. Land adjacent to The Crossing, Haugh Head</b>	0.47 (0.23 usable)	Grass / pasture	Yes	1 - 2	<p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)</p>	<p>Site is located in an area outside of the main settlement, although it would be on the edge of a smaller settlement (Haughs Head), the location would be considered unsustainable;</p> <p>Other constraints are present, such as a lack of mains water supply, access and distance from community facilities.</p>

Site No.	Size (ha)	Current use	Available?	Indicative capacity (number of dwellings)	Constraints	Suitability for development
<b>33a. Land north of Heather View (Haugh Head)</b>	0.22	Grass / pasture	Yes	1 - 2	Kyloe Hills and Glendale Area of High Landscape Value (Policy F4)	<p>Site is located in an area outside of the main settlement, although there are neighbouring residential properties to the immediate south and small-scale industry surrounding the site, this location would be considered unsustainable;</p> <p>There are other constraints present, such as a lack of mains water supply, new access and distance from community facilities. Although there are bus services, these are very limited.</p>



## 4. Conclusions and Recommendations

- 4.1 The purpose of this report has been as follows:
- To review the suitability of a number of sites identified in the WNP area for development against local and national planning guidance; and
  - To recommend the most appropriate sites to take forward for consideration in the neighbourhood plan.
- 4.2 This report can be used by the WNPSG to guide future decision making, or as part of the evidence base to support the WNP.
- 4.3 The WNPSG initially presented three types of sites: general development sites; green space; and industrial / business zones. It was determined that the sites proposed under the latter two categories were unlikely to be contentious and so acceptable for allocation in the WNP without further assessment. AECOM's assessment therefore focussed on the general development sites.
- 4.4 A summary of the findings in regards to these general development sites has been set out below in Table 4. For ease of reference, this encompasses all general development sites identified as suitable, including those identified as developable in the SHLAA and by WNPSG.
- 4.5 A development timeframe has also been included in Table 4, as the WNPSG requested guidance from AECOM in regards to this. The timeframe is indicative only, yet has taken into consideration the general goal of the WNP to provide approximately 14 dwellings per year for the lifetime of the neighbourhood plan through calculating the average indicative capacity (number of dwellings) for each site.
- 4.6 The colours in the 'appropriate allocation' column of Table 4 indicate the following:
- Green: Site is suitable for allocated use, available and achievable;
  - Orange: Site is potentially appropriate if identified constraints can be resolved or mitigated. Site allocation possible in WNP;
  - Red: Not suitable, available and/or achievable.

**Table 4. Site Assessment Summary**

Site No.	Available?	Indicative capacity (number of dwellings)	Indicative development timeframe (years)	Appropriate allocation?	Justification
1. <b>Former First School Site</b>	Yes	15 - 24	0 - 5	Housing Burial ground Employment Community	Derelict site requires redevelopment and would be suitable for housing, however this would also be a good site for the expansion of the neighbouring burial ground. Due to its location next to the existing town centre zone, employment or community use may be another consideration, if it did not detract from the town centre.
2. <b>Land south of Burnhouse Rd</b>	Yes	12	0 - 5	Housing	Initially considered community use and burial ground, however due to constraints with both of these, this infill site would be best used for limited housing (constraints with topography and access).

Site No.	Available?	Indicative capacity (number of dwellings)	Indicative development timeframe (years)	Appropriate allocation?	Justification
3. Land on Burnhouse Rd, east of Highburn House	Yes	5	6 - 10	Housing	Site constraints would require addressing, especially for a higher density of dwellings. More likely suitable for smaller density, perhaps self-build plots.
4. Land north of Common Rd, above High Fair	Yes	12	6 - 10	Housing	Potentially suitable for a small amount of homes, minimising impact on Scheduled Monument. Consultation with Historic England recommended. Site design of Sites 6 and 4a (both with planning permission for dwellings) to be considered.
5. Land south of Common Rd	Yes	0	N/A	Housing	Significant constraints with site, as noted in SHLAA. Not appropriate for allocation in the WNP.
7. Land south of Common Road	Yes	20 - 32	6 - 10	Housing	Significant constraints with site, particularly access. However if access constraints and visual impacts can be resolved or mitigated, and because the site has been granted planning permission in the past, it is considered to be potentially suitable.
7a. Land south of Ramseys Lane	No	0	N/A	Housing	No availability. Constraints include access, visual effects on townscape and impacts on daylight / sunlight of existing dwellings, which would need to be considered and addressed through site and housing design (e.g. single storey).
8. Field behind Horsdon-side and the Youth Hostel	Yes	0	N/A	Housing	Significant constraints with site, including visual impact, access and habitat. Not suitable for development.
9. Horsdon Farm field	No	15 – 24	Aspiration	Housing	No evidence site is available. Also minor constraints due to topography and visual impact.
11. Land at Victoria Road	Yes	5 - 6	0 - 5	Housing	Minor constraints to be addressed, yet these are unlikely to make the flatter part of this site unsuitable for allocation. Steeper part would be unsuitable. Appropriate location of developable area as infill site.

Site No.	Available?	Indicative capacity (number of dwellings)	Indicative development timeframe (years)	Appropriate allocation?	Justification
<b>13. Ferguson's Yard</b>	Yes	0	0 - 5	Business / leisure, linked to tourism	<p>Site already allocated in Adopted Local Plan for tourism related development complying with Use Classes C2 or D1 (Policy W22). Therefore, the allocation should not be duplicated in the WNP; however the WNP could add more details to this allocation.</p> <p>Alternatively, if WNPSG wish to consider another use of the site and can demonstrate the site is unviable or unlikely to be taken up as a tourism related use, this should be discussed with the LPA and could potentially be proposed for flats to address need for smaller / cheaper housing in Wooler.</p>
<b>16. Land on either side of A697</b>	Yes	0	N/A	Employment Burial ground	<p>Significant constraints to housing development, including the proposed location of the bypass (Policy M22 of the Adopted Local Plan) and pylons, which could both reduce the size of developable site. Although there is a caravan park to the west, this site is separated from Wooler to the north and so is not within easy reach of the town centre and therefore not a sustainable location.</p> <p>It may be possible to consider as employment or burial ground (if need for these uses can be demonstrated), however consideration necessary in regards to this being situated next to a key route / approach to Wooler.</p>
<b>18. Land N. of Coldmartin Croft</b>	Yes	30	11 - 15	Housing	<p>Site has been found suitable, available and achievable in SHLAA and therefore it was not reassessed as part of this site assessment. Constraints are however noted in the SHLAA, including the proposed bypass route (Policy M22 of the Adopted Local Plan) and pylons, which could affect the available area of developable land.</p>
<b>21. Land at Brewery Farm</b>	Yes	54 - 109	<i>Aspiration</i>	Housing	<p>Significant constraints present and would be unlikely to be suitable if Wooler bypass goes ahead, (Policy M22 of the Adopted Local Plan), as it could sever site from community. Large pylons running through site could also present issues. However, favourable location next to schools. This could therefore be an 'aspiration' in the WNP for the future, if constraints could be resolved or mitigated.</p>

Site No.	Available?	Indicative capacity (number of dwellings)	Indicative development timeframe (years)	Appropriate allocation?	Justification
<b>22. Land South of Weetwood Road</b>	Yes	16 - 32	6 - 10	Housing	Minor constraints present, including the requirement of a flood risk assessment before the development of this site. However, if these can be overcome, this site would be suitable for allocation.
<b>23. Land South of Weetwood Rd</b>	Yes	20	11 - 15	Housing	Site has been found suitable, available and achievable in SHLAA and therefore it was not reassessed as part of this site assessment. However, constraints were identified in the SHLAA which need to be resolved or mitigated, as well as the likely need for a flood risk assessment prior to development. Land closer to the town (such as Site 22) would need to come forward first.
<b>25. Land adjacent to Auction Mart fields</b>	No	100	<i>Aspiration</i>	Housing Employment	If the proposed bypass were to progress as per Policy M22 of the Adopted Local Plan, this site is likely to be separated from Wooler. Therefore, any allocation here could only be an 'aspiration', what could happen if the bypass were not to progress. It could then be suitable for either housing (especially if neighbouring Site 26 were to be developed first) or employment land, due to Site IP1 nearby.
<b>26. Mart Field</b>	No	16 - 32	<i>Aspiration</i>	Housing Employment	Minor constraints present. Site currently in use by the neighbouring auction mart, however if site became available in the future this could be a favourable brownfield site for new housing.
<b>27. Auction Mart</b>	No	19 - 31	<i>Aspiration</i>	Housing Employment	Other than questions over availability as the site is currently in use as an auction mart, the site appears suitable for development either for housing or industry, although further assessment may be required (such as contaminated land).
<b>30a. Land north of Fenton Grange</b>	Yes	21 - 42	0 - 5	Housing	Site on outskirts of Wooler and development may be partially restricted by proposed Wooler bypass and site access. However if access can be overcome, this site may be at least partially suitable for housing.
<b>30b. Land North West of Old Vicarage</b>	Yes	56 - 113	16 - 20	Housing	Constraint relating to line of proposed bypass cutting through site, meaning development at this site could be limited in size. Access also a constraint, although if possible, a shared access solution could be developed with Site 30a.

Site No.	Available?	Indicative capacity (number of dwellings)	Indicative development timeframe (years)	Appropriate allocation?	Justification
<b>31a. Land north of Ryecroft</b>	Yes	22 - 35	11 - 15	Housing	Constraints present with site, namely access, however if a solution can be found this site may be suitable for housing if developed sensitively (with the land to the south of the site set aside for habitat / flooding reasons).
<b>32. Land along Burnside Road towards Low Humbleton</b>	No	0	N/A	Housing Tourism	No availability. Large site, with different constraints present to east (such as flooding) and west (such as public right of way) of Burnhouse Road which runs through the middle.
<b>33. Land adjacent to The Crossing, Haugh Head</b>	Yes	0	N/A	Housing	Greenfield site in countryside. Not suitable for housing.
<b>33a. Land north of Heather View (Haugh Head)</b>	Yes	0	N/A	Housing	Greenfield site in countryside. Not suitable for housing.

- 4.7 The findings of the assessment show that a number of the 25 sites evaluated may be suitable for allocation as housing in the Neighbourhood Plan, although there are constraints associated with almost all sites which would have to be resolved before allocation. There are 13 sites that have been assessed as unsuitable for housing, including:
- Sites 5 and 8, which are considered unsuitable due to the significant constraints identified on the sites;
  - Sites 7a, 9 and 32, which have been confirmed by WNPSG as not currently available. However, Site 9 has otherwise been identified as suitable with only minor constraints, and so has been labelled an 'aspiration' in case it becomes available in the future;
  - Site 13, where future development is restricted at present through saved Policy W22 'Tourism Development' of the Adopted Local Plan, limiting the redevelopment of this site to Use Classes C1 (residential institutions: residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) and D1 (non-residential institutions: clinics, health centres, crèches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts). It may be possible for this site to be identified in the WNP as an 'aspiration' for housing development (such as flats) should the site not be taken up as tourism development, however this should only be done in consultation with NCC;
  - Site 16 due to the separation of the site from Wooler and its associated facilities to the north, making it an unsustainable location for housing;



- Sites 21 and 25, as the proposed route of the Wooler bypass would sever these sites from Wooler (rather than simply limiting their size which may occur elsewhere, such as Sites 16, 18 and 30b). The bypass is protected under saved Policy M22 of the Adopted Local Plan, which currently remains an enforceable policy, although there are indications the bypass proposal may soon be abandoned. As the WNP must conform with the relevant local plan, it is advised that these two sites are included as 'aspirations', with the WNP specifying future land-use allocations if the bypass proposal is abandoned during the lifetime of the neighbourhood plan;
- Sites 26 and 27 could additionally be included as 'aspirations' in the plan, as these are actively in use by the auction mart, which is a local facility the WNPSG do not wish to lose. However, the steering group would like to guide future development if the running of the auction mart were to cease;
- Sites 33 and 33a, as they are greenfield sites in the countryside and therefore are unsuitable for housing.

4.8 Further sites have been referenced in Table 4 as having possible alternative uses to housing:




- Site 1 has been assessed as being suitable for a new burial ground, as this neighbours the existing, has suitable topography and, being a formal school site, is not directly overlooked by many houses. This type of development would also be unlikely to threaten the TPOs on site. Due to the location of the site next to the town centre, it could also be considered for employment or community uses;
- Site 13 which, as referenced above, is restricted at present through saved Policy W22 of the Adopted Local Plan, limiting the redevelopment of this site to Use Classes C1 and D1 related to tourism development;
- Site 16 has been assessed for possible employment or burial ground uses on request of the WNPSG, however this would be positioned slightly outside of the town unless neighbouring Site 18 to the north is developed. It would also be close to a key route into the town, so any development here would shape the initial impression of the town to a number of visitors;
- Sites 25 to 27 (all 'aspirations') may also be suitable for an employment allocation (such as industry or retail), due to their location opposite the industrial Site IP1 and the current land use of Site 27 as an auction mart.

4.9 If all of the potentially suitable housing sites were allocated based on their average indicative capacity, **more than 300 new homes** could be provided over the 20 year WNP duration, excluding sites that may be identified as 'aspirations'. On average, this would slightly exceed the quarterly target of 70 dwellings every 5 years or 14 dwellings a year.

4.10 It is for WNPSG and the wider community of Wooler to now decide, on the basis of this report and all other evidence, which of the sites are most appropriate to allocate to meet the housing, employment, leisure and burial ground needs of the WNP area and to contribute to the wider needs of Northumberland. It is advised that the WNPSG discuss the identified sites and emerging policies with NCC to ensure that these would be supported by NCC as the local planning authority.




## 5. Appendices

### Appendix A. Site Summary of Proposed Green Space and Industrial / Business Zones

Site No.	Site Photo	Summary
<b>GS1. Scott's Park and Bowling Green</b>		<p>Currently bowling green and park, proposed greenspace seeks to formalise this arrangement through the neighbourhood plan.</p> <p>Situated close to Wooler Water, near main road junction and within walking distance of town centre, local schools and large caravan site, providing valuable greenspace which can be used by a large number of residents and tourists.</p> <p>Park can be seen beyond the trees in this photograph.</p>
<b>GS2. Bryson's Park</b>		<p>Contains a mixture of mown grass (used as informal sports ground) and natural grassland area.</p> <p>Valuable greenspace both for considerable number of residents who actively use site for sports and walking, in addition to supporting habitat through natural grasses.</p> <p>Could only be accessed for development through an existing (or upcoming) housing area, in addition to this, due to topography and current use, more important as a greenspace.</p>
<b>GS3. Tower Hill 'The Tory'</b>		<p>Site of 12th century castle, with visible ruins from a 16th century tower.</p> <p>Also site of war memorial, renovated in 2001.</p> <p>Topography of site steep and unsuitable for any other type of development.</p>

Site No.	Site Photo	Summary
<b>GS4.</b> <b>Cardingmil</b> <b>I Plantation</b>		<p>Public Right of Way 236 / 019 runs through site, linking to other paths around Wooler.</p> <p>Also registered as Ancient and semi-natural woodland.</p> <p>Topography and location of site on side of hill above extensive caravan site would make it unsuitable for any other type of development.</p>
<b>GS5.</b> <b>The Ponds</b> <b>below</b> <b>Petersfield</b>		<p>Located within larger plantation forestry area, with this site being more landscaped in comparison to its surrounds, with parking nearby, picnic benches and paths throughout.</p> <p>Public Right of Way 236/006 runs through site, with number of others nearby.</p> <p>Would not be suitable for development and does not appear to be part of the active plantation forestry due to less dense planting / water bodies on site.</p>
<b>GS6.</b> <b>Open</b> <b>space to</b> <b>east of</b> <b>Wooler</b> <b>Water</b>	<p>(No photo as site had not been identified prior to site visit)</p>	<p>This is located to the east of Wooler Water and is at least partly linked to the planning permission associated with neighbouring Site 24 (which has incorporated flood risk prevention measures and tree planting associated with GS6). Its location bordering Wooler Water and next to a new over-50s housing and holiday lodge development makes it an appropriate proposal for green space. It should be noted that the proposed bypass route cuts through the site (Policy M22 of the Adopted Local Plan); however this would not prevent green space on either side of the road if it were to proceed.</p>



Site No.	Site Photo	Summary
<b>GS7.</b> <b>Land east</b> <b>of A697 /</b> <b>South</b> <b>Road</b>		<p>Would be visually linked to proposed GS1, on the opposite side of Wooler Water.</p> <p>Improves setting of South Road, a key route through Wooler.</p> <p>Would not be suitable for any other development.</p>
<b>IP1.</b> <b>Berwick Rd</b> <b>Industrial</b> <b>Estate</b>		<p>Relevant saved policy of Adopted Local Plan is W20: Industrial Estate Policy; which restricts development within most of this site to Classes B1 (Business), B2 (General Industrial) or B8 (Storage and Distribution) and is therefore appropriate to this industrial allocation proposal.</p> <p>This classification would further protect use of area to industrial, as well as providing a small additional area for potential future expansion.</p> <p>No other development would currently be suitable on this site.</p> <p>The proposed Wooler bypass (Policy M22 of the Adopted Local Plan) would cut through the middle of this site, however the buildings associated with Site IP1 are already in existence and so formal allocation is not considered a risk to this policy.</p>
<b>IP2.</b> <b>Glendale</b> <b>Business</b> <b>Park and</b> <b>adjacent</b> <b>Depot</b>		<p>Area currently industrial and so the formal classification would suit the existing land use and protect it for future employment uses.</p>

## Appendix B. Site Summary of General Development Sites Not Included in Detailed Site Assessment

Site No.	Summary
<b>4a.</b> <b>Land northeast of Scott's Scrap Yard</b>	This site is located to the west of Wooler, with access onto Common Road. It will not be further included in this site assessment as planning permission granted for a single dwelling on this site on 28 September 2016 (planning reference 16/02406/FUL).
<b>6.</b> <b>Land north of High Fair</b>	This site is located towards the west of Wooler, with site access onto Common Road, yet the majority of the site being positioned to the north of existing housing. It will not be further included in this site assessment as outline planning application was granted for up to 36 dwellings on this site on 6 December 2017 (planning reference 13/00802/OUT).
<b>10.</b> <b>Town Centre: High Street and Market Street</b>	General town centre area identified for improvement by WPC. Not included any further in site assessment.
<b>12.</b> <b>Land south of the Peth</b>	This site is located to the south of The Peth / Wooler Bridge and north of a large caravan park. It will not be further included in this site assessment as planning permission was granted for the extension of the existing caravan park (a further 110 static caravans) on 31 July 2014 (planning reference 13/02394/FUL); works have already begun.
<b>14.</b> <b>Fire Station</b>	Site in active use as a fire station, with no evidence being apparent to suggest this will close in the future. No further information provided by NCC following request. As a result, it will not be further included in this site assessment.
<b>15.</b> <b>South Road (from The Peth to the Berwick Road), junction of A697 and Brewery Rd</b>	General area identified for improvement by WPC and as a result, it will not be further included in this site assessment.
<b>17.</b> <b>Land south of the Martins</b>	This is currently in use as a playing field, with Wooler FC holding a long-term lease on the land. As it would only be considered for development if NCC could relocate this recreational use to another site within Wooler, it will not be further included in this site assessment.
<b>18.</b> <b>Land N. of Coldmartin Croft</b>	Site located towards the south of Wooler, with potential access from Brewery Road, across the road from Brewery Farm (Site 21a) and the active schools within the town (Site 20).  The SHLAA supports the development of this site for up to 30 houses within 11 to 15 years, which is supported by WNPSG and therefore, as it has been agreeably established that the site is suitable, available and achievable, it is not reassessed, however is included in 'Table 4. Site Assessment Summary' as it is feasible for allocation in the WNP.
<b>19.</b> <b>Tennis Court off Weetwood Avenue</b>	The site will not be further included in this site assessment as it is currently a leisure facility (tennis court) with no change of use proposed use by WPC.
<b>20.</b> <b>Glendale First and Middle School</b>	The site will not be further included in this site assessment as it is currently used for education provision with no indication that this will change in the foreseeable future.
<b>21a.</b> <b>Brewery Farm</b>	The site will not be further included in this site assessment as it is currently an operational farm, with no indication that this will change in the future.



Site No.	Summary
<b>23.</b> <b>Land South of</b> <b>Weetwood Rd,</b> <b>adjacent to previous</b> <b>site</b>	<p>Greenfield site located outside of Wooler to the east, not immediately adjacent to any developed site (greenfield Site 22 to west). Potential access would be from the B6348 / Weetwood Road to the north.</p> <p>The SHLAA supports the development of this site for up to 20 houses within 11 to 15 years, which is supported by WNPSG and therefore, as it has been agreeably established that the site is suitable, available and achievable, it is not reassessed, however is included in 'Table 4. Site Assessment Summary' as it is feasible for allocation in the WNP.</p> <p>However, constraints are still noted in the SHLAA in regards to the limited capacity of the Weetwood Road bridge to support additional development, the proximity of the site to the proposed Wooler bypass, the detached nature of the site from the town, the northern section of the site being within a flood risk area and restricted sewerage capacity which all need to be mitigated for any development to go ahead.</p>
<b>24.</b> <b>Land north of</b> <b>Weetwood Rd</b>	<p>This site is located to the east of Wooler and Wooler Water, positioned to the north of the B6348 / Weetwood Road. It will not be further included in this site assessment as an outline planning application was granted for approximately 67 dwellings and 12 self-catering lodges on this site on 22 June 2016 (planning reference 13/01665/OUT).</p>
<b>28.</b> <b>Ryecroft Hotel</b>	<p>This site is positioned within Wooler towards the northeast, at the road junction of the A697 and Ryecroft Way. Planning permission was granted for redevelopment of the disused hotel on site into 8 residential apartments, and an ancillary outbuilding into 2 semi-detached mezzanine bungalows, on 19 September 2017 (planning reference 17/02068/FUL). It will therefore not be further included in this site assessment.</p>
<b>29.</b> <b>The Old Vicarage</b> <b>and field</b>	<p>Situated on the northern edge of Wooler, adjacent to a modern housing development to the southeast, this site gained planning permission on 19 July 2016 for an extension to the existing building to create additional bedrooms, activity areas and laundry facilities, in addition to 7 detached independent dwellings (planning reference 15/04262/FUL). It will therefore not be further included in this site assessment.</p>
<b>31.</b> <b>Land west of</b> <b>Cottage Farm</b>	<p>This brownfield site is located on the northern edge of Wooler and is currently a scrapyard located adjacent to Cottage Farm. It will not be further included in this site assessment as planning permission was granted for a single dwelling on this site on 9 March 2017 (planning reference 17/00056/COU).</p>

## Appendix C. Site Proformas

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 1 - Former First School Site
<b>Site Address (or brief description of broad location)</b>	Wooler First School, Ryecroft Way, Wooler, NE71 6EB
<b>Current use</b>	Brownfield – former school
<b>Proposed use (in Neighbourhood Plan)</b>	Housing or expansion to neighbouring burial ground
<b>Gross area (Ha)</b> Total area of the site in hectares	1.36
<b>SHLAA site reference (if applicable)</b>	1129
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Identified as an operational school in SHLAA and so unsuitable for housing – however NP group requested re-assessment as school no longer in use.
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	It is locally believed that Northumberland County Council are in the process of selling it for housing and a planning application is expected soon.

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Previous applications regard amendments to school and Tree Preservation Orders. See: <a href="https://publicaccess.northumberland.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&amp;keyVal=NTQFLOQS0CD00">https://publicaccess.northumberland.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&amp;keyVal=NTQFLOQS0CD00</a>			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b></p> <p>Accessible via Ryecroft Way, relatively narrow yet with previous bus stop facilities for former school. Potential to make one-way system due to road triangle here if necessary for additional traffic. Road leads into town centre and has easy access to A697 along Ryecroft Way.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>No</b></p> <p>Was active school when both last local plan and SHLAA was published.</p> <p><b>SHLAA:</b></p> <p>Not suitable - Operational school site</p> <p>Not Available - Local authority owned site not currently surplus to requirements. Occupied by operating school and associated land - not available for residential development.</p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Adjacent to 'Village / Town Centre Zone' (Policy C25): This seeks to encourage either the alteration / improvement of existing shops or development of new, provided they are preferably within, <b>or at the edge of</b>, this zone. The amenity of adjoining areas, the viability of the town centre, being within walking distance for the population and according with other policies are also a consideration.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> </ul>	<p><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more</p>

<ul style="list-style-type: none"> <li>SSSI Impact Risk Zone</li> <li>Site of Importance for Nature Conservation</li> <li>Site of Geological Importance</li> <li>Flood Zones 2 or 3</li> </ul>		
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Fairly open site from road, but this is relatively small / narrow and the buildings opposite to the southeast don't look directly in. Some of the houses on Ryecroft Crescent back onto the site, although with mature hedgerows and trees in gardens and bounding the site.</p> <p>Not within Conservation Area, however this borders site to southwest (burial ground) and south / southeast.</p> <p>Older buildings on this side of Wooler can be seen – this includes the two opposite to the southeast which are listed buildings.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>Conservation area</li> <li>Scheduled monument</li> <li>Registered Park and Garden</li> <li>Registered Battlefield</li> <li>Listed building</li> <li>Known archaeology</li> <li>Locally listed building</li> </ul>	<p><b>Some impact, and/or mitigation possible</b></p>	<p><b>Conservation area:</b> Borders site to southwest (burial ground) and south / southeast</p> <p><b>Listed building:</b> Two opposite to the southeast are listed buildings:  <ul style="list-style-type: none"> <li>Grade II: Roman Catholic Church of St Ninian</li> <li>Grade II: Loreto Guest House</li> </ul> </p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre easy walking distance



<b>Bus Stop</b>	<b>&lt;400m</b>	Infrequent services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Not too far for access to walking routes within national park to west; also relatively close to proposed green space (GS2)
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	GP at Cheviot Centre – very close Nearest hospitals in Alnwick and Berwick-upon-Tweed (circa 30 mins drive)
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	Footpath immediately outside of site to south
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>Several</b>	A number of previous planning applications at this site have centred on the management of trees with TPOs.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Unknown</b>	There is a chance that works could be conducted within the site to avoid the need to directly fell the trees and hedgerows around the perimeter or running through the centre; however damage to the roots of the trees in particular through construction is unlikely to be avoidable.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>	Although former school (with associated memories for many locals), now disused and building itself is likely to have little conservation value	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, although unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant above ground infrastructure or hazardous installations. Unknown below ground infrastructure.

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
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<b>Topography:</b> Flat/ plateau/ steep gradient	Largely flat, ground rises to south beyond school buildings (entrance). Very gentle rise to north (behind school buildings).
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>No</b>  Would be of a similar size to neighbouring Ryecroft Crescent (not extensive).
<b>Other</b> (provide details)	As former school, should have connection to services (water, sewerage, etc)

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unaware of issues
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears that planning application and site sale are to occur imminently – assuming no issues with either of these, availability within 5 years.
Any other comments?	None		

### 4.0. Summary

#### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>

Potential housing development capacity	15 - 24
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Site in a good location for housing and appears to be available for this purpose;</li> <li>- No apparent issues to prevent this except for the possibility of damage to TPOs – this would have to be discussed as part of any future application;</li> <li>- Although good housing land, site would also be in suitable location for a burial ground as neighbours existing;</li> <li>- Could also be considered for commercial use due to site's location on the edge of the town centre (would need to discuss further with NCC);</li> <li>- As a former school site, this site could also have a community use.</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	Site 2 - Land south of Burnhouse Rd
Site Address (or brief description of broad location)	Land between 53a and 45 Burnhouse Road, Wooler, NE71 6EE
Current use	Pasture / grassland
Proposed use (in Neighbourhood Plan)	Housing / community facility / burial ground
Gross area (Ha) Total area of the site in hectares	0.93
SHLAA site reference (if applicable)	1093
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	C/U/68/55 - Residential development (Application Permitted 12 Nov 1970 – Now lapsed.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a	Yes			

<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>Burnhouse Rd (smaller than A/B road) runs to north of site. It is quite narrow.</p> <p>Westwards, road connects Wooler to caravan site on outskirts and small group of houses at Gallowlaw, in addition to other small settlements (e.g. Low Humbleton). Eventually A697 (at Low H).</p> <p>Road east continues into Wooler, joining High Street. Burnhouse Rd remains narrow, travels past housing, where cars park on side of road to effectively create single lane for traffic each way to weave through.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: right;"><b>No</b></p> <p><b>SHLAA:</b></p> <p>Suitable In Part - Greenfield site to west of Wooler in area of high landscape value. Site slopes significantly from south to north. Transport statement required -road widening and pedestrian link required to support sizable development. Gradient of roads will minimised. Limited sewerage capacity.</p> <p>Available – no known constraints.</p> <p>Achievable In Part - 'Medium value market area, with modest rates of recent delivery and moderate developer interest. Average prices in immediate area broadly in line with those for settlement being an attractive location. Potential site specific considerations (sloping topography - impacting design and/or yield, highway improvements - road widening, mitigating limited sewerage capacity).</p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of</li> </ul>	<p style="text-align: center;"><b>No</b></p>	



<b>Conservation or Special Protection Area)</b> <ul style="list-style-type: none"> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained  Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);  High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	<b>Medium sensitivity to development</b>	Visible due to topography. Views of site would be gained by those walkers entering Wooler from National Park.  Surrounding houses on all sides, including south, would look up to this site.  From above the height of the surrounding houses, there would be views from the site across and over landscape and western part of Wooler; although town centre may not be as visible. There is a house to the west which is situated at the same height as top of this site.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	Grade 4

### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• <b>Conservation area</b></li> <li>• <b>Scheduled monument</b></li> <li>• <b>Registered Park and Garden</b></li> <li>• <b>Registered Battlefield</b></li> <li>• <b>Listed building</b></li> <li>• <b>Known archaeology</b></li> <li>• <b>Locally listed building</b></li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments

<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre walking distance
<b>Bus Stop</b>	<b>&lt;400m</b>	Limited services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Walking into NP easily achievable to west; not too far from GS2
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	GP at Cheviot Centre
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	None directly to north of site along edge of Burnhouse Road, however pavement starts to immediate northeast
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	<b>None Unknown</b>		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	<b>Low</b>	Bound by hedgerow, however otherwise no apparent key habitats	
Public Right of Way	<b>No</b>		
Existing social or community value (provide details)	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None visible, unknown underground

#### Characteristics

Characteristics which may affect development on the site:	<b>Comments</b>
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<b>Topography:</b> Flat/ plateau/ steep gradient	Slopes steeply upwards from road before levelling out slightly. House to west built on this slope
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	Steep slope would limit number of houses

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not aware of any
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	SHLAA notes as available and developable in 11-15 years		

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>

Potential housing development capacity	12 (identified number for site in SHLAA)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Although access road narrow, this feature is common in Wooler and potential number of houses proposed for this site is small. Pavement can be added within site;</li> <li>- Steep topography would likely limit number of houses, although evidence from surrounds of houses being built on similar slopes (however development still not dense);</li> <li>- Sewerage capacity noted as limited on SHLAA;</li> <li>- The development of a community facility instead of housing may be limited due to site topography (i.e. large building ; car-parking; sports fields all restricted);</li> <li>- Burial ground possible, although very exposed on hill and overlooked by neighbouring properties.</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 3 - Land on Burnhouse Rd, east of Highburn House
<b>Site Address (or brief description of broad location)</b>	Land east of Highburn House, Burnhouse Road Wooler, NE71 6EE
<b>Current use</b>	Pasture / grassland
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.21
<b>SHLAA site reference (if applicable)</b>	1196
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	SHLAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a</b>	<b>Potential</b>			



<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>Burnhouse Rd (smaller than A/B road) runs to north of site. It is quite narrow.</p> <p>Westwards, road connects Wooler to caravan site on outskirts and small group of houses at Gallowlaw, in addition to other small settlements (e.g. Low Humbleton). Eventually A697 (at Low H).</p> <p>Road east leads into Wooler, joining High Street. Burnhouse Rd remains narrow, travels past housing, where cars park on side of road to effectively create single lane for traffic each way to weave through.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: right;"><b>No</b></p> <p><b>SHLAA:</b></p> <p>Suitable in part - Greenfield site to west of Wooler in area of high landscape value. Archaeological assessment may be required pre-determination. Transport statement required -road widening and pedestrian link required to support sizable development. Gradient of roads will minimised. Limited sewerage capacity.</p> <p>Available - No known barriers.</p> <p>Achievable - 'Medium value market area, with modest rates of recent delivery and moderate developer interest. Average prices in immediate area towards higher range for settlement, being an attractive location. Potential site specific considerations (highways improvements - road widening, mitigating limited sewerage capacity).</p> <p>Deliverability – Yield (5) reflects that the topography, and highway constraints suggest a smaller development may be more appropriate, and deliverable on the site.</p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> </ul>	<p style="text-align: center;"><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.</p>

<b>(AONB)</b> <ul style="list-style-type: none"> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>		
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Good landscape views from area towards the National Park; however new housing would be associated with townscape of Wooler from the NP and would so have a very limited impact on this landscape.</p> <p>Would be situated above Highburn House and would be visible from most of the caravan site to the west. Impact on townscape would be limited</p>
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<p><b>No loss</b></p>	

### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	

### Community facilities and services

What is the distance to the following facilities (measured	Distance (metres)	Observations and comments
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from the edge of the site)		
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre walking distance, with new path at side of road to allow those in campsite to walk into town
<b>Bus Stop</b>	<b>400-800m</b>	Infrequent services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Walking into NP on doorstep; proposed greenspace GS2 accessible from south of site
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>400-800m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	Path has recently been built from campsite to west into Wooler to east that borders the north of the site
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None Unknown		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No	236/015 in adjacent site to west	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not confirmed, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Small power line on western boundary, unlikely to cause issues (potentially will affect site design)

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	On curve of hill; slopes upwards to east
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>  Although there will no longer be any separation between the caravan site / Highburn House and Wooler if this site developed
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>No</b>
<b>Other</b> (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

#### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>

The site has significant constraints		<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')		<input type="checkbox"/>
Potential housing development capacity	5	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Minor constraints namely relate to existing road widths, sewerage and landscape impact;</li> <li>- The site would however likely be suitable for lower density housing, potentially self-build plots;</li> <li>- It might be possible for the constraints for a higher density of housing to be overcome.</li> </ul>	



## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 4 - land north of Common Rd, above High Fair
<b>Site Address (or brief description of broad location)</b>	Land north of common road east of High Fair Wooler, NE71 6EE
<b>Current use</b>	Pasture / grassland
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.17
<b>SHLAA site reference (if applicable)</b>	1108
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	SHLAA – unsuitable; NP group wish to reconsider
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a</b>	Yes			

<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	<p>Possible access onto Common Road, from the end of it as it turns into a single lane track. The track runs into plantation forestry / a green space (provisionally nominated GS5) with parking and picnic benches.</p> <p>Common Road to the east runs through a section of Wooler and leads from Ramsey Lane, which adjoins High Street / Market Place. Both CR and RL are fairly narrow and residents park along side of these streets, effectively making vehicles travelling either way weave in and out. As RL meets Market Place / High Street, it becomes a single lane as it passes older buildings close to the road, this creates some traffic problems currently.</p>
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p><b>SHLAA:</b></p> <p>Not suitable: Category 1 site. Scheduled Monument located on site - 'Two pillboxes near Green Castle'. Not suitable for housing.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in</b></p>	<b>Low sensitivity to development</b>	<p>Visible from some houses within High Fair, however not a particularly sensitive site.</p>

<b>terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained  Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);  High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	

### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>Conservation area</li> <li>Scheduled monument</li> <li>Registered Park and Garden</li> <li>Registered Battlefield</li> <li>Listed building</li> <li>Known archaeology</li> <li>Locally listed building</li> </ul>	<b>Some impact, and/or mitigation possible</b>	<p>Scheduled Monument located near northern site boundary. Reference: 1006438; Description: Two pillboxes near Green Castle.</p> <p>Would potentially be possible to avoid building too close to this site in regards to avoiding direct impacts; however it would depend how sensitive the setting of the pillboxes is considered (consultation with archaeological body required prior to development).</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>400-800m</b>	
<b>Bus Stop</b>	<b>400-800m</b>	
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	

<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Walking into National Park easily achievable to west; not too far from proposed greenspace GS2 and also GS5 / plantation woodland walks.
<b>GP / Hospital / Pharmacy</b>	<b>400-800m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>400-800m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>400-800m</b>	Town centre

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Hedgerows may be beneficial to keep or replant	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground infrastructure unknown

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat / gently undulating
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b>	<b>No</b>

would be large enough to significantly change size and character of settlement	
Other (provide details)	

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	13 - 21
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Consultation would be required with Historic England in regards to the pillboxes in the north of the site, but it's possible that development could avoid this area;</li> <li>- Except for minor constraints with road network, site could be suitable for a limited number of houses, especially if site 6 was built out first. The site is approximately 800m walk from town centre so within reach of local facilities.</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 5 - land south of Common Rd
<b>Site Address (or brief description of broad location)</b>	Land south of Common Road, Wooler, NE71 6PA
<b>Current use</b>	Grassland – appears quite boggy due to site topography
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.61
<b>SHLAA site reference (if applicable)</b>	1111
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Identified as unsuitable in SHLAA, however NP group are more uncertain and wish it to be re-visited
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No – NP group identify the owners as Mr and Mrs Butler, who have no interest in developing at present (but would be interested if Ferguson's got permission).

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No previous applications found.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a</b>	<b>Potential</b>			



<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>Field currently accessed via field gate in centre (north), which leads onto Common Road.</p> <p>Common Road to the west unsuitable. To the east, it runs through a section of Wooler and leads from Ramsay Lane, which adjoins High Street / Market Place. Both CR and RL are fairly narrow and residents park along side of these streets, effectively making vehicles travelling either way weave in and out. As RL meets MP / HS, it becomes a single lane junction as it passes older buildings close to the road, this creates some traffic problems currently.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>No</b></p> <p><b>SHLAA:</b></p> <p>Not suitable - Greenfield site, in a peripheral location to the west of Wooler, in an area of high landscape value. Development would break new ground across the road from existing development and potentially impact on the landscape setting of Wooler and the Green Castle heritage Site. Site slopes significantly in an uneven manner from south to north making development difficult. Narrow lane access to north - highway on approach to high street cannot be widened. Limited sewerage capacity. Horsden Channel LWS adjacent to west - impact assessment required. HSE pipe - No.10 feeder.</p> <p>The topography of the site, together with highway constraints prevent housing development. The peripheral location of the site, suggests it would not be a priority for housing.</p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.</p>
	Adjacent / nearby	<p><b>Site of Importance for Nature Conservation:</b> POLICY F8 of Local Plan 1999 – Development is only permitted if it would not significantly adversely affect the nature conservation interest for which the site has been designated, either directly or <b>indirectly</b>; or no alternative site is reasonably available and the benefits of the proposed development would clearly outweigh the benefits of safeguarding the intrinsic nature conservation value of the site.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Low sensitivity to development	<p>Although visible from some houses nearby, site is in a dip and, with surrounding fields, does not add a great deal to the landscape in isolation.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	No loss	Grade 4

### Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	Limited or no impact or no requirement for mitigation	

<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>		
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### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Town centre just walking distance, but not for popping quickly into
Bus Stop	400-800m	Infrequent service
Primary School	>800m	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
Secondary School	<1600m	
Open Space / recreation facilities	<400m	Walking into National Park easily achievable to west; not too far from proposed greenspace: GS2 and also GS5 / plantation woodland walks.
GP / Hospital / Pharmacy	400-800m	GP at Cheviot Centre – very close Nearest hospitals in Alnwick and Berwick-upon-Tweed (circa 30 mins drive)
Cycle route	400-800m	National Cycle route 68 passes through Wooler
Footpath	<400m	Pavements not running directly past site, but very close by
Key employment site	400-800m	Town centre

### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	As per Adopted Local Plan
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	
Public Right of Way	No	236/010 runs through adjacent site to east
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not confirmed, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Small power line across site (could be undergrounded / re-diverted at a cost). Unknown underground infrastructure

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Dip in centre of site, with land sloping upwards to east and west of this. Looks as though water may collect in centre. Land also slopes generally upwards from Common Road to south.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No  Small site – would get limited views in and out of site, however not to significant extent.
<b>Other</b> (provide details)	None

## 3.0. Availability

### Availability

	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability, would be preferred if a neighbouring site opposite was developed.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Any other comments?	None
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## 4.0. Summary

### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	<5
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Due to ground conditions, topography and road issues further to east, site is unlikely to be suitable for dense development;</li> <li>- The SHLAA conclusions are reasonable. Due to significant constraints, site is unlikely to be suitable for development</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 7 - Land south of Common Road
<b>Site Address (or brief description of broad location)</b>	Land south of Common Road, Wooler, NE71 6LW
<b>Current use</b>	Pasture / grassland
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.75
<b>SHLAA site reference (if applicable)</b>	1077
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Considered unsuitable in SHLAA, some members of NP group disagree and so wish this to be reconsidered.
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No – NP group identify this as in ownership of Lilburn Estates (Duncan Davidson owner, also Life President of Persimmon).

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Outline planning permission - planning reference: N/03/B/1003 - Proposed residential development - Application Permitted - 09 Aug 2005 (Applicant Persimmon Homes – Mr D Davidson) – PERMISSION REDUNDANT. (Access was being taken from northwest, uphill of the two houses bordering the north of the site on Ramsey Lane).			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p style="text-align: center;"><b>Potential</b></p> <p>Walking path runs along north-eastern site boundary, it might be possible to widen this to a single lane for car access. This would probably be better done to north onto Common Road / Ramsay Lane (although note issues with a pinch point where RL meets Market Place / High Street and the junction is narrowed to a single lane).</p> <p>Completely new access from the south via a neighbouring field could potentially be possible, however topography / land gradient would have to be considered at this point (as the road would be built further up the hill)</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>New Housing Land (Policy S18; Site 32) – THIS IS NOT A SAVED POLICY AND SO IS NO LONGER APPLICABLE.</p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p><b>SHLAA:</b></p> <p>Not suitable - Attractive elevated site on a steep slope, encompassing an agricultural field. There is no means of vehicular access to the site - pedestrian access via a track to north. Restricted sewerage capacity.</p> <p>Lack of highway access prevents housing development.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> </ul>	<p style="text-align: center;"><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.</p>

<ul style="list-style-type: none"> <li><b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>On side of hill, would be visible from housing lower down, however would infill area between houses to northwest and southeast and would not extend further southwest to the undeveloped top of the hill.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	

#### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>Conservation area</li> <li>Scheduled monument</li> <li>Registered Park and Garden</li> <li>Registered Battlefield</li> <li>Listed building</li> <li>Known archaeology</li> <li>Locally listed building</li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	<p>Would be on side of hill above parts of the village which are a Conservation Area, however impact would be limited and those closest houses lower on the hill (northeast) are not within the CA.</p>

#### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre walking distance
<b>Bus Stop</b>	<b>&lt;400m</b>	Infrequent service
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of

<b>Secondary School</b>	<b>&lt;1600m</b>	town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Existing walking path would probably have to be altered to a road for access to this site, but even so proposed greenspace GS2 and GS4 are close by.
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	GP at Cheviot Centre – very close Nearest hospitals in Alnwick and Berwick-upon-Tweed (circa 30 mins drive)
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	Footpath currently only access to site
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre walking distance

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	As per Adopted Local Plan	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>		
<b>Public Right of Way</b>	<b>Yes</b>	Path 236/017 bounds the northeast of the site and is currently the only access. Would be the most likely route of access for the site (following upgrade to a road), yet could remain a non-private route for walkers.	
<b>Existing social or community value (provide details)</b>	<b>Yes</b>	Some value as a walking route with semi-countryside feel and with views over Wooler.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not confirmed, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input type="checkbox"/>	No above ground infrastructure. Unknown underground infrastructure

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	Relatively steep gradient, with land rising to southwest of site.

Flat/ plateau/ steep gradient	Neighbouring houses built on a similar gradient however.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>No</b>  Number of houses installed here would be limited in number.
<b>Other</b> (provide details)	None

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	20-32

<p><b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b></p>	<ul style="list-style-type: none"> <li>- Access and potentially sewerage problems here, however there is a possibility that these could be overcome or at least investigated further;</li> <li>- Due to these issues, site would better be developed after the more suitable sites within Wooler were complete;</li> <li>- If development could be combined with Site 7a, may make this more viable, depending on access for each site.</li> </ul>
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## Site Assessment Proforma

### General information

Site Reference / name	Site 7A - Land south of Ramseys Lane
Site Address (or brief description of broad location)	Land south of Ramseys Lane, Wooler, NE71 6NR
Current use	Pasture / grassland
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.19
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a	Potential			



<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>Walking path runs along southwest site boundary, it might be possible to widen this to a single lane for car access. This would probably be better done to north onto Common Road / Ramsay Lane (although note issues with a pinch point where RL meets Market Place / High Street and the junction is narrowed to a single lane).</p> <p>It may also be possible to create access from southeast of site, from carpark of Horsden Side, which would eventually lead back to Cheviot Street (through an existing housing estate).</p> <p>Access potential also from east through hostel and proposed Site 8 (linking to Cheviot Street)</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p>	<b>Medium sensitivity to development</b>	<p>On side of hill, would be visible from and next to housing lower down. Depending on design of housing scheme here, <b>could overshadow existing houses at Horsden Side (especially due to southwest position of Site</b></p>

<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p><b>7a)</b> and have a dominant effect on these residents. However, may be possible to lessen this impact through a suitable design and this site would to an extent be infill.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>Would be on side of hill above parts of the village which are a Conservation Area, however impact would be limited and those closest houses lower on the hill (northeast) are not within the CA.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Town centre walking distance
Bus Stop	<400m	Infrequent service
Primary School	>800m	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
Secondary School	<1600m	
Open Space / recreation facilities	<400m	Existing walking path would probably have to be altered to a road for access to this site, but even so proposed greenspace GS2 and GS4 are close by.
GP / Hospital / Pharmacy	<400m	GP at Cheviot Centre – very close Nearest hospitals in Alnwick and Berwick-

		upon-Tweed (circa 30 mins drive)
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	Footpath currently only access to site
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre walking distance

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	Adopted Local Plan	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>		
<b>Public Right of Way</b>	<b>Yes</b>	Path 236/017 bounds the southwest of the site and is currently the main access, however does not run through site.	
<b>Existing social or community value (provide details)</b>	<b>Yes</b>	Some value as a walking route with semi-countryside feel and with views over Wooler.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not confirmed, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No above ground infrastructure. Unknown underground infrastructure

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Relatively steep gradient, with land rising to southwest of site. Neighbouring houses built on a similar gradient however.
<b>Coalescence</b> <b>Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>

Other (provide details)	None
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### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land owner Lilburn Estates, have not responded to queries from Wooler Neighbourhood Plan Steering Group regarding availability.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	13 – 21
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- No confirmed availability, therefore site considered unsuitable for allocation;</li> <li>- Access and potentially sewerage problems here, however there is a possibility that these could be overcome or at least investigated further;</li> <li>- Additional issues to consider with overshadowing residential properties to northeast, may be limiting factor either preventing development here, or requiring suitable daylight / sunlight calculations and less dense design;</li> <li>- Due to these issues, site would better be developed</li> </ul>

	<p>after the more suitable sites within Wooler were complete if this were possible due to availability issues;</p> <ul style="list-style-type: none"><li>- If development could be combined with Site 7, may make this more viable, depending on whether access for each site could be taken from the path (which would require upgrading to a road) between sites 7 and 7a.</li></ul>
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## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 8 - Field behind Horsdonside and the Youth Hostel
<b>Site Address (or brief description of broad location)</b>	Horsden Side Field north of Cheviot Street, Wooler, NE71 6LS
<b>Current use</b>	Overgrown greenfield
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.26
<b>SHLAA site reference (if applicable)</b>	1155
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	SHLAA (with NP group disagreeing with SHLAA which states that this site is unsuitable)
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?				

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a</b>	<b>Potential</b>			



<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	Path only, possible access from youth hostel to east? This would then connect to Cheviot Street.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>SHLAA:</b></p> <p>Not Suitable - Greenfield site close to centre of Wooler, in area of high landscape value. Site slopes to the north, with mature tree coverage on periphery. Site does not connect with highway. Restricted sewerage capacity.</p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location.</p>	<b>Low sensitivity to development</b>	<p>On side of hill above some houses on Golden Square and so development here would affect setting and could overshadow; nevertheless, site small and housing could be limited in size and density. Depending on level of site clearance, likely to get views out over Wooler, including church spire.</p>

(e.g. in built up area);  High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre walking distance
<b>Bus Stop</b>	<b>&lt;400m</b>	Infrequent
<b>Primary School</b>	<b>400-800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Walking path borders south of site and proposed greenspaces GS2 and GS4 are close by.
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre

### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	As per Adopted Local Plan	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Overgrown site and mature trees likely to support wildlife – may require further investigation.	
Public Right of Way	Yes	Path 236/017 bounds the southwest of the site, however does not run through site.	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not confirmed, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No above ground infrastructure. Unknown underground infrastructure

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Relatively steep gradient, with land rising to southwest of site. Unlikely to prevent development alone.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	None

## 3.0. Availability

### Availability

	Yes	No	Comments
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Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

## 4.0. Summary

### Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>	
Potential housing development capacity	4 - 5	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Access, sewerage and potential habitat are likely to be significant constraints to this site;</li> <li>- Any future building / site design would need to take impacts on neighbouring properties to north in regards to daylight / sunlight into account – height and density of development may be limited as a result. Not suitable for development.</li> </ul>	

## Site Assessment Proforma

### General information

Site Reference / name	Site 9 - Horsdon Farm field
Site Address (or brief description of broad location)	Land east of Five Acres, Wooler, NE71 6LZ
Current use	Pasture / grassland
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.34
SHLAA site reference (if applicable)	No longer in SHLAA
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	In an older SHLAA and identified by NP group as wishing to consider
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No previous applications found.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a	Yes			

<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	<p>Would be accessed from Cheviot Street bordering site to west. Not very large road, quite narrow, but one of roads into Wooler.</p> <p>This road travels further south out of Wooler, however would only be used by very local traffic as only provides access to a few houses. To the north, the street meets Market Place in the centre of Wooler.</p>
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan</b>  <b>Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.
	<b>Adjacent/nearby</b>	<b>Ancient Woodland</b> Borders Ancient Woodland to east of site
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained	<b>Low sensitivity to development</b>	High quality landscape views over hills, encompassing some of National Park. However, development on this site would have a very localised impact on these views and would not affect the majority of Wooler.



<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	

### *Heritage considerations*

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

### *Community facilities and services*

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre walking distance, Coop eastern end of main high street
<b>Bus Stop</b>	<b>400-800m</b>	Infrequent services
<b>Primary School</b>	<b>400-800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Borders woodland to east which is proposed as greenspace (GS4)
<b>GP / Hospital / Pharmacy</b>	<b>400-800m</b>	At Cheviot Centre

<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler on Cheviot Street, which Site 9 borders
<b>Footpath</b>	<b>&lt;400m</b>	Not directly outside site, but close (no footpath servicing Five Acres site opposite)
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	Yes	Path 236/018 runs through site providing access to a network of paths in and around Wooler	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not confirmed, however unlikely (beyond high priority agricultural management classification covering all of Wooler for nitrate and phosphate issues)
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No above ground infrastructure. Unknown underground infrastructure

#### Characteristics

Characteristics which may affect development on the site:	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently undulating
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>No</b>
<b>Other</b> (provide details)	Potential sewerage issues as this seems to be an issue with most sites

	identified in the SHLAA
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### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NP group believe this site to be owned by Lilburn Estates, however they have not responded to queries in regards to availability.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	15 - 24
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- No confirmed availability and therefore cannot be included in site allocation;</li> <li>- Constraints in relation to Right of Way could possibly be overcome through re-routing path. Either within site design or through moving to a neighbouring site;</li> <li>- Potential sewerage issues would have to be investigated further;</li> <li>- Otherwise, good site for housing development, as close to town centre and the topography, whilst not flat, is gently undulating rather than steep.</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	Site 11 – Land at Victoria Road
Site Address (or brief description of broad location)	Land at Victoria Road , Wooler, NE71 6DX
Current use	Greenfield
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.84 (0.31 usable)
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p style="text-align: center;"><b>Yes</b></p> <p>Access would be from Victoria Road which is made relatively narrow and one-way at points by on-street parking.</p> <p>Site links to A697 less than 250m distant, current access may be suitable due to the low numbers of housing proposed.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Tree Preservation Area (Policy F11): This policy safeguards trees protected by Tree Preservation Orders from development. The felling or pruning of these trees will only be allowed: in the interest of public safety; where the amenity of the tree has decreased; or where benefits of the development would outweigh the benefits of safeguarding the tree. The Local Plan indicates that protected trees are located in the area of the site intended for housing development; however it appears that any trees located at these points have since been removed.</p> <p>Adjacent to Improvement of Unadopted Road (M26): It appears the road improvement works associated with this policy have been completed.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> </ul>	<p style="text-align: center;"><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.</p>

<ul style="list-style-type: none"> <li><b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	<p>The site is split by a distinct level change: the flat, raised portion of the site lies to the west and a steep and sloping portion to the east. It is understood that housing is intended for the upper level, with the lower restricted to landscaping works.</p> <p>Site is located on greenfield land adjacent to existing residential properties, and would form suitable infill development.</p> <p>Views in from residences to the west and from lower ground to the east. Largely sheltered however due to its location within an existing residential area.</p> <p>Not within Conservation Area, however this is located approx. 10m to the south west of the site.</p> <p>The site lies within the main build up area of Wooler on the periphery of the conservation area (however it is well screened and at a lower level), the landscape character would be minimally impacted.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li><b>Conservation area</b></li> <li><b>Scheduled monument</b></li> <li><b>Registered Park and Garden</b></li> <li><b>Registered Battlefield</b></li> <li><b>Listed building</b></li> <li><b>Known archaeology</b></li> <li><b>Locally listed building</b></li> </ul>	<p><b>Some impact, and/or mitigation possible</b></p>	<p>Not within Conservation Area, however this is located approx. 10m to the south west of the site.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Town centre and proposed Site IP1 closeby
Bus Stop	<400m	Infrequent services
Primary School	>800m	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
Secondary School	<1600m	
Open Space / recreation facilities	<400m	Proposed Sites GS1, GS3 and GS7 nearby
GP / Hospital / Pharmacy	<400m	At Cheviot Centre
Cycle route	<400m	National Cycle route 68 passes through Wooler
Footpath	<400m	Path has recently been built from campsite to west into Wooler to east that borders the north of the site
Key employment site	<400m	Town centre

### Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown	To be confirmed – Local Plan indicates there are however no trees observed during site visit at the specified location.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There is a chance that works could be conducted within the site to avoid the need to directly fell the hedgerow which splits the upper and lower portions of the site. The heavy vegetation located at the southern portion of the site may be retained as part of the landscaping which this portion of the site is understood to be intended for.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown Unlikely however as this is a greenfield site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone lines/poles are located along the western edge of the site. Visual inspection only.



### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	The site is split by a distinct level change: the flat, raised portion of the site lies to the west and a steep and sloping portion to the west.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ownership: Mr/Mrs Marshall – known to be available by NP Group
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

#### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
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<b>This site has minor constraints</b>	<input checked="checked" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential housing development capacity</b>	5 - 6
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site has challenging topography, however only the flat portion of the site would be considered for housing.</li> <li>- Site is located within the existing settlement making it appropriate for infill development.</li> <li>- Constraints are present, including proximity to the Conservation Area and overhead lines on the western site boundary. These issues could probably be addressed by future developer.</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 13 - Ferguson's Yard
<b>Site Address (or brief description of broad location)</b>	30 South Road, Wooler, NE71 6NJ
<b>Current use</b>	Industry / Ferguson's Transport Yard (derelict)
<b>Proposed use (in Neighbourhood Plan)</b>	Commercial / business / leisure and/or housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.03
<b>SHLAA site reference (if applicable)</b>	1110
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	SHLAA & NP group, who are keen to see improvement in site appearance
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	See SHLAA referencing that available in Jan 2017

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<ul style="list-style-type: none"> <li>- 15/01241/TREECA - No Objection 11 Jun 2015 - Trees in a Conservation Area to be de-crowned;</li> <li>- 13/01053/FUL - Application Permitted 08 Oct 2013 - Change of use of former haulage yard, workshops and offices to agricultural merchants bulk feed storage and blending facility, with retail shop and cafe. Including extensions for tipping shed and cafe. Alterations to the access points, new means of enclosure and provision of external lighting. DEVELOPMENT NOT BEGUN WITHIN 3 YEAR TIMEFRAME – REDUNDANT</li> <li>- 13/01054/CON - Conservation Area Consent: Demolition of single storey buildings to west elevation - Application Permitted 08 Oct 2013 DEVELOPMENT NOT BEGUN WITHIN 3 YEAR TIMEFRAME – REDUNDANT;</li> <li>- N/10/B/0192 - Application Permitted 14 Dec 2011 - Proposed erection of foodstore and tourist kiosk with associated access, parking and landscaping following demolition of existing buildings. REDUNDANT;</li> <li>- N/10/B/0193 - Application Permitted 13 Apr 2011 - Proposed erection of foodstore and tourist kiosk with</li> </ul>			

	associated access, parking and landscaping following demolition of existing buildings. REDUNDANT
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## 1. Suitability

Suitability				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b> <input checked="" type="checkbox"/>	<b>Adjacent</b> <input type="checkbox"/>	<b>Outside</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> Accessed via South Road / A697 – largest road through Wooler, which runs from A68 in Scottish borders to north, to A1 in south, near Morpeth			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>Yes</b> <b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b> Tourism Development (Policy W22 – saved policy): South Road is designated for a mixed use development, incorporating use classes: <ul style="list-style-type: none"> <li>- C2 (residential institutions: residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres); and</li> <li>- D1 (Non-residential institutions: Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts)</li> </ul> Development will be permitted provided that: <ul style="list-style-type: none"> <li>- It primarily accords with Classes C2 or D1 and associated ancillary uses;</li> <li>- It will serve as a strategic attraction for visitors to the area;</li> <li>- The main building and small buildings within the site constructed of stone will be retained and incorporated within the redevelopment; and</li> <li>- It accords with all other relevant plan policies</li> </ul> Kyoie Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape. <b>SHLAA:</b> Suitable - PDL site close to river, within Wooler conservation area. Small part of site in flood zone 2/3. Clearance of derelict buildings required. Access to be provided from NE off A697, other accesses closed and			

	<p>pedestrian access provided. Restricted sewerage capacity and sewer crosses site.</p> <p>Available - Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints though the site has been considered for a supermarket.</p> <p>Achievable - Medium value market area, with modest rates of recent delivery and moderate developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location within a conservation area. Potential site specific considerations (demolition/site clearance, mitigating limited sewerage capacity).</p> <p>Potential number of dwellings: 25, within 0-5 years</p> <p>Deliverability - No significant barriers to the development of this site which, if it remains available, should be deliverable within 10 years. Opportunity for infill within the existing urban area and the redevelopment of brownfield land.</p>
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	Yes	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more.</p>
<p><b>Landscape</b></p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from</p>	Low sensitivity to development	<p>Site is in an area of high sensitivity due to location within Conservation Area and bordering key road and junction in Wooler, however as it is currently derelict, development here would be more likely to positively impact the townscape (as long as sensitively designed)</p>

local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Directly impact and/or mitigation not possible</b>	Site is within Conservation Area, please see analysis above in regards to landscape sensitivity.

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre easy walking distance
<b>Bus Stop</b>	<b>&lt;400m</b>	Infrequent services
<b>Primary School</b>	<b>&lt;400m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Would be close to proposed greenspaces GS1, 3, 4 & 7
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	Pavement runs past east of site
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre; also 400-800m is industrial park towards north of Wooler (proposed IP1)

### Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown, however due to formal use of site, there is a potential this would need investigated for any future development
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown underground infrastructure

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

## 3.0. Availability

### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Noted as available in SHLAA and lapsed planning permission has previously been submitted for re-development of site. NP



evidence.			group confirmed availability.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

## 4.0. Summary

### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	25 (SHLAA)
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Potentially unsuitable for housing as per saved Policy W22, however site is derelict and continues to impact on Conservation Area;</li> <li>- Preferred use would be for business or leisure, ideally with a function to welcome those arriving into Wooler due to the prominent position of this site next to a junction (i.e. linked to tourism to comply with Policy W22);</li> <li>- Industrial use here would arguably not provide the welcome to Wooler, improve the appearance of the Conservation Area, or comply with Policy W22; however a mixed use site has been the most recently approved application on the site as it was considered preferable to dereliction (permission now lapsed).</li> <li>- Alternatively, if WNPSG wish to consider another use of the site and can demonstrate the site is unviable or unlikely to be taken up as a tourism related use, this should be discussed with the LPA and could potentially be proposed for flats to address need for smaller / cheaper housing in Wooler.</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 16 - Land on either side of A697, south of Bridgend and Riverside Parks.
<b>Site Address (or brief description of broad location)</b>	Land on either side of A697, south of Bridgend and Riverside Parks, Wooler, NE71 6QJ
<b>Current use</b>	Greenfield – Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Employment, Housing, or Burial Ground
<b>Gross area (Ha)</b> Total area of the site in hectares	4.8
<b>SHLAA site reference (if applicable)</b>	n/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Proposed by NP group
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Potential</b></p> <p>Access would likely be created from A697 which passes through the site. The suitability of this would need to be assessed.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>Yes</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22): "Development which would adversely affect the line of the proposed A697 Wooler bypass, will not be permitted." (p.122). This passes through the site.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from</p>	<p><b>Medium sensitivity to development</b></p>	<p>Views in from residences to the north and south and from caravan park. Views in from high ground to the east and west likely. Views to south east Wooler may be present from areas of the site.</p> <p>The site is characterised by open grassland located on a valley floor. Mature hedgerows surround and transect parts of the site.</p>

<p>surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>As the site lies separate from the main settlement (however it is adjacent to caravan park and individual dwellings), the landscape character would be at least moderately impacted.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	Grade 3/4

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Bus Stop	>800m	
Primary School	>800m	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
Secondary School	<1600m	
Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	>800m	At Cheviot Centre
Cycle route	400-800m	National Cycle route 68 passes through Wooler
Footpath	<400m	

Key employment site	>800m	
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#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There is a chance that works could be conducted within the site to avoid the need to directly fell the hedgerow located at the site boundaries and at areas transecting the site.	
Public Right of Way	Yes	236/021	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity pylon/lines and telephone poles and lines located on the site. Visual inspection only.

#### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site is flat.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ownership: Brown family, who have confirmed availability (however this would not be immediate).
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not included within SHLAA.
Any other comments?			

## 4.0. Summary

### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	36 - 72
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Site has favourable topography, however is located in an area outside of the main settlement boundary. Large housing development would likely contravene existing Local Plan policy (F4).</li> <li>- Although there is a caravan park to the west, this site is separated from Wooler to the north and so is not within easy reach of the town centre and therefore not a sustainable location.</li> <li>- Other constraints are present, such as the proposed location of the bypass (Policy M22 of the Adopted Local Plan) and pylons. It is also not immediately available.</li> <li>- It may be possible to consider as employment or burial ground (if need for these uses can be demonstrated), however consideration necessary in regards to this being situated next to a key route / approach to Wooler.</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	Site 21 – Land at Brewery Farm
Site Address (or brief description of broad location)	Land at Brewery Farm, Wooler, NE71 6QQ
Current use	Greenfield – Agriculture
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	7.25
SHLAA site reference (if applicable)	1063
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group/ assessed within SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a				



<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p style="text-align: center;"><b>Yes</b></p> <p>Site lies adjacent to Brewery Road which links to the A697 approximately 500m distant. Immediate access would be from Brewery Road; this may not be adequate to facilitate residential development and would likely require to be upgraded to relevant standards.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>Yes</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22): "Development which would adversely affect the line of the proposed A697 Wooler bypass, will not be permitted." (p.122). This passes through the site.</p> <p><b>SHLAA (2017):</b></p> <p>If significant highway improvements can be achieved, and the protected route of the proposed Wooler bypass is dropped or re-aligned, there may be some development potential. A lack of sewerage capacity is likely to impact on the timescale for delivery. However the peripheral location, the significant highway constraints and overhead power lines, suggest need for a revised assessment - this combination of factors mean the site cannot be considered favourably with regard to developability.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p style="text-align: center;"><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>

<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Views in from main Wooler settlement including from Wooler Tower and multiple other listed buildings. Significant views beyond site would not be obstructed.</p> <p>Significant views towards main Wooler settlement including Wooler Tower and multiple other listed buildings.</p> <p>The site is characterised by open grassland located on a valley floor. Mature hedgerows surround and transect parts of the site.</p> <p>As the site lies on the periphery of the main settlement (however it is adjacent to the school and individual dwellings), the landscape character would be at least moderately impacted.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, and/or mitigation possible</b></p>	<p>Site is adjacent to a site of known archaeology (non-statutory): 'Wooler Brewery' (N1700)</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>400-800m</b>	
<b>Bus Stop</b>	<b>400-800m</b>	Infrequent services
<b>Primary School</b>	<b>&lt;400m</b>	All schools at neighbouring site, however

<b>Secondary School</b>	<b>&lt;1600m</b>	there is only facilities within Wooler up to Middle School (13 years).
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	
<b>GP / Hospital / Pharmacy</b>	<b>&gt;800m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>400-800m</b>	

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	There is a chance that works could be conducted within the site to avoid the need to directly fell the hedgerow located at the site boundaries and at areas transecting the site.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity pylon / lines located on the site. Visual inspection only.

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	The site is flat.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>

<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes</b> If the site was developed to the extent of the maximum capacity figures discussed below, this would constitute a significant expansion to the settlement.
<b>Other</b> (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ownership: College Valley Estates, NP group have confirmed availability.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

### 4.0. Summary

#### Conclusions

		Please tick a box
<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>	
<b>This site has minor constraints</b>	<input type="checkbox"/>	
<b>The site has significant constraints</b>	<input type="checkbox"/>	
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>	
<b>Potential housing development capacity</b>	54 - 109	
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site has favourable topography however is located in an area on the periphery of the main settlement, although would be close to schools;</li> <li>- Significant constraints present, namely the proposed</li> </ul>	

	bypass route and the large pylons within the site. Potentially sewerage issues too.
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## Site Assessment Proforma

### General information

Site Reference / name	Site 22 - Land South of Weetwood Road
Site Address (or brief description of broad location)	Land South of Weetwood Road, Wooler, NE71 6AG
Current use	Predominantly greenfield with individual agricultural structure.
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	2.15
SHLAA site reference (if applicable)	1088
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group/ assessed within SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Outline planning permission – reference C/88/B/118 - Outline application for residential development - Application Permitted 17 Jun 1988 – NOW REDUNDANT			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a	Yes			

<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	Site links to A697 via B6348 less than 250m distant. Access would be from Weetwood Road (B6348); this may not be adequate to facilitate residential development and would require to be upgraded to relevant standards.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan</b>  <b>Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p><b>SHLAA (2017):</b></p> <p>Local authority owned site, under review but not immediately available for housing. The scope of development in the future is constrained by local highways and sewerage capacity – not considered to represent a suitable location for residential development.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p> <p><b>Zone 2 Flood Risk</b></p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p>	<b>Low sensitivity to development</b>	<p>Partial views in from main Wooler settlement including from Wooler Tower and multiple other listed buildings. Significant views beyond site would not be obstructed. Largely sheltered however. Trees located to the immediate south west of the site obstructing views in/out</p>



<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>of that direction.</p> <p>The site is characterised by rough grassland located on a valley floor. Mature hedgerows surround parts of the site.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	Grade 3

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	400-800m	
<b>Bus Stop</b>	<400m	Infrequent services
<b>Primary School</b>	<400m	Borders to school sites to south, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<1600m	
<b>Open Space / recreation facilities</b>	<400m	
<b>GP / Hospital / Pharmacy</b>	>800m	At Cheviot Centre
<b>Cycle route</b>	<400m	National Cycle route 68 passes through Wooler

Footpath	<400m	
Key employment site	400-800m	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There is a chance that works could be conducted within the site to avoid the need to directly fell the hedgerow located at the site boundaries.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone pole/lines. Visual inspection only.

#### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site is flat.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

### 3.0. Availability

### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

## 4.0. Summary

### Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>	
This site has minor constraints	<input checked="" type="checkbox"/>	
The site has significant constraints	<input type="checkbox"/>	
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>	
Potential housing development capacity	16 - 32	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Site has favourable topography and is located adjacent to existing housing on the edge of the main settlement. Housing recently approved across the road (Site 24).</li> <li>- Constraints are present, including flood risk, access and sewerage, however these are not considered to make the site wholly unsuitable for allocation. These individual issues should be considered further through relevant studies such as flood risk assessment.</li> </ul>	

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 25 - Land adjacent to Auction Mart fields
<b>Site Address (or brief description of broad location)</b>	Land adjacent to Wooler Auction Mart , NE71 6AD
<b>Current use</b>	Farming – arable
<b>Proposed use (in Neighbourhood Plan)</b>	Housing / employment
<b>Gross area (Ha)</b> Total area of the site in hectares	9.16
<b>SHLAA site reference (if applicable)</b>	1299
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	SHLAA and NP Group
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Not aware

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Planning maps show previous planning history, however there is an error here and the applications referenced relate to a neighbouring site (already under development).			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a</b>	<b>Yes</b>			

<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>Would be accessed from B6525 which border the site to the southeast. This runs from A697 in Wooler, in a northerly direction to A1</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22): <i>"Development which would adversely affect the line of the proposed A697 Wooler bypass, will not be permitted."</i> (p.122). This passes southern boundary of site, which would separate it from the rest of Wooler.</p> <p><b>SHLAA:</b></p> <p>Suitable In Part - Large greenfield site to north of Wooler, close to Wooler Water. Part of the site is located within flood zones 2 and 3. Possible foul water contamination. Opposite industrial area, and eastern part of site is close to a sewage treatment works - mitigation measures required. Impact upon Wooler Water will need assessment. Capacity of Berwick Road and junction to A697 requires assessment. Pedestrian connection into town required. Lack of highway width means land acquisition may be required. Approved route of Wooler bypass runs along the southern boundary of the site. If existing route is maintained, developed the site would be detached from the settlement. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.</p> <p>Available – Through agent, landowner has confirmed availability of site in Jan 2017. Known interest in developing the site.</p> <p>Achievable - Medium value market area, with modest rates of recent delivery and moderate developer interest. Average prices in immediate area in the higher range for settlement. Site specific considerations (significant highway and access improvements, buffer zone required due to proposed bypass alignment, improvements to sewage infrastructure, flood risk mitigation, environmental mitigation). Potential abnormal costs from necessary work to improve local highway/junction capacity, including possible land acquisition to enable suitable access, could impact viability. Achievability could be further influenced by progress of Wooler bypass proposal. Adjacent sewage</p>

	<p>works and employment land may affect marketability. Despite site-specific constraints, if the issues can be overcome then residential development is likely to be achievable.</p> <p>If required highway improvements can be achieved, and the proposed Wooler bypass route is either dropped or rerouted, the site may be suitable for housing. Costs associated with improvements may be significant. Site is peripheral, being detached from existing residential development in the village. Reduced yield identified but care is required to ensure that any proposal is in keeping with the character of the wider settlement. On satisfactory mitigation of highway issues, it is suggested that a revised assessment is outlined better recognising all these factors with a reduced yield of around 100 homes.</p>
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	
<b>Agricultural Land</b>	<b>No loss</b>	

Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)		
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### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Town centre quite far, 1-2 café/restaurant within 400m, shops more than this
Bus Stop	400-800m	Infrequent services
Primary School	>800m	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
Secondary School	<1600m	
Open Space / recreation facilities	400-800m	Proposed greenspace 1; proposed open space closer, but would this have recreational use?
GP / Hospital / Pharmacy	400-800m	At Cheviot Centre
Cycle route	400-800m	National Cycle route 68 passes through Wooler
Footpath	<400m	
Key employment site	<400m	Industrial park (proposed IP1) opposite

### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	As per Adopted Local Plan
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Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Could lead to loss of hedgerows and trees which are likely to support some habitat	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Small power lines crossing site, would be unlikely to cause issues. Unknown underground.

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

## 3.0. Availability

### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Availability unconfirmed
Are there any known legal or ownership problems such as unresolved multiple	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

## 4.0. Summary

### Conclusions

		Please tick a box
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>	
Potential housing development capacity	100	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Could be used as extension to industrial site, although would have to be planned carefully to avoid too much of an impact to cottages to northeast;</li> <li>- Would be best developed for housing once sites closer to Wooler (Site 26 especially) were;</li> <li>- Proposed bypass may present a constraint to development, especially as it would separate the site from the rest of Wooler;</li> <li>- Any allocation here could only be an 'aspiration', what could happen if the bypass were not to progress.</li> </ul>	

## Site Assessment Proforma

### General information

Site Reference / name	Site 26 - Mart Field
Site Address (or brief description of broad location)	Land east of Auction Mart, Berwick Road, Wooler, NE71 6SL
Current use	Greenfield – Agriculture
Proposed use (in Neighbourhood Plan)	Employment or Housing
Gross area (Ha) Total area of the site in hectares	2.1
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a				

<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	<p style="text-align: center;"><b>Potential</b></p> <p>Access would likely be created from B6525 or from existing concrete track adjacent to Auction Mart (which would require improvements). The suitability/capacity of B6525 would need to be assessed.</p>
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Policy W21: New Facilities, Parking and Lairage – Wooler Mart – NOT A SAVED POLICY, NO LONGER APPLICABLE.</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22): <i>“Development which would adversely affect the line of the proposed A697 Wooler bypass, will not be permitted.”</i> (p.122). This passes northern boundary of site.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features</p>	<b>Low sensitivity to development</b>	<p>Views in from high ground to the east. Largely sheltered however by woodland and existing buildings to the east. No significant views out of the site.</p>

<p>could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Some loss	Grade 3

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact, and/or mitigation possible	<p>Site is adjacent to a site of known archaeology (non-statutory): Wooler Haugh Crossing Keeper's House (Wooler) N1666</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	<400m	Infrequent services
Primary School	>800m	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
Secondary School	<1600m	
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	400-800m	At Cheviot Centre

<b>Cycle route</b>	<b>400-800m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>&lt;400m</b>	Opposite Site IP1

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	There is a chance that works could be conducted within the site to avoid the need to directly fell the trees at the northern portion of the site and the hedgerow located at the southern boundary.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visual inspection only.

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	The site is flat.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>No</b>
<b>Other</b> (provide details)	

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In use by auction mart
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not included within SHLAA.
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	16 - 32
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Site has favourable topography and is located in an area immediately adjoining the existing settlement.</li> <li>- Potential bypass route to immediate north may influence land suitability, although impact unlikely to be significant.</li> <li>- Multiple constraints are present however these are considered to be mitigatable.</li> <li>- 'Aspiration' as in use by auction mart.</li> </ul>



## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 27 – Auction Mart
<b>Site Address (or brief description of broad location)</b>	Wooler Livestock Centre, Barrow House, Wooler, Northumberland, Northern, NE71 6SL
<b>Current use</b>	Auction Mart
<b>Proposed use (in Neighbourhood Plan)</b>	Continued as an Auction Mart, but if not, housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.72
<b>SHLAA site reference (if applicable)</b>	n/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP group
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No – owner John Swan

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	N/06/B/0734 - Erection of single storey building for use as an electricity substation site. Application Permitted 03 Oct 2006  N/97/B/0093/P - General purpose storage building for fodder in conjunction with mart activities. Application Permitted 12 Mar 1997  N/90/B/0486/P - Change of use from private residential to office accommodation. revised drg. no. w/845/1a recd. 21.08.90. Application Permitted 20 Aug 1990  N/83/B/0258/P - Erection of cattle court. Application Permitted 10 Nov 1983  Also: N/78/B/0149/P (Change of use from dwelling to office); N/82/B/0068/P (Erection of office extension and alteration to vehicle access); N/88/B/0048/P (Repairs and improvements); N/99/B/0288 (Erection of single storey building for use as electricity substation site); N/94/B/0611/P (Landscaping and surfacing of existing car park area); N/95/B/0665/P (Portal			

framed building for storage purposes); N/94/B/0119/P (Office extension); N/91/B/0327/P (Construction of vehicular access)

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b> <input checked="checked" type="checkbox"/>	<b>Adjacent</b> <input type="checkbox"/>	<b>Outside</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> Accessed from B6525 which bounds to south. This runs from A697 in Wooler, in a northerly direction to A1.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b> <b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b> Kylloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape. (Bordering south of site) POLICY M25 - the extension of the footpath network to link with the Industrial Estate at Station Road, the Tankerville Arms on the east side of Cottage Road, the road between High Street and Ryecroft Way opposite Lorretto House, and Burnhouse Road, will be permitted.			

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature</li> </ul>	<b>Yes</b>	<b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more.

<b>Conservation</b> <ul style="list-style-type: none"> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	<p>Altering site from industrial buildings (related to the mart) to housing would be unlikely to have a significant impact on the landscape. As the site is bordered by new housing to the northwest, further housing would not be out of place despite the industrial buildings opposite.</p>
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<p><b>No loss</b></p>	

#### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• <b>Conservation area</b></li> <li>• <b>Scheduled monument</b></li> <li>• <b>Registered Park and Garden</b></li> <li>• <b>Registered Battlefield</b></li> <li>• <b>Listed building</b></li> <li>• <b>Known archaeology</b></li> <li>• <b>Locally listed building</b></li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	

#### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>400-800m</b>	1-2 café / restaurant within 400m, shops more than this

<b>Bus Stop</b>	<b>&lt;400m</b>	Infrequent services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>400-800m</b>	Proposed greenspace GS1 & 7
<b>GP / Hospital / Pharmacy</b>	<b>400-800m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>400-800m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	Bordering south of site
<b>Key employment site</b>	<b>&lt;400m</b>	Industrial park (proposed IP1) diagonally opposite

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		
Existing social or community value (provide details)	Yes	Mart likely important to local farming surrounding Wooler	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown, however possibility of contamination from concentrated animal waste.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smaller power lines crossing front of mart to south and within it also. Unknown underground infrastructure

#### Characteristics

Characteristics which may affect development on the site:	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat

Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Currently in use as a mart, only being out forward as a housing site by NP if this use ceases.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	Would be an aspirational site due to current use		

### 4.0. Summary

#### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	19 - 31
Key evidence (3-4 bullet points) to explain why	- Aspirational housing site only, as current use as

<b>site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<p>auction mart (which NP group to not want to cease);</p> <ul style="list-style-type: none"><li>- Other than questions over availability, the site appears suitable for development either for housing or industry, subject to further assessment (such as contaminated land).</li></ul>
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## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 30a - Land north of Fenton Grange
<b>Site Address (or brief description of broad location)</b>	Land north of 24 Fenton Grange east of A697, Wooler, NE71 6AD
<b>Current use</b>	Greenfield – Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2.8
<b>SHLAA site reference (if applicable)</b>	1106
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Proposed by NP group /assessed within SHLAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Unaware

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p style="text-align: center;"><b>Potential</b></p> <p>It is understood that Highways England considers that access from the A697 would not be feasible. Access from the dismantled railway line to the north of the site is understood to be agreeable, therefore to facilitate residential development this would require to be upgraded to relevant standards. Site lies adjacent to A697. Distance to A697 would be less than 500m should the access arrangements described above be pursued.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>Yes</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22): "Development which would adversely affect the line of the proposed A697 Wooler bypass, will not be permitted." (p.122). This passes through the northeast of the site.</p> <p><b>SHLAA:</b></p> <p>Not Suitable - Protected bypass route crosses site. Limited highway frontage. Narrow road with bends no pedestrian access. Safe access and egress from site may be difficult to achieve.</p> <p>Not Deliverable - Lack of safe access to the site prevents housing. Site is located on the protected line of the proposed Wooler bypass.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> </ul>	<p style="text-align: center;"><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>



<ul style="list-style-type: none"> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>		
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	<p>Site is located on greenfield land adjacent to existing properties, and may form suitable edge of settlement location for housing development.</p> <p>Views in from care home to the south and potentially high ground to the north/west. Significant visual impacts from Wooler are not likely due to the low level of the site and the raised fields to the south (opposite A697).</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>Grade 3</p>

#### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation area</b></li> <li>• <b>Scheduled monument</b></li> <li>• <b>Registered Park and Garden</b></li> <li>• <b>Registered Battlefield</b></li> <li>• <b>Listed building</b></li> <li>• <b>Known archaeology</b></li> <li>• <b>Locally listed building</b></li> </ul>	<p><b>Some impact, and/or mitigation possible</b></p>	<p>Site is adjacent to, or within the setting of a listed building: The Old Vicarage (Grade II: 1042334)</p>

#### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&gt;800m</b>	<b>&gt;800m</b>
<b>Bus Stop</b>	<b>&gt;800m</b>	<b>&gt;800m</b>

Primary School	>800m	>800m
Secondary School	<1600m	<1600m
Open Space / recreation facilities	<400m	<400m
GP / Hospital / Pharmacy	>800m	>800m
Cycle route	400-800m	400-800m
Footpath	400-800m	400-800m
Key employment site	400-800m	400-800m

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	None Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There is a chance that works could be conducted within the site to avoid the need to directly fell the hedgerow which splits portions of the site. The heavy vegetation located at the northern boundary of the site may also be retained.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visual inspection only.

#### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site is flat.

Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP Group confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SHLAA: Lack of safe access to the site prevents housing. Site is located on the protected line of the proposed Wooler bypass.
Any other comments?			

### 4.0. Summary

#### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	21 - 42

<p><b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b></p>	<ul style="list-style-type: none"> <li>- Site has favourable topography, however is located in an area on the periphery of the main settlement.</li> <li>- Housing development here may be partly constrained due to the location of the Wooler bypass.</li> <li>- Other constraints are present, with access presenting the greatest of these.</li> <li>- Since the production of the SHLAA, Highways England are believed to be agreeable to access from the dismantled railway line to the north of the site. This however would constitute significant infrastructure improvements, the viability implications of which would need to be considered through appropriate assessment.</li> </ul>
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## Site Assessment Proforma

### General information

Site Reference / name	Site 30b - Land north west of Old Vicarage
Site Address (or brief description of broad location)	Land north of Wooler, NE71 6AD
Current use	Greenfield – Agriculture
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	7.5
SHLAA site reference (if applicable)	6804 (in part)
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group /assessed within SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unaware

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Potential</b></p> <p>It is understood that Highways England considers that access from the A697 would not be feasible. Access from the dismantled railway line to the north of the site is understood to be agreeable, therefore to facilitate residential development this would require to be upgraded to relevant standards. Site lies adjacent to A697. Distance to A967 would be less than 500m should the access arrangements described above be pursued.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>Yes</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p>Line of Proposed A697 Wooler Bypass (Policy M22): "Development which would adversely affect the line of the proposed A697 Wooler bypass, will not be permitted." (p.122). This passes through the site.</p> <p><b>SHLAA:</b></p> <p>Not Suitable - Conflicts with the proposed Wooler Bypass line. No pedestrian connectivity and street lighting between the site and local facilities. Site is detached from the existing settlement, with significant highway and access constraints identified and is not considered as suitable - residential development would not be achievable.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>

<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Site is located on greenfield land separate from the existing settlement.</p> <p>Views in from care home to the south and potentially high ground to the north/west. Significant visual impacts from Wooler are not likely due to the low level of the site and the raised fields to the south (opposite A697).</p> <p>As the site lies separate from the main settlement, the landscape as viewed from the north/west would be at least moderately impacted.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>Grade 3</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, and/or mitigation possible</b></p>	<p>There are archaeologically significant designations on site (non-statutory):</p> <p>White Horse Inn (Wooler) N1695</p> <p>Mitigation of impacts however would likely be possible.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&gt;800m</b>	
<b>Bus Stop</b>	<b>&gt;800m</b>	Infrequent services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	

Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	>800m	At Cheviot Centre
Cycle route	400-800m	National Cycle route 68 passes through Wooler
Footpath	400-800m	
Key employment site	400-800m	

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	None	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There is a chance that works could be conducted within the site to avoid the need to directly fell the hedgerow which splits portions of the site. The heavy vegetation located at the northern and western boundaries of the site may also be retained.	
Public Right of Way	Yes	The western boundary is a Public Right of Way (236/030)	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visual inspection only.

#### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site is undulating in nature.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development	Yes



would be large enough to significantly change size and character of settlement	If the site was developed to the extent of the maximum capacity figures discussed below, this would constitute a significant development outwith the main settlement, unless neighbouring Site 30a was developed first.
Other (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not considered suitable for housing per SHLAA comments below.
Any other comments?	SHLAA: Medium value market area, with modest rates of recent delivery and moderate developer interest. Average prices in immediate area towards higher range for settlement. Site specific considerations (significant transport and highway improvements, buffer zone required due to proposed bypass alignment and adjacent Humbeton Burn, environmental/ecological mitigation). Potential abnormal costs arising from highway improvements could impact viability. Achievability could be further influenced by progress of Wooler bypass proposal. Constraints/costs currently considered prohibitive to achievability.		

### 4.0. Summary

#### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	56 - 113

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**Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.**

- Site is located in an area outside of the main settlement. It is likely to progress after the development of Site 30a.
  - Housing development here may contravene existing Local Plan policy relating to the location of the Wooler bypass.
  - Other constraints are present, including access.
  - Since the production of the SHLAA, Highways England are believed to be agreeable to access from the dismantled railway line to the north of the site. This however would constitute significant infrastructure improvements, the viability implications of which would need to be considered through appropriate assessment.
-

## Site Assessment Proforma

### General information

Site Reference / name	Site 31a- Land north of Ryecroft
Site Address (or brief description of broad location)	Land north of Ryecroft, Wooler, NE71 6AS
Current use	Arable
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.93
SHLAA site reference (if applicable)	1107 – The description within the SHLAA does not match the map location of this site; therefore SHLAA assessment being discounted.
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA / NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a	Potential			

<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	<p>No direct access from A697, would have to devise alternative solution, such as creating new route through fields to north of Cottage Farm.</p> <p>The A697 is the largest road through Wooler, which runs from A68 in Scottish borders to north, to A1 in south, near Morpeth.</p>
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p><b>SHLAA:</b></p> <p>As referenced above, discounting SHLAA as map placement of Site 1107 does not match description, as this states it's to the SW of Wooler (rather than NW); It contains a WW2 pillbox (no evidence of this); and it is within flood zones 2 &amp; 3 (it is within flood zone 1).</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from</p>	<b>Low sensitivity to development</b>	<p>Is overlooked by some houses on higher land on Ryecroft Crescent, however is not sensitive.</p>

<p>surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	Grade 4

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	If direct access to town centre were possible (e.g. through Site 1)
<b>Bus Stop</b>	<b>&lt;400m</b>	Infrequent services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation facilities</b>	<b>400-800m</b>	No close access to areas of greenspace, although fields to immediate north may provide some walking

<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	At Cheviot Centre (If direct access were possible)
<b>Cycle route</b>	<b>&lt;400m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre and proposed industrial park (IP1)

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	As per Adopted Local Plan	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	Assessment result only if development to the south of the site, encompassing the stream and land south of this, is left undeveloped (this area is currently not farmed).	
	<b>Medium</b>	If it proposed to include this southern area in general development, impact on habitats would be higher	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground infrastructure unknown

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Gentle slope
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b> would be large enough to	<b>No</b>

significantly change size and character of settlement	
Other (provide details)	

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity	22 - 35
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Access largest issue, however a new access road into site from field to north, joining the A697, may not be unsurmountable (ownership of access fields would have to be considered too); although Highways England would need to be consulted to confirm possibility;</li> <li>- Watercourse and land to south should not be</li> </ul>

	developed to minimise habitat disturbance (as well as potential localised flooding).
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## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 32 - Land along Burnside Road towards Low Humbleton
<b>Site Address (or brief description of broad location)</b>	Land to the south of Gallowlaw, Wooler, NE71 6ST
<b>Current use</b>	Pasture / grassland
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	6.91
<b>SHLAA site reference (if applicable)</b>	n/a
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	NP group
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a</b>	Yes			

<p><b>suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p>Burnhouse Rd (smaller than A/B road) runs through site. It is quite narrow – could potentially be widened in places, especially at site.</p> <p>Westwards, road connects Wooler small group of houses at Gallowlaw, in addition to other small settlements (e.g. Low Humbleton). Eventually A697 (at Low H).</p> <p>Opposite eastern part of site (to S of western) is the small caravan park on outskirts of Wooler.</p> <p>Road east leads into Wooler, joining High Street. Burnhouse Rd remains narrow, travels past housing, where cars park on side of road to effectively create single lane for traffic each way to weave through.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b> Only relevant if residential development is for 100 units or more</p> <p><b>Flood Zones 2 &amp; 3:</b> Majority of site within Flood Zone 1, however land immediately surrounding a watercourse running through the eastern half of the site is Flood Zone 3, and a further area in this eastern half is Flood Zone 2: A careful design and flood risk assessment would therefore have to accompany a future application.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in</b></p>	<b>Medium sensitivity to development</b>	<p>A signed footpath leads through western half of site and is used by walkers to</p>

<b>terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained  Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);  High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		access the National Park. Views of any development here would be visible from the higher land in this direction. Watercourse in eastern half also adds some landscape value. However, it is possible housing here could be sensitively sited / designed / lower density?
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	

### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Town centre in walking distance
<b>Bus Stop</b>	<b>400-800m</b>	Infrequent services
<b>Primary School</b>	<b>&gt;800m</b>	All schools concentrated to very east of town, however there is only facilities within Wooler up to Middle School (13 years).
<b>Secondary School</b>	<b>&lt;1600m</b>	
<b>Open Space / recreation</b>	<b>&lt;400m</b>	Walking into NP on doorstep, with paths

<b>facilities</b>		crossing site
<b>GP / Hospital / Pharmacy</b>	<b>&lt;400m</b>	At Cheviot Centre
<b>Cycle route</b>	<b>400-800m</b>	National Cycle route 68 passes through Wooler
<b>Footpath</b>	<b>&lt;400m</b>	New path nearby to allow those in campsite to south to walk into town
<b>Key employment site</b>	<b>&lt;400m</b>	Town centre

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	As per Adopted Local Plan	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Medium</b>	Depending on how close to waterbody development extended, if avoid damage / disturbance to this, could reduce this to 'Low'.	
<b>Public Right of Way</b>	<b>Yes</b>	Path 236/014 passes diagonally through western half of site and can be used by walkers to access the National Park.	
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, but unlikely
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground infrastructure unknown

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently undulating
<b>Coalescence</b> <b>Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>  Would join Wooler to a small housing development at Gallowlaw, however this has a postal address of Wooler, so arguably wouldn't be joining two separate neighbouring settlements together.

Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

### 3.0. Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Owner R.Tait, NP group have spoken to owner but have not been able to confirm the availability of this site
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

### 4.0. Summary

#### Conclusions

Please tick a box	
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	52 - 104
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- No confirmed availability of site and therefore cannot be allocated in neighbourhood plan;</li> <li>- Eastern half of site likely to be unsuitable for housing development, with flood risk and proximity to a watercourse / habitat;</li> <li>- Western half of site sensitive due to public right of</li> </ul>

	way.
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## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	Site 33 - Land adjacent to The Crossing, Haugh Head
<b>Site Address (or brief description of broad location)</b>	Land adjacent to The Crossing, Haugh Head, Wooler NE71 6QL
<b>Current use</b>	Greenfield
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.47
<b>SHLAA site reference (if applicable)</b>	1089
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Proposed by NP group /assessed within SHLAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Unaware

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
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<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Potential</b></p> <p>Site links to A697 less than 250m distant. Access would be from A697 via the unnamed road which currently provides access to The Crossing; this may not be adequate to facilitate residential development and would require to be upgraded to relevant standards.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p><b>SHLAA:</b></p> <p>Not suitable - Greenfield site in the countryside. Not suitable for housing.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes</b></p>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would</p>	<p><b>Low sensitivity to development</b></p>	<p>Site is located on greenfield land separate from the existing settlement, however is located beside existing individual properties.</p> <p>Views in from residence to the south and potentially high ground to the west. Largely sheltered however. Trees line the eastern boundary and the</p>



<p>lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		river bank to the west obstructing views in/out of that direction.
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	Grade 3

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	Nearest facilities in Wooler
Bus Stop	<400m	Infrequent services
Primary School	>800m	Schools up to Middle School (13 years) provided towards southeast of Wooler
Secondary School	1600-3900m	
Open Space / recreation facilities	<400m	Walking routes, such as Public Rights of Way 216/030 and 236/042 close to site
GP / Hospital / Pharmacy	>800m	GP and pharmacy in Wooler
Cycle route	400-800m	Route 68 to west of site and can be accessed via small road close to site to south

<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>&lt;400m</b>	Industrial area (proposed IP2), in addition to Glendale Nurseries and Gardens, very close to site.

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	There is a chance that works could be conducted within the site to avoid the need to directly fell the heavy vegetation located at the eastern boundary of the site.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visual inspection only.

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	The site is flat.
<b>Coalescence</b> <b>Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Other (provide details)</b>	Currently no mains water supply in Haugh Head

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SHLAA: Not suitable for housing as greenfield site in countryside.
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	1 - 2
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Site is located in an area outside of the main settlement, although it would be on the edge of a smaller settlement (Haughs Head), the location would be considered unsustainable;</li> <li>- Other constraints are present, such as such as a lack of mains water supply, access and distance from community facilities.</li> </ul>

## Site Assessment Proforma

### General information

Site Reference / name	Site 33a - Land north of Heather View (Haugh Head)
Site Address (or brief description of broad location)	Land north of Heather View, Haugh Head, Wooler, NE71 6QP
Current use	Greenfield
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.22
SHLAA site reference (if applicable)	1113
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group /assessed within SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Not aware

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) 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 infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Site has no planning application history.			

## 1. Suitability

### Suitability

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
Does the site have suitable access or could a				

<b>suitable access be provided? (Y/N)</b> (provide details of any constraints)	<p style="text-align: center;"><b>Potential</b></p> <p>To immediate east of site is A697, a new access would either have to be created directly to this road, or potentially to the private road to the north of the site leading to Glendale nurseries.</p>
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<p style="text-align: center;"><b>No</b></p> <p><b>Berwick-Upon-Tweed Borough Local Plan Adopted April 1999:</b></p> <p>Kyloe Hills and Glendale Area of High Landscape Value (Policy F4): This policy covers an extensive area within which the settlement of Wooler is located. The policy seeks to protect this designated landscape from development which would compromise the conservation or enhancement of the natural beauty of the area. Development will therefore only be permitted where: it is located within or immediately adjoining an existing settlement; it is designed sensitively; and where it will not have a detrimental impact on long range views important to the character and quality of the landscape.</p> <p><b>SHLAA:</b></p> <p>Not Suitable - Greenfield site in the countryside. Not suitable for housing.</p> <p>Availability - It has been indicated that the site is available.</p>

### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Yes</b>	<p><b>SSSI Impact Risk Zone:</b></p> <p>Only relevant if residential development is for 100 units or more</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p>	<b>Low sensitivity to development</b>	<p>Site is located on greenfield land next to existing houses, a plant nursery and the main road (A697). Provides pleasant area of greenery to the immediate Haugh Head setting, however as this settlement is small and surrounded by farmland / more natural areas</p>

<p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>		<p>associated with Wooler Water, the loss of this greenfield would not be detrimental to the overall setting of the area.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	Overall size of site very small

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	>800m	Nearest facilities in Wooler
<b>Bus Stop</b>	<400m	Infrequent services
<b>Primary School</b>	>800m	Schools up to Middle School (13 years) provided towards southeast of Wooler
<b>Secondary School</b>	1600-3900m	
<b>Open Space / recreation facilities</b>	<400m	Walking routes, such as Public Rights of Way 216/030 and 236/042 close to site
<b>GP / Hospital / Pharmacy</b>	>800m	GP and pharmacy in Wooler
<b>Cycle route</b>	400-800m	Route 68 to west of site and can be accessed via small road close to site to

		south
<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>&lt;400m</b>	Industrial area (proposed IP2), in addition to Glendale Nurseries and Gardens, very close to site.

#### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	Based on information contained within the Berwick-Upon-Tweed Borough Local Plan Adopted April 1999.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	The boundary vegetation surrounding this site is likely to support a small amount of habitat, however most of this could be retained or re-planted.	
<b>Public Right of Way</b>	<b>No</b>		
<b>Existing social or community value (provide details)</b>	<b>No</b>		
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown, however unlikely as this is a greenfield site.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visual inspection only.

#### Characteristics

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	The site is flat.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	<b>No</b>
<b>Other</b> (provide details)	Haugh Head does not have a mains water supply

### 3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NP group have confirmed availability
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SHLAA: Not suitable for housing as greenfield site in countryside.
Any other comments?			

### 4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity	1 - 2
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> <li>- Site is located in an area outside of the main settlement, although there are neighbouring residential properties to the immediate south and small-scale industry surrounding the site, this location would be considered unsustainable;</li> <li>- There are other constraints present, such as a lack of mains water supply, new access and distance from community facilities. Although there are bus services, these are very limited.</li> </ul>



