

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)
APPENDIX D: Sites Summary Schedule

■ - sites newly permitted in 2020/21
■ - previously 'minded to approve' sites now permitted in 2020/21
■ - permissions now lapsed and previously 'minded to approve' sites now refused in 2020/21

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021				Affordable Housing					Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/03/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021	Site Financial Contribution	Surfable					Available	Achievable	2021/22	2022/23	2023/24		
Sites Completed during 2020/21																																		
0350	Land W of A1068 and S of Marks Bridge, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	8.80				A/2010/003 13/0291/REM 15/01156/FUL 17/02955/FUL 18/00941/FUL	Outline with Reserved Matters + Full	21/07/2014	21/07/2016	257	✓	257	Complete	11	4%	AH complete	✓	✓	✓	NCC site records (completion confirmed)	n/a						Site completed during 2020/21.			
9057	St Cuthberts RC First School, Links Avenue, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.04	✓			17/01123/FUL	Full	07/11/2017	07/11/2020	13	✓	13	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	6				Site completed during 2020/21.				
5145	Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	8.10	✓		✓	00/00213/FUL	Full	21/04/2003	21/04/2008	364	✓	363	1				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Persimmon Homes.		1			Developer confirms the development was actually completed in 2020/21. Final unit to be recorded in 2021/22 to avoid retrospective change to the figures.				
5193	245 Hawthorn Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.04	✓			07/00412/FUL 13/01475/FUL	Full	20/09/2013	20/09/2016	5	✓	5	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a					Site completed in 2014 (having been reduced from 6 to 5 units).				
9056	The Institute Leisure Centre Institute Road Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	1.28	✓			17/00080/FUL	Full	19/09/2017	19/09/2020	51	✓	51	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	20				Site completed during 2020/21.				
9093	AJ Cook Court, Land East Of Holmdale Green Lane Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.22			✓	19/02032/FUL	Full	04/11/2019	04/11/2022	8	✓	7	1	8	100%	1	✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Berrico.		7	1		Developer confirms the development was actually completed in Oct 2020. Final unit to be recorded in 2021/22 to avoid retrospective change to figures.				
4755	Wellesley C H E, Links Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	11.93	✓			06/00581/OUT 10/S/00605/VARYCO 12/01747/REM	Outline with Reserved Matters	02/04/2012	02/04/2014	399	✓	399	Complete	112	28%	AH complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	12				Site completed during 2020/21.				
3395	Bye & Dairy building, Cresswell Home Farm, Cresswell	Not in a Settlement	Cresswell	Tyneside Commuter Belt (South East)	South East	0.23	✓			CM01/047 CM2/00603/2 18/01353/FUL	Full	20/03/2009	20/03/2012	11	✓	11	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a					Site completed during 2020/21.				
3014	Land to the South of Hadston Road and West of the A1068, Chevington	Not in a Settlement	East Chevington	Tyneside Commuter Belt (South East)	South East	2.81			✓	15/04272/OUT 17/02002/VARYCO 17/01159/REM	Outline with Reserved Matters	21/07/2017	21/07/2019	85	✓	85	Complete	6	7%	AH complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	12				Site completed during 2020/21.				
9508	Seghill Social Club, Barras Avenue, Seghill	Seghill	Seaton Valley	Tyneside Commuter Belt (South East)	South East	0.12	✓			17/03368/FUL	Full	06/04/2018	06/04/2021	8	✓	8	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	8				Site completed during 2020/21.				
6845	Land South Of The Old School House Belsay	Belsay	Belsay	Tyneside Commuter Belt (Central)	Central	1.21	✓		✓	15/03810/FUL	Full	02/05/2017	02/05/2020	9	✓	9	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	9				Site completed during 2020/21.				
8071	Longhirst Hall, Longhirst	Not in a Settlement	Longhirst	Tyneside Commuter Belt (Central)	Central	0.68	✓			14/02116/FUL 16/02289/NONMAT	Full	26/06/2017	20/06/2020	37	✓	37	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	10				Site completed during 2020/21.				
3487a	Land South Of The Dell, Fulbeck	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	3.07	✓		✓	14/03601/FUL	Full	30/09/2015	30/09/2018	39	✓	39	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	2				Site completed during 2020/21. (See 3497b for Ph 2 of site)				
6981	Greystoke Surgery, Kings Avenue, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.17	✓			16/00275/FUL	Full	29/06/2016	29/06/2019	5	✓	3	2				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - County Life Homes.		2			Developer confirms the development was actually completed in Mar 2018. Final units to be recorded in 2021/22 to avoid retrospective change to figures.				
3007	Land South Of The Chip, Great North Road (south), Morpeth (aka South Loansdean)	Not in a Settlement	Morpeth	Tyneside Commuter Belt (Central)	Central	10.53	✓		✓	11/02044/FUL 13/00707/FUL 14/04108/VARYCO 15/03957/VARYCO	Full	17/07/2014	17/07/2017	200	✓	200	Complete	60	30%	AH complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	8				Site completed during 2020/21.				
3034	Hepscott Park Stannington	Not in a Settlement	Stannington	Tyneside Commuter Belt (Central)	Central	4.38	✓			16/02336/FUL	Full	25/01/2017	25/01/2020	89	✓	89	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	30				Site completed during 2020/21.				
2467	Garden House Lane	Acomb	Acomb	Tyneside Commuter Belt (West)	Central	1.98	✓		✓	15/03825/FUL	Full	22/02/2017	22/02/2020	40	✓	40	Complete	8	15%	AH complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	7				Site completed during 2020/21.				
9568	Tilips Yard Heddon On The Wall Newcastle Upon Tyne Northumberland	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.1	✓			18/01897/FUL	Full	01/11/2018	01/11/2021	5	✓	5	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	5				Site completed during 2020/21.				
2492	Land To Rear Of Red Lion House Corbridge Road Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.12	✓		✓	17/04961/FUL	Full	12/12/2018	12/12/2021	8	✓	8	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	6				Site completed during 2020/21.				
9084 (demo)	1 Holmdale, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.20	✓			19/03638/FUL	Full	25/03/2020	25/03/2023	-10	✓	-10	Demolitions Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	-10				Demolitions completed during 2020/21.				
9121, 9122	Bog Acre Cottage and Haulage Site, Wanless Lane	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.10	✓		✓	19/01224/FUL	Full	06/09/2019	06/09/2022	-1	✓	-1	Demolition Complete				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Hadrian Properties Ltd.		-1			Demolitions completed during 2020/21.				
9567	8A Front Street Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.06	✓		✓	18/04526/FUL	Full	26/02/2019	26/02/2021	6	✓	1	5				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Pegasus Group on behalf of Evolve Estates.		6			Agent confirms the development was actually completed in 2019. Final units to be recorded in 2021/22 to avoid retrospective change to figures.				
9032	Stanleyburn House Residential Home Station Road Wylam	Wylam	Wylam	Tyneside Commuter Belt (West)	Central	0.45	✓			18/02053/FUL 18/03633/VARYCO	Full	15/08/2016	15/08/2019	14	✓	14	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a					Site confirmed to have actually completed during 2019/20 (a variation had reduced the yield from 15 to 14 units).				
7079	Cavil Head, Acklington	Not in a Settlement	Acklington	Alnwick & the Tourist Coast	North	0.63	✓			12/02766/FUL	Full	12/12/2013	12/12/2016	15	✓	8	7				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - George F White on behalf of Warkworth Farms (landowner).		7			Agent confirms the development was actually completed prior to 2020/21. Final units to be recorded in 2021/22 to avoid retrospective change to figures.				
0333	Site of Pringles Garage, Christon Bank	Christon Bank	Embleton	Alnwick & the Tourist Coast	North	0.51	✓			A/2006/0527	Full	21/11/2006	21/11/2009	12	✓	12	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	1				Site completed during 2020/21.				
0057	The Bark Pots Tea Room 9 West End Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.23	✓			14/04120/OUT 18/01976/REM	Outline with Reserved Matters	30/11/2018	30/11/2020	6	✓	0	6				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Northumbrian Homes.		6			Development now confirmed to have been completed in Aug 2020 - completions to be recorded in 2021/22 to avoid retrospective changes to figures.				
0122	Land North Of Woodlands U3010 Station Road To Embleton Moor Junction Alnwick	Embleton	Embleton	Alnwick & the Tourist Coast	North	1.77	✓		✓	18/02583/FUL	Full	30/01/2019	30/01/2022	16	✓	16	Complete	4	25%	AH Complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	8				Site completed during 2020/21.				
0426b	Land North Of Meadowslands (Townfoot B), Longhoughton Road, Lesbury	Lesbury	Lesbury	Alnwick & the Tourist Coast	North	0.55	✓		✓	17/03335/OUT 18/03658/REM	Outline with Reserved Matters	17/01/2019	17/01/2021	5	✓	5	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	5				Site completed during 2020/21.				
0044	Land West Of St Peter And St Paul Church North End Longhoughton	Longhoughton	Longhoughton	Alnwick & the Tourist Coast	North	4.85	✓		✓	15/02883/OUT 16/03951/REM	Outline with Reserved Matters	28/02/2017	28/02/2020	66	✓	66	Complete	18	15%	AH complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	14				Site completed during 2020/21.				
9055	F S Vickers And Son South East Farm Remington	Remington	Remington	Alnwick & the Tourist Coast	North	0.40	✓		✓	16/04562/FUL	Full	06/09/2017	06/09/2020	6	✓	6	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	6				Site completed during 2020/21.				
8047	Land West Of 30 Watershaugh Road Warkworth	Warkworth	Warkworth	Alnwick & the Tourist Coast	North	1.27	✓		✓	14/03131/OUT 16/01493/REM 17/02235/REM 18/00470/VARYCO 18/03656/FUL 19/01562/VARYCO 19/04694/FUL	Outline with Reserved Matters + Full	27/01/2020	27/01/2023	9	✓	9	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	4				Site completed during 2020/21.				
1045	St Adan's House, 18 Palace Green, Berwick-Upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.44	✓		✓	16/04185/FUL	Full	25/04/2017	25/04/2020	6	✓	6	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	3				Site completed during 2020/21.				
1223	Chatton (eastern side), adjacent to Mill Hill, Berwick upon Tweed	Chatton	Chatton	Berwick-upon-Tweed & the Borders	North	0.96	✓		✓	09/0230 15/02828/VARYCO 16/03705/FUL	Full	22/12/2016	22/12/2019	15	✓	15	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	1				Site completed during 2020/21.				
1068	Ellingham Home Farm (south), Ellingham	Ellingham	Ellingham	Berwick-upon-Tweed & the Borders	North	0.50	✓		✓	15/03731/FUL	Full	17/06/2016	17/06/2019	10	✓	10	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	6				Site completed during 2020/21 - represented Ph.2 of development following adjacent Ph.1 site (1212) completed in 2019/20.				
1081	Land East Of Islestone Drive Main Street North Sunderland	North Sunderland	North Sunderland	Berwick-upon-Tweed & the Borders	North	0.42	✓		✓	17/00941/FUL	Full	18/08/2017	18/08/2020	9	✓	9	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	1				Site completed during 2020/21.				
6403	Former Thorburns Yard, South Street, Seahouses	Seahouses	North Sunderland	Berwick-upon-Tweed & the Borders	North	0.14	✓			N/09/0553	Full	07/06/2010	06/06/2013	8	✓	8	Complete				✓	✓	✓	NCC site records (completion confirmed)	n/a	1				Site completed during 2020/21.				
9018	Land East Of Longframlington Cemetery North Road Longframlington	Longframlington	Longframlington	Wooler & the North Cheviots	North	0.53	✓		✓	17/01107/FUL	Full	21/09/2017	21/09/2020	10	✓	9	1				✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Pringle Building Services.		1			Developer confirms the development was actually completed in Feb 2020. Final unit to be recorded in 2021/22 to avoid retrospective change to figures.				
6831, 6830a	Land South Of Londeshaw Drive And Silverton Lane Gateleg Road Rothbury	Rothbury	Carlington	Wooler & the North Cheviots	North	3.51	✓		✓	14/03286/FUL	Full	27/04/2016	27/04/2019	57	✓	57	Complete	17	30%	AH Complete	✓	✓	✓	NCC site records (completion confirmed)	n/a	11				Site completed during 2020/21				

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SHLAA Ref.	Site Location Details				Delivery Area	Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021				Affordable Housing				Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes															
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area							Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permitted	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021	S106 Financial Contribution					Shovelable	Available	Achievable	2021/22	2022/23			2023/24	2024/25	2025/26												
Deliverable in Principle sites - Full permissions and Outline permissions with Reserved Matters approved																																																
0146	Land North East Of Ambleside Sewage Treatment Works	Ambleside	Ambleside-by-the-Sea	Tyneside Commuter Belt (South East)	South East	6.15					17/0187/OUT 19/0419/REM	Outline with Reserved Matters	31/07/2020	31/07/2022	272		0	272	41	15%	41										35	35	35	39	39	89	Outline permission for 272 dwellings, with reserved matters approved for Ph.1 of 210 dwellings (26 affordable) in July 2020. Site works commenced June 2021 and housebuilding is now underway.											
6823	Land to the West of Gloster Park / South East of New Hall Farm	Ambleside	Ambleside-by-the-Sea	Tyneside Commuter Belt (South East)	South East	8.06					18/01529/OUT 19/05018/REM	Outline with Reserved Matters	24/08/2020	24/08/2022	185		0	185	28	15%	28														35	35	35	80	Reserved matters for 185 dwellings (28 affordable - 50% affordable rent, 50% DMV or shared ownership) approved in Aug 2020.									
9561	Ariqeq At The Marina, Marina Arms, The Wynd	Ambleside	Ambleside-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.24					19/00730/FUL	Full	09/09/2020	09/09/2023	7		0	7																	7	no recent/relevant delivery information obtained												
5078	Land East Of Wansbeck General Hospital, Northern Relief Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	27.84					16/02432/OUT 20/0874/REM (20/03795/REM)	Outline with Reserved Matters	04/12/2020	04/12/2022	600		0	600	36	6%	36																41	41	41	41	436	Strategic redevelopment of former hospital site - outline permission for 600 dwellings (Permismon 400, Charles Church 22) approved in 2018, with reserved matters approved for 153 units in Dec 2020 and for a further 96 units in June 2021. Developer anticipates a 15+ year construction programme.						
5118i, 5118ii	Land South West Of Lane End Farm Freeman Way North Seaton Industrial Estate Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	6.07					16/01363/OUT 17/01566/REM 19/02097/REM	Outline with Reserved Matters	26/11/2019	26/11/2021	172		92	80																			18	24	46	10	Outline permission for 240 dwellings, reduced to 172 units through reserved matters approvals for each developer's phases. Ph.1 of 92 units by Bellway completed in 2020/21 (5118i). Ph.2 of 80 units by Taylor Wimpey commenced on-site in Aug 2021 (5118ii).							
5144	Land at Summerhouse Lane, Ashington (aka Land South of Wansbeck General Hospital, Seaton Vale, Woodhorn)	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	23.00					00/0009/OUT 00/0009/REMA 05/0206/FUL 05/0362/FUL 09/00446/FUL 07/01162/FUL 11/00192/FUL 12/00740/FUL 12/00950/FUL 12/00986/FUL 13/00061/FUL 13/01193/FUL 14/02487/FUL 14/02843/FUL 15/01330/FUL 15/02522/NONMAT 15/02873/FUL 16/00168/FUL 16/02055/VARVCO 16/00168/FUL 17/00409/FUL 17/01166/NONMAT 17/03925/FUL 18/03795/FUL 19/01842/FUL 20/00209/FUL 20/00957/FUL	Hybrid Outline with Reserved Matters + Full	21/10/2020	21/10/2023	683		572	111																						82	68	43	Outline permission with reserved matters for 622 dwellings by Permismon and Charles Church granted in 2004, but numerous subsequent plot and house type substitutions have altered the overall yield - latest approved total is for 684 dwellings. A 2015 hybrid application had provided outline permission for around 22 self-built plots, but this was subsequently amended in 2018 to 29 dwellings for general sale. Developer confirms 600 units now completed (as at summer 2021).					
5168	Wansbeck General Hospital, Woodhorn Lane, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	4.75					11/02572/OUT 14/03721/REM 15/03123/FUL	Outline with Reserved Matters + Full	17/03/2017	17/03/2020	89		65	24																				17	24	Redevelopment of former hospital land for 89 dwellings - commenced in 2016. Developer confirms 73 units now complete (at end June 2021).								
9061	106 Milburn Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.01					17/01752/FUL	Full	20/10/2017	20/10/2020	5		0	5																			5	Construction of 5 new-build flats on a cleared site. Developer confirms works started in Feb 2019 with housebuilding underway.										
4560	Land South Of Hunter Avenue, Shotton Avenue, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.23					15/04256/FUL	Full	13/03/2015	13/03/2018	5		0	5																			5	Site works commenced in 2017, with all 5 plots now under construction following some delays (incl. Section 278 highway agreement works).										
4573a	Land At Former Bates Colliery Site, Cowpen, Blyth (Gleeson)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	3.65					08/00169/OUT 16/04622/FUL	Outline + Full	06/10/2017	06/10/2020	142		66	76																			14	44	32	Original outline permission for redevelopment of former Bates Colliery land (4573a/4573b), with reserved matters for 257 dwellings - site works commenced in 2016. Revised full permission for 142 dwellings on this part of the site approved in 2017. Developer confirms 78 units now completed (as at end June 2021).								
4647	Land South West Of 17 Carlton Avenue, Newcastle Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.77					19/04156/FUL 20/01881/FUL	Full	19/12/2020	19/12/2023	27		0	27	27	100%	27																	27	Development of 27 affordable social rented dwellings approved in Dec 2020, following the decision on an earlier application being quashed through a Judicial Review. Site works commenced in 2021.									
4736a	Land At Commissioners Quay Quay Road Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.98					15/01941/FUL	Full	31/03/2016	31/03/2019	49		0	49																			9	25	15	Permission for 49 dwellings approved in 2016 - previously assumed to have lapsed, but developer confirms housebuilding commenced in Oct 2020. No affordable housing contribution as decision agreed it to be otherwise unviable.								
4780	Land at West Blyth accessed from Chase Farm Drive (Permismon)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	14.63					02/00621/OUT INSE2010/00896 07/00434/REM 19/04363/FUL	Outline with Reserved Matters	02/05/2008	02/05/2010	728		611	117	70	10%	19																		53	57	35	25	Chase Farm development being jointly delivered by Permismon and Taylor Wimpey - original application allowed on appeal in 2006, with reserved matters and subsequent amendments and detailed permissions increasing the yield now to a total of 728 dwellings. Taylor Wimpey share now completed, with Permismon ongoing.					
6474a, 6474b	Land North Of Windsor Drive Windsor Drive Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	1.48					12/00923/OUT 13/02762/FUL 18/02296/FUL	Outline + Full	20/11/2019	20/11/2022	25		4	21	7	28%	7																		10	11	Outline permission for 25 dwellings - Ph. 1 of 7 units (6474a) and Ph.2 of 18 units (6474b). Retrospective application allowed on appeal in 2015, with a revised application for 18 bungalows on the eastern Ph.2 part also approved. Works commenced in 2016, with 4 units completed and 10 plots under construction.							
9029	Albion Court Albion Way Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.10					16/00935/FUL	Full	01/09/2016	01/09/2019	7		6	1																				1	Construction of all 7 plots commenced in 2016, with 6 units completed in 2018/19 and recent activity on the final plot. Previous forecast rolled back to reflect slower progress than expected.									
9109a	Blyth Golf Club Plessey Road Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	3.40					19/00039/FUL	Full	10/12/2019	10/12/2022	92		0	92	16	17%	16																	44	48	Full application for redevelopment of part of golf club site for 92 dwellings approved on appeal in Dec 2019. Developer confirms construction works now underway.								
9590	Eric Tolhurst Centre, 3 - 13 Quay Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.19					18/04371/OFFRES	Full	08/05/2019	08/05/2022	8		0	8																				8	Prior approval for conversion of ground floor office space to 8 flats. Developer confirms scheme now completed (by Sept 2021).									
4633	Land West Of Berridge Park Laverock Hall Road Blyth	Not in a Settlement	Blyth	Tyneside Commuter Belt (South East)	South East	13.66					14/01449/FUL	Full	18/12/2014	18/12/2016	349		299	50	61	17%	22																	61	30	20	Ongoing development with 299 of the 349 dwellings now complete.							
3016	Land At Willow Burn, Whinney Hill Farm Cottages, Choppington	Choppington	Choppington	Tyneside Commuter Belt (South East)	South East	11.44					16/04411/FUL 20/02612/NONMAT	Full	03/07/2020	03/07/2023	327		0	327	(see notes)		(see notes)																		15	25	25	25	237	Full permission for 327 dwellings granted in July 2020, having previously been 'minded to approve'. S106 requires 3 viability appraisals during the course of development to reconsider the scope for any on-site affordable housing provision.				
4652i (dev1)	Land At South West Sector, Off Beacon Lane, Cramlington (Barratt)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	34.14					08/00465/FUL 21/00842/VAREA	Full	11/08/2021	11/08/2023	715		0	715	143	20%	143																		5	60	60	60	60	117	Part of strategic Cramlington South West Sector development - permission for 715 dwellings to be jointly delivered by Barratt (362 units - 4652i) and Keepmoat (353 units - 4652j). Subsequent variation application approved in Aug 2021 to alter house types and amend the S106, incl. reducing the affordable housing provision (from 143 to 57 units) to enable scheme viability. Both developers anticipated starting on site in summer 2021 once those final issues were resolved.			
4652ii (dev2)	Land At South West Sector, Off Beacon Lane, Cramlington (Keepmoat)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above					08/00465/FUL	Full	11/08/2021	11/08/2023	see above		see above	see above	see above		see above																		32	48	48	48	177	Part of strategic Cramlington South West Sector development - permission for 715 dwellings to be jointly delivered by Barratt (362 units - 4652i) and Keepmoat (353 units - 4652j). Subsequent variation application approved in Aug 2021 to alter house types and amend the S106, incl. reducing the affordable housing provision (from 143 to 57 units) to enable scheme viability. Both developers anticipated starting on site in summer 2021 once those final issues were resolved.				
4701i (dev1)	Land North Of Station Road Cramlington (CentrePoint) (Bellway)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	14.36					14/04099/OUT 16/03184/REM 19/00611/FUL 19/01786/REM 19/04398/FUL 20/00174/FUL	Outline with Reserved Matters + Full	13/08/2020	13/08/2022	495		293	202	84	17%	76																					29	50	Cramlington CentrePoint development being jointly delivered by Bellway (4701i), Permismon (4701ii) and Berricia (4701iii) - original outline permission for up to 480 dwellings and a 40-bed care home approved in 2016, with reserved matters for 384 dwellings. Subsequent amendments have increased the overall yield to 495 units (84 affordable) and a 48-apartment extra care block for over-55s. Bellway confirm 50 units outstanding on their phase.				
4701ii (dev2)	Land North Of Station Road Cramlington (CentrePoint) (Permismon)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above					14/04099/OUT 16/03184/REM 19/00611/FUL 19/01786/REM 19/04398/FUL 20/00174/FUL	Outline with Reserved Matters + Full	13/08/2020	13/08/2022	see above		see above	see above	see above		see above																					35	35	33	Cramlington CentrePoint development being jointly delivered by Bellway (4701i), Permismon (4701ii) and Berricia (4701iii) - original outline permission for up to 480 dwellings and a 40-bed care home approved in 2016, with reserved matters for 384 dwellings. Subsequent amendments have increased the overall yield to 495 units (84 affordable) and a 48-apartment extra care block for over-55s. Permismon confirm 193 of their total 245 units now complete, with 46 outstanding (at summer 2021).			
4701iii (dev3)	Land North Of Station Road Cramlington (CentrePoint) (Berricia)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above					14/04099/OUT 16/03184/REM 19/00611/FUL 19/01786/REM 19/04398/FUL 20/00174/FUL	Outline with Reserved Matters + Full	13/08/2020	13/08/2022	see above		see above	see above	see above		see above																					84	Cramlington CentrePoint development being jointly delivered by Bellway (4701i), Permismon (4701ii) and Berricia (4701iii) - original outline permission for up to 480 dwellings and a 40-bed care home approved in 2016, with reserved matters for 384 dwellings. Subsequent amendments have increased the overall yield to 495 units (84 affordable) and a 48-apartment extra care block for over-55s. Berricia confirm 8 affordable units completed by July 2020, with 76 affordable units remaining.					
4703bi (dev1)	South West Sector Of Cramlington Land South And West Of White Hall Farm Beacon Lane Cramlington (Bellway)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	85.60					15/00901/OUTES 17/00393/REM 19/00739/REM 20/01684/REM	Outline with Reserved Matters	23/09/2019	23/09/2021	1,600		237	1,363	240	15%	184																				47	45	54	47	61	10	456	Part of strategic Cramlington South West Sector development being jointly delivered by Bellway (4703bi) and Permismon (4703bi) - outline permission granted in 2015 for a mixed-use development comprising up to 1,600 dwellings, primary school, and local retail centre with leisure facilities and medical centre. Reserved matters approved for Ph.1 of 384 units, and Ph.2 of 470 units, subsequently increased to 495 units. Further reserved matters approved in Dec 2020 for 124 units. Construction started in 2017 with a long-term delivery programme of 15-20 years - 673 units remaining on Bellway's element.

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)
APPENDIX D: Sites Summary Schedule

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021				Affordable Housing				Source of Delivery Information	Evidence to Support Delivery Forecasts (Developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes					
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permitted	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021	SH06 Financial Contribution					Shutable	Available	Achievable	2021/22	2022/23			2023/24	2024/25	2025/26		
3497b	Land North Of The Garth, Pottery Bank, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	6.08				16/0486/FUL	Full	09/09/2019	09/09/2022	53	✓	0	53	9	17%	9		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Perammon Homes.			25	28					Ph 2 of scheme approved at appeal in 2019. Developer confirms site works commenced in May 2021, following on from Ph 1 completion (3497a).			
6547 (demo)	Land South Of King Edward High School, Cottinwood Lane, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.64				20/01601/FUL	Full	17/03/2021	17/03/2024	-1	✓	0	-1					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - YoungRPS on behalf of LOK Developments (Kapex Construction).			-1						Demolition of a bungalow and construction of 2 blocks of apartments - 10 flats in the north building and 8 flats in the east building. Developer confirms started on site in July 2021.			
6547 (new)	Land South Of King Edward High School, Cottinwood Lane, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.64				20/01601/FUL	Full	17/03/2021	17/03/2024	18	✓	0	18					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - YoungRPS on behalf of LOK Developments (Kapex Construction).				18					Demolition of a bungalow and construction of 2 blocks of apartments - 10 flats in the north building and 8 flats in the east building. Developer confirms started on site in July 2021.			
6941	Land North East Of Hebron Avenue Pegwood Village Pegwood	Pegwood	Pegwood	Tyneside Commuter Belt (Central)	Central	2.72			✓	17/02177/FUL	Full	28/06/2018	28/06/2021	118	✓	42	76	12	10%	6		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Barratt DW Homes.		31	34	31	11				Construction commenced in 2018, with 42 of the 118 dwellings now completed.			
3019	North of Longhirst Road	Pegwood	Pegwood	Tyneside Commuter Belt (Central)	Central	1.84			✓	19/02747/FUL	Full	07/11/2019	07/11/2022	61	✓	5	56	10	16%	10		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Gleeson Homes.		5	35	21					Morpeth Neighbourhood Plan site allocation. Works commenced in 2020, with developer confirming 49 of the 61 dwellings now completed (as at end June 2021).			
3041	Land West Of Dyke House The Avenue Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.27			✓	16/0377/FUL 20/0060/REM	Hybrid Full + Outline with Reserved Matters	15/05/2020	15/05/2022	6	✓	6	1					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Ethical Partnership on behalf of Medburn Rare Earth Ltd.						1			Hybrid consent comprising full permission for 5 dwellings and outline permission for 1 further dwelling. Initial 5 dwellings completed, with reserved matters now approved for plot 6.			
3100b	Land North Of Orchard House, The Avenue, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.18			✓	18/02938/OUT 20/01552/REM	Outline with Reserved Matters	30/09/2020	30/09/2023	8	✓	0	8					✓	✓	✓	Delivery based on methodology assumptions	no recent/relevant delivery information obtained						2	3	3		Outline permission with reserved matters for 8 detached dwellings. Previous forecast rolled back to reflect slower progress than expected.		
3158, 8079	Land North East Of Green Rigg, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	2.07			✓	16/00860/FUL	Full	22/07/2016	22/07/2019	50	✓	19	31					✓	✓	✓	Delivery based on methodology assumptions	no recent/relevant delivery information obtained		10	10	10	11				Under construction with 19 of the 50 dwellings now completed. Previous forecast rolled back to reflect slower progress than expected.			
3380	Land North Of Dyke House, The Avenue, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.45			✓	CM/20090518 14/04282/OUT 15/03147/OUT 16/02988/FUL 17/02601/FUL 17/03267/OUT 18/01416/FUL 18/01608/FUL 18/02874/REM 19/05011/REM	Outline with Reserved Matters + Full	25/02/2020	25/02/2023	6	✓	3	3							✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - MW Architects on behalf of D Dixon (landowner).						2	1			Original outline permission for 5 dwellings, but a revised outline application was allowed at appeal in 2019 which increased the overall yield to 6 units. Self-build development with further detailed consents secured on a plot-by-plot basis - plots 1, 2 and 4 now complete with remaining 3 units all under construction.
3427	Northumbria Police HQ, Ponteland	Not in a Settlement	Ponteland	Tyneside Commuter Belt (Central)	Central	29.19	✓			14/01442/OUT 17/02747/REM	Outline with Reserved Matters	22/01/2018	22/01/2020	253	✓	143	110	51	20%	11		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Bellway.		107	60	40	10					Outline permission with reserved matters for demolitions and redevelopment of former Police HQ site for 253 dwellings - under construction. (See 3427a for conversions)		
3427a	Northumbria Police HQ, Ponteland	Not in a Settlement	Ponteland	Tyneside Commuter Belt (Central)	Central	1.06	✓			17/03697/FUL	Full	19/04/2018	19/04/2021	22	✓	2	20					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Bellway.		2	8	12					Conversion and extension of Grade II listed former office buildings in the centre of the former Police HQ site into 22 dwelling units. (See 3427 for new-build dwellings)			
9119	Field East Of The Nursery Medburn	Ponteland	Ponteland	Tyneside Commuter Belt (Central)	Central	6.45			✓	17/01149/FUL	Full	15/01/2018	15/01/2021	62	✓	50	12					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Bellway.		23	12						Development nearing completion - developer confirms only 7 units remaining (at Aug 2021).			
3593, 3594	Land At Harlow Hill, Newcastle Upon Tyne	Not in a Settlement	Stamfordham	Tyneside Commuter Belt (Central)	Central	2.48	✓			13/03360/FUL	Full	21/02/2014	21/02/2017	10	✓	7	3					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Anvil Homes.		6	3						Conversion of traditional farm buildings on 2 parcels of farmland land (3593 and 3594 separated by a minor road) into 10 dwellings. Works commenced in July 2020 - developer expects final 3 homes to complete in Sept 2021.			
3318	Former St Mary's Hospital, Green Lane, Stannington	Not in a settlement	Stannington	Tyneside Commuter Belt (Central)	Central	31.44	✓		✓	CM/20080874 15/0376/FUL 16/03202/NONMAT 16/03227/FUL 20/00404/NONMAT	Outline with Reserved Matters + Full	21/10/2009	21/10/2012	283	✓	260	23	18	6%	AH complete		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Bellway.		25	23							Strategic mixed-use redevelopment of former hospital site - initially refused by the SoS before a revised outline application was permitted in 2007. Reserved matters for 172 dwellings, but subsequent amendments have now increased the overall yield to 283 dwellings.		
3500	Land North East Of Netherton Park, Netherton Park, Stannington	Not in a Settlement	Stannington	Tyneside Commuter Belt (Central)	Central	8.13	✓			14/00808/OUT 19/01241/VARYCO 20/00268/REM	Outline with Reserved Matters	26/02/2021	26/02/2023	85	✓	0	85					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Bellway.					22	38	25			Outline permission with reserved matters for demolition and redevelopment of redundant/delinquent former local authority children's home site for 85 dwellings. Netherton Park Trustees now sold the site to a developer - the 5106 agreement for the outline consent required 30% of the proceeds from sale of the site to be paid to the County Council in lieu of providing on-site affordable housing.		
9008	Stannington Nurseries Tea Room 58 Station Road Stannington Morpeth	Stannington	Stannington	Tyneside Commuter Belt (Central)	Central	0.59	✓			16/03693/FUL	Full	15/12/2017	15/12/2020	34	✓	27	7	5	15%	5		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Queensbury Design on behalf of Ludgate 373 Ltd. (landowner/developer).		18	7						Redevelopment of former nurseries site for 34 dwellings - works commenced in May 2018.			
9005a	Land At Moor Farm Estate Station Road Stannington	Stannington Station	Stannington	Tyneside Commuter Belt (Central)	Central	0.94	✓			17/04475/OUT 20/01141/REM	Outline with Reserved Matters	06/07/2020	06/07/2022	8	✓	0	8					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Aloria Developments.		8							Demolition of outbuildings for 8 new-build houses - reserved matters approved in July 2020. Developer confirms development commenced.			
6082	West Chevington Farm, West Chevington	Not in a Settlement	Tittington and West Chevington	Tyneside Commuter Belt (Central)	Central	1.05		✓		15/02908/FUL 18/02871/FUL (20/00134/VARYCO)	Full	09/11/2018	09/11/2021	9	✓	0	9					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Maurice Scaris Town Planning on behalf of Genesis One Ltd.				9					Development of 9 dwellings through conversion/alteration of existing farm buildings plus new-build - all units now under construction. Developer anticipated completion in late 2021, subject to decision on a variation application. NB: A separate application for a Ph 2 of 8 dwellings was refused, but applicant proposing to submit a revised proposal in autumn 2021.			
3462	Goodwills Wood Shavings And Haulage Yard Twizel Cottage Shilvington	Not in a Settlement	Whalton	Tyneside Commuter Belt (Central)	Central	2.44		✓		18/03613/OUT 20/03068/REM	Outline with Reserved Matters	19/01/2021	19/01/2023	35	✓	0	35	6	17%			✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Cousins (North East) Ltd.		6	29							Demolition and residential redevelopment of derelict rural sawmill/agricultural buildings and haulage yard - site works commenced in Mar 2021, with housebuilding now underway.		
9592	Land North Of Shaws House Cottages, Newton	Not in a Settlement	Bywell	Tyneside Commuter Belt (West)	Central	0.5		✓		18/03543/FUL	Full	21/06/2019	21/06/2022	7	✓	0	7					✓	✓	✓	Delivery based on methodology assumptions	no recent/relevant delivery information obtained				2	2	3			Conversion of agricultural buildings into 7 dwellings. Not yet started. Previous forecast rolled back to reflect slower progress than expected.			
2471i (dev1)	Land West Of Millwell Lane Millwell Lane Corbridge (Bellway)	Corbridge	Corbridge	Tyneside Commuter Belt (West)	Central	11.60			✓	15/00381/OUTES 17/04547/REM	Outline with Reserved Matters	14/08/2018	14/08/2020	181	✓	9	172	27	15%	27		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Bellway.			see 2471i	see 2471i	see 2471i	see 2471i	see 2471i	see 2471i			Joint development from Bellway (58 units) and Miller Homes (123 units). Construction commenced in 2019 - Miller's delivery forecast covers both developers.	
2471ii (dev2)	Land West Of Millwell Lane Millwell Lane Corbridge (Miller Homes)	Corbridge	Corbridge	Tyneside Commuter Belt (West)	Central	see above			✓	15/00381/OUTES 17/04547/REM	Outline with Reserved Matters	14/08/2018	14/08/2020	see above	✓	see above	see above	see above	see above	see above		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Miller Homes		9	30	30	30	30	30	13			Joint development from Bellway (58 units) and Miller Homes (123 units). Construction commenced in 2019 - Miller's delivery forecast covers both developers.	
9041	Jools Laundry 1-3 Station Yard Corbridge	Not in a Settlement	Corbridge	Tyneside Commuter Belt (West)	Central	0.55	✓			14/04259/FUL 20/01328/VARYCO	Full	16/05/2017	06/05/2020	18	✓	0	18					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Nicola Alan Associates on behalf of Corbridge Workshops Ltd.				18					Demolition of industrial buildings for mixed-use development of 12 townhouses and 6 apartments, plus business/commercial space. Agent confirms works commenced and office building demolished in Mar 2020. NB: A separate scheme for 4 dwellings on adjacent land is recorded as a small site (9073).			
9059	South Houghton Farm Hexham Road By Houghton Farms Heddon-On-The-Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.99	✓			17/01266/FUL 18/01207/FUL	Full	15/05/2020	15/05/2023	13	✓	0	13					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - George F White on behalf of K Watson.		1	2	2	2	2	6			Redevelopment of former commercial brewery site for 13 dwellings - revised application approved in May 2020 for 6 conversions and demolition of modern agricultural-style buildings for 7 new-build dwellings. Agent confirms works due to commence in late 2021, with the new-builds followed by the conversions (in 2021/28).		
9631	Rudchester Farm Cottage Rudchester Heddon on the Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.43	✓			19/03490/FUL	Full	27/03/2020	27/03/2023	5	✓	0	5					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Spence & Dower LLP on behalf of Dr. Chris and Prof. Ruth Plummer (landowner).				2	3				Conversion of farm buildings into 5 dwellings, plus extension of an existing dwelling. Agent confirms tenders in progress, with a phased build-out envisaged determined by finances.			
2343 (demo)	Land at Gilegate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.29	✓			13/02289/FUL 18/04200/FUL	Full	03/10/2019	03/10/2022	-2	✓	0	-2					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Hexham Wood Washhouse (landowner).				-2					Partial demolition of former swimming baths and 2 existing dwellings for construction of 48 apartments (ie. 44 net additions) permitted in 2019 following lapsing of a similar scheme. Developer confirms deliverability.			
2343 (new)	Land at Gilegate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.29	✓			13/02289/FUL 18/04200/FUL	Full	03/10/2019	03/10/2022	46	✓	0	46					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Hexham Wood Washhouse (landowner).				46					Partial demolition of former swimming baths and 2 existing dwellings for construction of 48 apartments (ie. 44 net additions) permitted in 2019 following lapsing of a similar scheme. Developer confirms deliverability.			
2344	Land South Of Craneshaugh, Corbridge Road, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	4.34			✓	13/01208/OUT 15/02221/REM	Outline with Reserved Matters	11/12/2015	11/12/2017	122	✓	103	19	24	20%	AH complete		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Barratt Homes.		12	19							Development well underway.		
2345a	Former Workhouse and Hospital land at Dean Street, Hexham (west)	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.45	✓		✓	19/01296/FUL	Full	31/01/2020	31/01/2023	43	✓	0	43					✓	✓	✓	NCC monitoring	NCC monitoring		43								Hexham Neighbourhood Plan and draft Local Plan site allocation now with permission for 2 individual schemes (2345a, 2345b). Construction of 43 McCarthy & Stone retirement living apartments on this parcel nearing completion - expected to open Oct 2021.		
2345b	Former Workhouse and Hospital land at Dean Street, Hexham (east)	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.71	✓		✓	19/01380/FUL	Full	11/12/2019	11/12/2022	34	✓	0	34					✓	✓	✓	Delivery based on methodology assumptions	2021 5-YHLS consultation - Acanthus Darbyshire Architects Ltd on behalf of HMC Group Ltd. (former landowner).					16	8	10			Hexham Neighbourhood Plan and draft Local Plan site allocation now with permission for 2 individual schemes (2345a, 2345b). Permission granted for conversion and part extension of former Hexham Workhouse buildings on this parcel to create 34 dwellings (south block 16 flats/houses, north block 10 flats, west block 4 flats, east block 4 flats). Site now sold to 79th Group to undertake development.		
2739	Prospect House, Hallgate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.17	✓		✓	17/04070/FUL 19/01910/FUL	Full	12/12/2019	12/12/2022	16	✓	0	16					✓</																

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)

APPENDIX D: Sites Summary Schedule

SHLAA Ref.	Site Location Details				Delivery Area	Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021			Affordable Housing			S106 Financial Contribution	Suitable	Available	Achievable	Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes			
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area							Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permitted	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%									Affordable Homes Outstanding at 31/3/2021	2021/22	2022/23	2023/24	2024/25			2025/26		
9593	1-3 Beaumont Street Hesham	Hesham	Hesham	Tyneside Commuter Belt (West)	Central	0.04	✓			19/03875/FUL	Full	19/12/2019	19/12/2022	9	0	9							Delivery based on methodology assumptions	no recent/relevant delivery information obtained										Conversion of 3 vacant upper floors of a Grade II listed building from retail floorspace into 9 apartments (studio, 1-bed and 2-bed units) granted on appeal in Dec 2019. Not yet started. Previous forecast rolled back to reflect slower progress than expected.				
9596	1-7 Priestpoppie Hesham	Hesham	Hesham	Tyneside Commuter Belt (West)	Central	0.22	✓			19/04545/FUL	Full	24/02/2020	24/02/2023	12	0	12							Delivery based on methodology assumptions	2021 5-YHLS consultation - BH Planning & Design on behalf of Lugano Developments Ltd.									12	Conversion of vacant 1st and 2nd floor sports bar and nightclub space into 12 apartments. Agent advises applicant is looking to commence construction as quickly as possible. Previous forecast rolled back to reflect slower progress than expected.				
6813	Former Miners Welfare Site, Mickley Square	Mickley Square	Prudhoe	Tyneside Commuter Belt (West)	Central	1.83	✓			14/03221/OUT 17/0315/REM 19/02286/NONMAT	Outline with Reserved Matters	24/05/2018	24/05/2020	10	0	10							Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - MJL Mickley Ltd.								4	4	2	Outline permission with reserved matters for 10 dwellings, with flexibility to be delivered on a phased or plot-by-plot basis, providing opportunity for self-build. Site access road and infrastructure works commenced in Mar 2020.			
2494	Former Prudhoe Hospital Prudhoe Hospital Drive Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	40.61	✓			14/04160/FUL	Full	27/04/2016	27/04/2019	404	✓	101	303	121	30%	92			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Gentoo Homes and Homes England (landowner).		27	38	45	46	37	47	90	Strategic redevelopment of former hospital site, involving conversion of Grade II listed building into 12 dwellings and demolition other buildings for construction of 392 new-build homes. Works commenced in 2017, with 101 of the total 404 units now completed.					
6839a	Land South Of North Row North Row Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	1.64	✓			15/03750/OUT 19/03517/REM	Outline with Reserved Matters	17/06/2020	17/06/2022	48	✓	0	48	8	17%	8			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Hedley Planning on behalf of Horizon Products Ltd (landowner). 2019 5-YHLS consultation - North Associates on behalf of Horizon Products Ltd.								15	17	16	Outline permission for redevelopment of vacant land at the former Hammetts paint factory for up to 50 dwellings - reserved matters approved in June 2020 for 48 units. Agent confirms site access works commenced in Apr 2021.			
9542	Northumbria Police Prudhoe Police Station 24 Front Street Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.06	✓			18/02504/FUL 18/02051/FUL	Full	21/09/2018	21/09/2021	9	✓	7	2						Delivery based on methodology assumptions	no recent/relevant delivery information obtained		7	2						Conversion of former police station into a veterinary surgery and of office buildings into 4 flats approved in 2018, with a separate permission for conversion of the police station into 5 dwellings - both schemes include supported living units providing specialist accommodation for vulnerable people. 7 units now complete, with conversion works on the final 2 flats underway.					
9699 (demo)	1 The Haven Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.21	✓			19/04006/FUL	Full	22/05/2020	22/05/2023	-10	✓	0	-10	-10					Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Karbon Homes.									-10	Demolition of 10 x 1-bed bungalows and construction of 6 x 2-bed bungalows (net loss of 4 units) as part of a social rented housing stock renewal programme. Developer confirms development to commence following decant of the first unit.				
9699 (new)	1 The Haven Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.21	✓			19/04006/FUL	Full	22/05/2020	22/05/2023	6	✓	0	6	6	100%				Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Karbon Homes.									6	Demolition of 10 x 1-bed bungalows and construction of 6 x 2-bed bungalows (net loss of 4 units) as part of a social rented housing stock renewal programme. Developer confirms development to commence following decant of the first unit.				
0270	Land West Of Village Hall, Acklington Village	Acklington	Acklington	Alnwick & the Tourist Coast	North	2.04	✓			17/01670/FUL	Full	04/04/2019	04/04/2022	22	✓	0	22	4	18%	4			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - George F White on behalf of Chardale Country Homes Ltd.									2	5	5	4	1	Works commenced in 2020, with 18 of the 22 dwellings now under construction.
0287	Acklington Garage 9 Acklington Village Acklington	Acklington	Acklington	Alnwick & the Tourist Coast	North	0.68	✓			15/02504/FUL 18/04551/CLPROP	Full	06/01/2016	06/01/2019	16	✓	0	16						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - State Hodgkinson Architecture on behalf of Buchanan Estates Ltd (landowner).									16	Commencement of site works (demolition of garage buildings) confirmed by a Certificate of Lawful Development in Feb 2019. Site under construction with completion expected by end of 2021.				
0427	East of Acklington C of E first school	Acklington	Acklington	Alnwick & the Tourist Coast	North	1.60	✓			18/00560/OUT 20/03673/REM	Outline with Reserved Matters	30/03/2021	30/03/2024	21	✓	0	21	4	19%	4			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Northumberland Estates.									10	11	Reserved matters for 17 detached and 4 semi-detached affordable dwellings approved in Mar 2021.			
9514	Land West Of Schooner Hotel, Northumberland Street, Alnmouth	Alnmouth	Alnmouth	Alnwick & the Tourist Coast	North	0.19	✓			18/02275/FUL	Full	08/05/2019	08/05/2022	7	✓	0	7						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - CEAD Architecture on behalf of Mr J Orde (landowner).									7	Construction of 7 dwellings on land adjacent to the Schooner Hotel. Agent confirms site now under construction.				
0038a	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-1)	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	30.54	✓			17/04143/FUL (hybrid application)	Hybrid Full + Outline	26/10/2018	26/10/2021	270	✓	30	240	40	15%	28			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Cussins (North East) Ltd.		30	30	31					30	30	31	Ph 1 of hybrid application covering 3 parcels of land (0038a, 0038b, 0038c) with full permission for 81 units (12 affordable) and outline permission for 189 units (28 affordable). Ph 1 (0038a) under construction by Cussins.		
0038b	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-2)	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	see above	✓			17/04143/FUL (hybrid application) (21/02062/REM)	Hybrid Full + Outline	26/10/2018	26/10/2021	see above	✓	see above	see above	see above	see above	see above			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Story Homes.									17	36	36	36	Ph 2 of hybrid application covering 3 parcels of land (0038a, 0038b, 0038c) with full permission for 81 units (12 affordable) and outline permission for 189 units (28 affordable). Story Homes to deliver Ph 2 (0038b) and Ph 3 (0038c). Reserved matters application for Ph 2 of 125 homes pending.	
0038c	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-3)	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	see above	✓			17/04143/FUL (hybrid application)	Hybrid Full + Outline	26/10/2018	26/10/2021	see above	✓	see above	see above	see above	see above	see above			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Story Homes.									64	Ph 3 of hybrid application covering 3 parcels of land (0038a, 0038b, 0038c) with full permission for 81 units (12 affordable) and outline permission for 189 units (28 affordable). Story Homes to deliver Ph 2 (0038b) and Ph 3 (0038c). Reserved matters application for Ph 3 (remaining 64 dwellings) expected to be submitted Oct 2021.				
0220a	Sawmill Industrial Estate, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.3	✓			17/02409/FUL	Full	30/11/2018	30/11/2021	9	✓	0	9						Delivery based on methodology assumptions	2021 5-YHLS consultation - Northumberland Estates (former landowner).									1	2	3	3	Full permission for 9 dwelling plots - site now sold. Previous forecast rolled back due to slower progress than expected.	
0230	Allerburn House Denwick Lane Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	1.37	✓			16/03770/FUL 18/02423/NONMAT 18/02409/VARYCO 18/00672/FUL	Full	27/02/2017	27/02/2020	18	✓	1	17						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Ascant Homes.										17	At Alnwick & Denwick Neighbourhood Plan site allocation with original permission for 20 dwellings - conversion of coach house (10 units) plus new-build (10 units). Implemented in 2016 with 1 completion to date, but then paused. A separate revised scheme for 17 units (conversion to 3 apartments plus 14 new dwellings) was allowed on appeal in Dec 2018, reducing the overall total to 18 units.			
0280	Land south of Walkergate Alnwick Northumberland	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.90	✓			A/20100450	Full	19/07/2011	19/07/2014	15	✓	0	15	5	33%	5			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Northumberland Estates.									5	10	Site works commenced 2014 with construction of an access road. Complementary conversion and extension of adjacent listed building to a 47-room hotel permitted Apr 2021 (20/01238/FUL) - masterplan includes the 15 permitted dwellings.			
0282	Former Dukes Middle School	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	4.79	✓			19/00500/FUL	Full	25/02/2021	25/02/2024	98	✓	0	98	11	11%				Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Northumberland Estates.									13	29	29	27	At Alnwick & Denwick Neighbourhood Plan mixed-use site allocation (with part of former playing fields designated as Local Green Space), with permission for a retirement village of 98 dwellings approved Feb 2021 - conversion of the Grade II listed former school buildings into 27 apartments, together with a block of 49 elderly living flats and 22 dwellings on the southern part of the playing fields.	
9028 (conv)	Narrowgate House Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.13	✓			15/02603/FUL	Full	14/10/2016	14/10/2019	-1	✓	0	-1						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Stabewood Leisure Ltd.		in part								-1	Conversion of Grade II listed Narrowgate House into 5 flats, plus demolition of coach house and stable block for 3 new-build houses to the rear (7 net additions). Site works commenced in Feb 2020, but developer advises now only intending to deliver the 3 new-build houses with the residential conversion element not progressing (at present) due to conservation issues. While permission will not lapse, future delivery of the 5 apartments is currently discounted.			
9028 (new)	Narrowgate House Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.13	✓			15/02603/FUL	Full	14/10/2016	14/10/2019	8	✓	0	8						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Stabewood Leisure Ltd.		in part							3	Conversion of Grade II listed Narrowgate House into 5 flats, plus demolition of coach house and stable block for 3 new-build houses to the rear (7 net additions). Site works commenced in Feb 2020, but developer advises now only intending to deliver the 3 new-build houses with the residential conversion element not progressing (at present) due to conservation issues. While permission will not lapse, future delivery of the 5 apartments is currently discounted.				
9565	Oddfellows Arms 35 Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.08	✓			18/01400/FUL	Full	12/12/2018	12/12/2021	6	✓	0	6						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Gareth Hughes on behalf of Geo Properties Ltd.									6	Conversion of vacant public house into 4 flats and construction of 2 dwellings to the rear. Works commenced on both elements in autumn 2019.				
9741	Former Ravensmount Care Home, Alnmouth Road, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.22	✓			19/04800/FUL	Full	11/02/2021	11/02/2024	8	✓	0	8						Delivery based on methodology assumptions	no recent/relevant delivery information obtained									4	4	Partial demolition and conversion of vacant care home into 8 luxury apartments across 3 storeys - supersedes an earlier permission (16/00451/FUL) for conversion into a hotel, for which works had started but then stalled.			
6827	Alnwick Golf Club Swansfield Park Road Alnwick	Not in a Settlement	Alnwick	Alnwick & the Tourist Coast	North	1.50	✓			16/02824/OUT 17/03074/REM 20/0440/FUL	Outline with Reserved Matters + Full	16/10/2020	16/10/2023	10	✓	0	10						Delivery based on methodology assumptions	no recent/relevant delivery information obtained									10	Outline permission with reserved matters for 10 dwellings, with revised scheme (10 units plus an increased affordable housing contribution) approved in Oct 2020. Previous forecast rolled back to reflect slower progress than expected.				
0284b	Land East Of Greensfield Weavers Way Alnwick	Alnwick	Denwick	Alnwick & the Tourist Coast	North	17.81	✓			13/03109/OUT 15/02695/REM 15/03651/REM	Outline with Reserved Matters	31/03/2016	31/03/2019	236	✓	159	77	31	13%	AH Complete			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Taylor Wimpey.		30	46	31							Site under construction.			
0356a	Land North Of Horsley Place, Christon Bank, Northumberland,	Christon Bank	Embleton	Alnwick & the Tourist Coast	North	0.73	✓			16/03510/FUL	Full	21/12/2018	21/12/2021	13	✓	0	13	2	15%	2			Delivery based on methodology assumptions	no recent/relevant delivery information obtained									3	5	5	Full permission for 13 dwellings - conditions discharged during summer 2021. Previous forecast rolled back to reflect slower progress than expected.		
9011	Land North East Of Rock South Farm Cottages Alnwick	Not in a Settlement	Rennington	Alnwick & the Tourist Coast	North	0.52	✓			15/00653/FUL	Full	07/10/2015	07/10/2018	6	✓	0	6						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Rock Farms Ltd/Rock Homes Ltd.										3	3	Demolition and conversion of agricultural buildings for 6 dwellings. Demolition and site works commenced, but currently on hold until details of the A1 qualifying project are resolved which could see a new road through this site - Rock Estates confirm still hoping to deliver the scheme.		
8073	Farm Buildings East Of North Farm Rennington Village Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.66	✓			17/04588/FUL	Full	29/08/2018	29/08/2021	10	✓	0	10	4	40%	4			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Lindsfame Homes.									10	Conversion of Grade II listed farm buildings into 2 dwellings, plus 8 new-build dwellings approved in 2018 (suspending an earlier lapsed permission for 2 conversions and 13 new-build). Developer confirms started on site in Oct 2020.				
9036	Land South Of Rock Cricket Club Rock	Rock	Rennington	Alnwick & the Tourist Coast	North	0.25	✓			16/09295/FUL	Full	09/02/2017	09/02/2020	5	✓	4	1						Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Rock Farms Ltd/Rock Homes Ltd.		4	1								Application for 5 dwellings allowed on appeal in Feb 2017. Rock Estates confirm the final unit was completed in spring/summer 2021.			
0013, 0014	Buildings West Of Gloster Hill Farmhouse Gloster Hill Ambie	Ambie	Warkworth	Alnwick & the Tourist Coast	North	2.36	✓			15/04033/FUL	Full	11/09/2017	11/09/2020	42	✓	21	21	6	14%	AH complete			Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - NB Clark.		6	9	6	6							Site under construction.		
0052a	Land North Of Heritage Drive, Heritage Drive, Warkworth	Warkworth	Warkworth	Alnwick & the Tourist Coast	North	1.44	✓			14/03121/OUT 16/01468/REM 16/04508/REM 16/04700/REM 17/02427/FUL 17/04537/FUL 20/04440/CLXIS	Outline with Reserved Matters	23/03/2017	23/03/2019	6	✓	3	3							see individual plot records for details	2021 5-YHLS consultation - Northumberland Estates (overall landowner).									1				

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)

APPENDIX D: Sites Summary Schedule

SHLAA Ref.	Site Location Details						Planning Application										Position of site at 31 March 2021										Affordable Housing				Source of Delivery Information	Evidence to Support Delivery Forecasts (Developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021	SH08 Financial Contribution	Suitable	Available	Achievable	2021/22	2022/23	2023/24	2024/25	2025/26											
																																			2021/22	2022/23	2023/24	2024/25	2025/26		
1533	Land to the South of Raynham Close, Belford	Belford	Belford	Berwick-upon-Tweed & the Borders	North	3.54				07/6/1056	Full	18/02/2009	18/02/2012	91	✓	58	33	26	29%	4												7	16	10	7			58 of the 91 dwellings now complete, with steady build-out continuing.			
9046	Middle Mousen Belford	Not in a Settlement	Belford	Berwick-upon-Tweed & the Borders	North	1.5				16/04/06/FUL 20/01/282/NONMAT	Full	27/02/2019	27/02/2021	8	✓	0	8																				Conversion of agricultural buildings into 8 dwellings, plus refurbishment of 3 existing cottages. Developer confirms works underway on the cottages, with new road access due to be completed by Mar 2022. Separate permission for the Ph.2 site at Silver Street (clearance of a vacant commercial garage and new-build) granted in 2013 had reduced its remaining yield by 8 dwellings, but now lapsed so reverted to the original 45 dwellings outstanding. Ph.2 site sold in summer 2021 and technical background work commenced.				
1017, 1017a	West Hope (Land at), Castle Terrace, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	10.11				08/B/0696 14/03/054/REM	Outline with Reserved Matters	12/12/2014	12/12/2017	250	✓	0	250	63	25%	63																		Outline permission for 250 dwellings, with reserved matters for Ph.1 (1017a) of 10 dwellings - technically implemented through initial site access works in 2018, so will not lapse. Landowner considers the site is deliverable within the next 5 years, but forecast delivery rolled back due to only Ph.1 having reserved matters approval.			
1046a, 1046b	Governor's Gardens (1046a) and former Blackburn & Price Garage, Palace Street East (1046b), Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.99				N/06/B/0714 N/06/B/0719 N/06/B/0720 12/01/222/LBC 13/00471/FUL	Full	20/07/2011	20/07/2014	66	✓	21	45	6	9%	6																		Original permission for 66 dwellings across 2 separate parcels of land. Ph.1 for 21 units (new-build and conversion of a Grade II listed pottery) at Governor's Gardens (1046a) completed. Separate permission for the Ph.2 site at Silver Street (clearance of a vacant commercial garage and new-build) granted in 2013 had reduced its remaining yield by 8 dwellings, but now lapsed so reverted to the original 45 dwellings outstanding. Ph.2 site sold in summer 2021 and technical background work commenced.			
1183	Land South West Of Castle Hills Farm Cottages, Castle Hills, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.27				17/03673/OUT 20/04431/REM	Outline with Reserved Matters	19/04/2021	19/04/2023	8	✓	0	8																					Outline permission for 8 self/custom-build plots, with reserved matters for plot 3 approved Apr 2021, to be followed by plots 1, 2, 4, 6, 7 and 8, and then plot 5. Initial foul and surface water infrastructure works due to be completed by Nov 2021, with all other services by May 2022.			
1407	Wallace Green Main Council Offices	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.44				17/01046/OFFRES 19/01976/FUL	Full	06/02/2020	06/02/2023	5	✓	0	5																				Conversion of Grade II listed former office block into 4 houses and an apartment. Construction now well underway.				
1543a, 1543b	Springhill Highcliffe (Land at), Tweedmouth, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	10.04				13/00589/FUL (hybrid application) 14/01255/VARVCO (19/01095/REM)	Hybrid Full + Outline	12/08/2013	12/08/2018	150	Reserved Matters pending	40	110	40	27%	AH Complete																		Hybrid consent comprising full permission for 40 affordable dwellings and outline permission for 110 dwellings. Ph.1 affordable units completed by Berwick in 2015 (1543a). Reserved matters for Ph.2 scheme pending - developer intends to re-start on site circa Nov 2021.			
9120	38 Hide Hill, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.04				17/04396/FUL	Full	30/01/2018	30/01/2021	6	✓	0	6																				Conversion of 1st and 2nd floors office space into 6 flats. Works commenced in Sept 2020, although agent advises still finalising warrant approval, tender price and scope of works. Previous forecast rolled back to reflect slower progress than expected.				
1241	Land West Of Greenwood Cornhill Road Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	1.64				16/01976/FUL (20/04104/FUL)	Full	24/02/2020	18/02/2022	30	Revised Application pending	0	30																				Ph.2 of a wider development (with 1240), with development to follow-on from completion of the adjacent site. Revised application pending to amend the scheme/fatout, incl. replacing 5 plots with 8 plots (no 25-33), which would increase the overall yield to 33 units.				
9543	Land East Of Kirks Yard, Dock Road, Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.14				18/01164/OUT (hybrid application)	Hybrid Full + Outline	09/05/2019	09/05/2022	10	✓	0	10																				Hybrid consent comprising full permission for demolition of the reservoir and conversion of the pumping station into 8 apartments, and outline permission for 4 new-build dwellings. Agent confirms conversion works expected to commence by May 2022, with reservoir demolition and new-build construction to follow.				
6057	Broomhouse Farm, Broomhouse, West Linton	Not in a Settlement	Chatton	Berwick-upon-Tweed & the Borders	North	0.64				17/03569/FUL	Full	28/02/2018	28/02/2021	8	✓	0	8																				Site works started in 2018 - all 8 units now under construction by Sandbay Construction. Previous forecast rolled back to reflect slower progress than expected.				
1409	Former Horncliffe County First School Tofts Lane Horncliffe	Horncliffe	Horncliffe	Berwick-upon-Tweed & the Borders	North	0.23				15/00102/FUL	Full	23/07/2015	23/07/2018	6	✓	3	3	6	100%	3																	3 of the 6 dwellings now complete, with works underway on the remaining 3 plots. Previous forecast rolled back to reflect slower progress than expected.				
1070	Land At South Road, Lowick	Lowick	Lowick	Berwick-upon-Tweed & the Borders	North	0.50				14/01679/FUL 17/03452/VARVCO	Full	29/05/2015	29/05/2018	8	✓	4	4																				Under construction - developer confirms only 1 unit remaining (as at Aug 2021). Developer intending to follow this with a Ph.2 scheme of approx. 16 dwellings.				
9080, 9081	Land East Of Lambton Avenue And Kyle View Lowick (north and south parcels)	Lowick	Lowick	Berwick-upon-Tweed & the Borders	North	1.34				17/04394/OUT 21/01337/NONMAT (21/01416/OUT) (21/02723/REM)	Hybrid Full + Outline	03/07/2018	03/07/2021	24	✓	0	24	4	17%	4																			Hybrid consent approved in 2018 comprising full permission for 4 dwellings and outline permission for up to 20 dwellings. Amendment to conditions approved in Apr 2021 allows for an earlier start on-site - agent confirms initial site works now commenced. Revised hybrid application for a similar scheme submitted in Apr 2021, currently pending, together with a reserved matters application for the outline element.		
1518	Former Millfield County First School, Wheatgrass, Millfield, Wooler	Millfield	Millfield	Berwick-upon-Tweed & the Borders	North	0.90				18/04099/FUL	Full	27/06/2019	27/06/2022	30	✓	4	26																				Redevelopment of former school site for 30 dwellings. Site works commenced in 2019, with 4 units now complete.				
9015	Land North West Of Galagate House, Norham	Norham	Norham	Berwick-upon-Tweed & the Borders	North	0.55				12/03750/FUL 19/04900/FUL	Full	15/12/2020	15/12/2023	8	✓	0	8																					Revised permission for partial demolition and conversion of farm buildings into 8 dwellings (3 conversions and 5 new-build) granted in Dec 2020 - superseded a previous mixed-use scheme for 23 dwellings and commercial units, for which site access works had been completed, so that original permission will not lapse. Agent confirms the landowner will progress with the smaller development once funding and contractor agreed.			
1067	Hiveacres Road (Land at), Tweedmouth, Berwick-upon-Tweed	Berwick-upon-Tweed	Ord	Berwick-upon-Tweed & the Borders	North	8.71				07/B/0440	Outline with Reserved Matters	09/05/2008	09/05/2011	245	✓	0	245																					Site works commenced in 2018 and now under construction. Developer (John Gray Homes) previously advised of intention to build an initial 60 units (at 10-12pp), before possibly selling the rest of the site to another developer. Previous forecasts rolled back to reflect slower progress than expected.			
1383	East Ord Gardens Berwick	Berwick-upon-Tweed	Ord	Berwick-upon-Tweed & the Borders	North	0.05				98/B/0646 N/08/B/046P N/09/B/0234 N/01/B/0336 N/03/B/0271 N/03/B/0753 N/04/B/0898 N/05/B/0655 N/05/B/0657 N/09/B/0520 15/00670/FUL 18/01728/FUL	Outline with Reserved Matters + Full	17/12/2018	17/12/2021	15	✓	11	4																							11 of the 15 plots now complete with a further plot under construction - all individually approved bungalows, with the developer only building when they have a client.	
1198	Cornhill Road, East Ord	East Ord	Ord	Berwick-upon-Tweed & the Borders	North	1.33				17/01589/OUT 19/02964/REM	Outline with Reserved Matters	22/11/2019	22/11/2021	9	✓	0	9																					Outline permission for 9 self-build plots, with reserved matters for plot 1 granted in 2019. Landowner previously advised sale of several other plots well advanced with detailed applications forthcoming, although a reserved matters application for a revised site layout and access arrangements was refused in May 2021. Previous delivery forecast rolled back to reflect slower progress than expected.			
1240	Land Adjacent To Cornhill Road, Tweedmouth	Tweedmouth	Ord	Berwick-upon-Tweed & the Borders	North	1.62				11/02689/FUL	Full	14/03/2016	14/03/2019	30	✓	19	11																					Ph.1 of a wider development (with 1241) now under construction.			
9043	Land South Of Mareburn House Low Wood Swarland	Swarland	Falton	Wooler & the North Cheviots	North	1.50				16/04128/OUT 20/01196/REM (20/03622/FUL)	Outline with Reserved Matters	28/08/2020	28/08/2022	11	✓	0	11																					Outline permission with reserved matters for 9 dwellings approved in Aug 2020, with a subsequent full application permitted in May 2021 increasing the yield to 11 units (replacing 2 plots with 3 units, plus an additional dwelling plot). Developer confirms now under construction.			
0132	Land South Of The Juries The Causeway Glanton	Glanton	Glanton	Wooler & the North Cheviots	North	0.88				17/00209/FUL	Full	02/02/2018	02/02/2021	6	✓	0	6																					Site access works commenced Dec 2020 and the self-build plots are being actively marketed for sale.			
0070c	Land North Of Fairfields Longframlington (Phase 1)	Longframlington	Longframlington	Wooler & the North Cheviots	North	1.11				16/04150/FUL 18/03231/FUL 19/04531/FUL	Full	16/07/2020	16/07/2023	58	✓	0	58	10	17%																				Ph.1 of 3 associated parcels of land (0070c, 0070d, 0070e) permitted for up to 87 dwellings. Original permissions for 6 units (0070c) and 11 units (0070d) both implemented through initial site works, so will not technically lapse - both were indicated to have potential for self-build. Revised application for 58 dwellings (10 affordable) across 0070c/0070d allowed on appeal in Apr 2020, with a tandem revised application for 47 dwellings (8 affordable) across these 2 parcels submitted prior to appeal determination and also subsequently approved in Aug 2020. Ph.1 (0070c) site preparation works now completed, with the 10 affordable units forecast for 2021/22.		
0070d	Land North Of Fairfields Longframlington (Phase 2)	Longframlington	Longframlington	Wooler & the North Cheviots	North	1.98				15/02208/FUL 18/03231/FUL 19/04531/FUL	Full	16/07/2020	16/07/2023	see above	✓	see above	see above	see above	see above																				Ph.2 of 3 associated parcels of land (0070c, 0070d, 0070e) permitted for up to 87 dwellings. Original permissions for 6 units (0070c) and 11 units (0070d) both implemented through initial site works, so will not technically lapse - both were indicated to have potential for self-build. Revised application for 58 dwellings (10 affordable) across 0070c/0070d allowed on appeal in Apr 2020, with a tandem revised application for 47 dwellings (8 affordable) across these 2 parcels submitted prior to appeal determination and also subsequently approved in Aug 2020. Ph.2 (0070d) site works anticipated over the next 1-2 years.		
0070e	Land North Of Fairfields Longframlington (Phase 3)	Longframlington	Longframlington	Wooler & the North Cheviots	North	1.98				20/02482/FUL	Full	18/02/2021	18/02/2024	29	✓	0	29	5	17%																				Ph.3 of 3 associated parcels of land (0070c, 0070d, 0070e) permitted for up to 87 dwellings. Permission for 29 homes on western parcel (0070e) granted Feb 2021. Ph.3 site worked anticipated over next 2-3 years, incl. affordable delivery in 2023/24.		
9587	Land South Of Ashlea, Longframlington	Longframlington	Longframlington	Wooler & the North Cheviots	North	0.48				16/01783/OUT 17/01476/OUT 18/03182/FUL	Full	08/05/2019	08/05/2022	5	✓	0	5																					Full permission for 5 dwellings granted in May 2019, superseding two earlier permissions for 2 and 3 units on parts of the same site. Works now commenced on all 5 plots.			
9035	North End Farm Longframlington	Not in a Settlement	Longframlington	Wooler & the North Cheviots	North	1.20				16/00745/FUL	Full	02/03/2017	02/03/2020	9	✓	0	9																					Permission for 9 dwellings, intended to provide self-build plots - site works commenced. Agent confirms sale of the site is underway, with timescales dependent on the new owner/developer and plot-by-plot nature of self-build.			
6326	Newton Hall, Newton-On-The-Moor	Not in Settlement	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	1.93				A/2010/0485	Full	01/06/2011	01/06/2014	5	✓	2	3																				Conversion and reconfiguration of existing flats, redundant buildings, stables and a barn within the curtilage of the Grade II listed Newton Hall to create 5 units (4 net additions) permitted in 2011. Commenced in 2012, with 2 houses completed in 2013. Work recommenced on one of the flats in 2020, but developer previously advised that no further development is now intended once the current work is complete - while permission will not lapse, future delivery the first 2 units is discouraged.				
0026	Land East of Whitton View Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	2.3				12/03191/FUL	Full	29/07/2014	29/07/2017	55	✓	0	55	20	36%	20																		Site works (access road etc) commenced July 2017. Scheme under review due to high infrastructure costs, but landowner still expects delivery within next 5 years once resolved.			

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APPENDIX D: Sites Summary Schedule

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021				Affordable Housing			Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021					St08 Financial Contribution	Suitable	Available	Achievable	2021/22		
9039	Land East Of Dovecraige Hillside Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	0.86				16/01871/O/UT 18/04315/REM 19/00629/REM 19/02214/REM 19/02063/REM	Outline with Reserved Matters	02/12/2019	02/12/2021	9	✓	2	7					Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Northumberland Estates.	In part	2	3	2					Outline permission for 9 self-build plots, with reserved matters for plots 2-5 approved in 2019. Site infrastructure works for all plots commenced, with plots 4 and 5 now completed, plus plot 3 completed summer 2021, with plot 2 yet to commence. Landowner advises only 7 plots will now be developed - future delivery of the final 2 plots is therefore currently discounted.
9461	Foggons Yard, Providence Lane, Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	0.12	✓			18/01444/FUL	Full	02/11/2018	02/11/2021	5		0	5					Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Mr J Foggon (landowner).				2	3			Demolition of an industrial building for residential redevelopment approved in 2018. Sale of the site to the Council agreed in Dec.2019.	
0025a	South of Shibbottle	Shibbottle	Shibbottle	Wooler & the North Cheviots	North	13.64				12/02093/FUL	Full	12/05/2015	12/05/2018	47	✓	0	47	14	30%	14		Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Northumberland Estates.			7	20	20			Approved at appeal in Jan.2015. Site works (access road) commenced Jan.2018, so will not lapse.	
0118a	Land West Of Tretofts, Callaly Road, Whittingham	Whittingham	Whittingham	Wooler & the North Cheviots	North	0.60				12/02396/FUL 17/01799/FUL	Full	09/04/2019	09/04/2022	12	✓	1	11				✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Young Family Residential and Leisure Parks Ltd. (landowner).		1	8	3				Original permission for 5 dwellings implemented, but superseded by permission for 12 mobile residential lodges/bungalows allowed at appeal in Apr.2019. Lodges being constructed off-site, with first 8 units confirmed to now be in place by summer 2021.	
1091	Land North East Of 3 Weetwood Road, Wooler	Not in a Settlement	Wooler	Wooler & the North Cheviots	North	4.38				13/01665/O/UT 18/03177/REM	Outline with Reserved Matters	27/06/2019	27/06/2021	72	✓	0	72	11	15%	11		Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Ascend Homes.			30	25	17			Outline permission for 63 dwellings and 12 holiday homes, but with reserved matters approved for 72 units. Housebuilding now underway.	
1476	Weetwood Road (Plots 1 to 5), Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.29	✓			04/B/0309 08/B/0494 13/00398/FUL 14/01940/FUL 16/04175/FUL	Full	05/04/2011	04/04/2014	5	✓	4	1					Delivery based on methodology assumptions	no recent/relevant delivery information obtained			1					4 plots completed between 2014-2016, with remaining unit still under construction. Developer previously confirmed intention to complete the scheme, but previous forecast rolled back due to slower progress than expected.	
1513	Ryecroft Hotel, 28 Ryecroft Way, Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.25	✓			17/02068/FUL 19/01481/FUL	Full	30/10/2019	30/10/2022	11	✓	4	7					Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Mr Steve Hughes (landowner/developer).		4	6				1	Original permission for conversion of vacant hotel into 8 apartments plus construction of 2 new-built bungalows. Works commenced, but revised scheme approved in Oct.2019 increasing the conversion element to 9 flats and the overall yield to 11 units. 4 flats now complete, with remaining flats and 1 bungalow under construction, but developer not intending to progress with the 2nd bungalow at present.	
9066	Land North East Of Bridgford View Bellingham	Bellingham	Bellingham	Outer West A68 and A69 Tyne Corridor	West	2.04				16/04680/O/UT 19/02033/REM	Outline with Reserved Matters	21/01/2020	21/01/2022	31		0	31	6	19%	6		Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Ascend Homes.				15	16			Outline permission for up to 36 dwellings, with reserved matters approved for 31 dwellings. Construction is subject to re-routing existing overhead powerline cables underground.	
2223	North of North Farm Cottages Gurnerton	Gurnerton	Chollerton	Outer West A68 and A69 Tyne Corridor	West	0.41			✓	ENRPS0 7/20000716 7/20081077 12/02841/FUL 19/04602/O/UT	Full + Outline	05/03/2020	05/03/2023	5	✓	4	1					Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Captain Keith Marshall (landowner, plot-3).					1			4 of the 5 units completed with construction of the remaining unit (plot 3 Bracken Hill) commenced in 2011. New outline consent for the final unit approved Mar.2020, with landowner now trying to sell the plot. Previous forecast rolled back to reflect slower progress than expected.	
2539	Land North Of Blenkinsopp Castle Home Park, Blenkinsopp Castle	Not in a Settlement	Greenhead	Outer West A68 and A69 Tyne Corridor	West	0.67	✓			16/04499/FUL	Full	07/06/2019	07/06/2022	11		0	11				✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - McCarthy Caravan Parks Ltd. (landowner).				5	6			Proposed change of use to construct 11 residential park home chalets for permanent occupation. Site also has an extant permission for 11 holiday lodges. Landowner expects growing interest with the additional plots being occupied as soon as possible.	
2247	Land west of Houghill, Tyne View Road, Halhewthistle	Halhewthistle	Halhewthistle	Outer West A68 and A69 Tyne Corridor	West	0.16	✓		Draft Local Plan Allocation	19/02297/FUL	Full	06/02/2020	06/02/2023	7		0	7					Delivery based on methodology assumptions	no recent/relevant delivery information obtained					3	4		Draft Local Plan site allocation now with full permission for 7 dwellings. Landowner previously advised finalising sale of the site to a developer, but previous forecast rolled back to reflect slower progress than expected.	
9605 (new)	27 Greenholme Road Halhewthistle	Halhewthistle	Halhewthistle	Outer West A68 and A69 Tyne Corridor	West	0.16	✓			19/02706/FUL	Full	06/02/2020	06/02/2023	9	✓	0	9	9	100%	9		Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Karbon Homes.			9					Demolition of 16 flats and erection of 9 houses (net loss of 7 units) as part of a social rented housing stock renewal programme. Developer confirms works commenced in Mar.2020 with demolition of the flats (recorded as a separate linked record), with the development completed in Sept.2021.	
2034	East Lands End Farm East Land Ends Haydon Bridge Heslam	Haydon Bridge	Haydon	Outer West A68 and A69 Tyne Corridor	West	1.06				19/04097/FUL	Hybrid Full + Outline	22/07/2020	22/07/2023	18		0	18	3	17%	3		Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - YoungRPS on behalf of Langley Castle Estate (landowner).					4	6	6	2	Hybrid consent comprising full permission for conversion of traditional stone farm buildings into 2 dwellings, and outline permission for demolition of modern agricultural sheds for redevelopment of up to 16 dwellings. Site to be sold to a developer following site preparation works.
9541	Land And Buildings North West Of Walwick Farm Humshaugh	Not in a Settlement	Humshaugh	Outer West A68 and A69 Tyne Corridor	West	0.26	✓			18/00503/FUL	Full	30/07/2018	30/07/2021	5	✓	1	4					Delivery based on methodology assumptions	no recent/relevant delivery information obtained		1	1	3			Conversion of agricultural buildings into 5 dwellings. Works commenced in 2019, with 1 units now completed. Previous forecast rolled back to reflect slower progress than expected.		
2641	Land East Of Eastland, Eastlands, Kirkwhelpington	Kirkwhelpington	Kirkwhelpington	Outer West A68 and A69 Tyne Corridor	West	0.90	✓			15/02054/FUL 19/04041/VARYCO	Full	31/08/2016	31/08/2019	17	✓	0	17				✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - All Saints Construction.			17					Works commenced in 2020, with 10 units under now construction. Variation application to amend the proposed house types approved July 2020.	
6802	Land South Of East Melkridge Farm Greengate Lane Melkridge	Melkridge	Melkridge	Outer West A68 and A69 Tyne Corridor	West	0.32				15/02292/O/UT 19/01484/REM	Outline with Reserved Matters	12/02/2020	12/02/2022	6		0	6					Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Mr N Sayer (landowner/developer).			2	2	2			Outline permission with reserved matters for 6 dwellings. Landowner advises 2 units will be constructed initially to help fund the other units.	
9047	Land East Of Warkburn House, Hexham Road, Wark	Wark	Wark	Outer West A68 and A69 Tyne Corridor	West	0.61				14/03674/FUL	Full	06/12/2019	06/12/2022	10		0	10				✓	Delivery based on methodology assumptions	no recent/relevant delivery information obtained					5	5		Permission for 10 bungalows, with off-site affordable housing contribution (on sale of 5th dwelling). Previous forecast rolled back to reflect slower progress than expected.	
2021	Land West Of Village Hall Great Whittington	Great Whittington	Whittington	Outer West A68 and A69 Tyne Corridor	West	0.68				16/00215/FUL 18/01749/FUL	Full	19/12/2018	19/12/2021	9		0	9					Delivery based on methodology assumptions	no recent/relevant delivery information obtained				9				Permission for 9 dwellings, all earmarked as self-build plots. Landowner still intending to implement the permission but reviewing delivery options - previous forecast rolled back to reflect slower progress than expected.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)
APPENDIX D: Sites Summary Schedule

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021				Affordable Housing			Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes		
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permitted	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021					SI08 Financial Contribution	Subsidiary	Available	At Risk	2021/22			2022/23	2023/24
Deliverable in Principle sites with future delivery Discounted from 5-year Supply																																		
4573b	Land at former Bates Colliery (Port of Blyth land)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	9.87	✓				08/00169/IOUT 12/03370/DEM	Outline with Reserved Matters	01/02/2013	01/02/2015	115	✓	0	115	35	30%	35		✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Original outline permission for redevelopment of former Bates Colliery land (4573a/4573b), with reserved matters for 257 dwellings - site works commenced in 2016. However, this part of the site was then sold to the Port of Blyth and this is no longer available for residential development, albeit the permission will not lapse - remaining balance of the original detailed permission (115 units) now discounted.
4612	West Hartford Farm, West Hartford, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.83		✓			04/00429/FUL 05/0406/RES	Full	21/12/2010	21/12/2013	11	✓	0	11					✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x				11		Conversion of Grade II listed agricultural buildings to 11 dwellings permitted in 2006 (renewed in 2010). Construction of 2 units commenced, so will not lapse, before development stalled. A revised application in 2014 was withdrawn, with no further progress evident, although the developer previously (2016) advised it would be recommenced - all future delivery currently discounted from the 5-year supply.
9050	The Bungalow High Pit Road Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.03	✓				17/03099/FUL	Full	17/11/2017	01/05/2021	6		0	6					✓	✓	✓	Site not considered deliverable or developable	2021 5-YHLS consultation - PD Technical Services on behalf of Black Knight (AF Tyres & Exhausts)	x						Demolition of bungalow (previously carried out in 2015 under 15/00797/DEM) for construction of 4 flats and 2 masonry units. Site now sold and gained separate permission in 2019 for a retail unit (19/02334/FUL), while a 2020 proposal for change of use to car sales was withdrawn. Residential permission was automatically extended to 1 May 2021 under the Covid-19 provisions, but agent confirms no intention to implement it - all future delivery now discounted.
6779	Links Quarry Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Tyneside Commuter Belt (South East)	South East	3.47			✓		16/00592/IOUT 19/04808/REM	Outline with Reserved Matters	29/03/2021	29/03/2023	63		0	63	9	14%	9		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Cast Stone North (landowner)	x				63		Outline permission for redevelopment of former quarry site, with reserved matters approved in Mar 2021 for 63 dwellings plus 16 holiday chalets for short-term let (non-permanent occupation). Landowner advises of various viability, infrastructure and funding issues, so may need to reappraise the scheme (eg. fewer dwellings and more holiday homes). All future delivery currently discounted from the 5-year supply due to uncertainties.
4608a	Land North Of Rose Villa, Seghill	Seghill	Seaton Valley	Tyneside Commuter Belt (South East)	South East	0.35	✓				11/00791/IOUT 19/01893/REM	Outline with Reserved Matters	22/10/2019	22/10/2021	5	✓	1	4					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Windsoren Ltd.	x				4		Outline permission for 5 dwellings approved in 2014 (forming plots 2-6 of a wider development also comprising 3 adjacent plots 1, 7 and 8 benefiting from individual permissions). Construction commenced without detailed consent - 1 unit was completed with another under construction before being halted. Retrospective reserved matters approved in Oct 2019, with plot 3 officially completed in 2020. Plot 4 remains underway, with plots 2, 5 and 6 yet to commence, but developer is in dispute about the remaining land - outstanding units currently discounted from the 5-year supply until issues resolved.
6730	Angerton Home Farm, High Angerton, Hartburn	Not in a settlement	Hartburn	Tyneside Commuter Belt (Central)	Central	1.48		✓			CM04/D/0710	Full	21/02/2005	21/02/2010	6	✓	4	2					✓	✓	✓	Site not considered deliverable or developable	2021 5-YHLS consultation - Strutt & Parker on Mr Phillips.	x						Site works commenced in 2006, with 4 of the 6 units completed in 2012-2013. Agent advises no further construction anticipated at present, but could resume in the future - whilst permission will not lapse, delivery of the remaining 2 units is currently discounted.
3321	Linden Hill Head Farm, Longhorsley	Not in a settlement	Longhorsley	Tyneside Commuter Belt (Central)	Central	0.86		✓			CM2006/0909 CM2010/0262	Full	12/12/2006	12/12/2009	6	✓	0	6					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Permission for conversion of traditional farm buildings granted in 2006 - commencement of works confirmed by a Certificate of Lawful Development in 2010, so will not lapse, but all future delivery currently discounted.
3617a, 3617b	West Fenwick Farm, Fenwick	Not in a settlement	Mafren	Tyneside Commuter Belt (Central)	Central	0.86		✓			CM2009/0477 CM2009/0475 13/00390/VARYCO 21/01472/VARYCO 21/01953/VARYCO	Full	25/06/2010	25/06/2013	7	✓	3	4					✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x						Permission for conversion of 2 parcels of farm buildings (3617a and 3617b) separated by a road into 6 dwellings, comprising 3 units on each parcel, but subsequent 2013 amendment to change the unit 6 garage into a linked but self-contained 'granny flat' annex, thus increasing the overall yield to 7 dwellings. Bespoke Homes completed plots 5 and 6 and the adjoining annex flat between 2015-17, but neither they nor the landowner are understood to be looking to progress the remaining 4 units - all future delivery therefore currently discounted.
3079b	Northgate Hospital, Northgate, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	18.00	✓				19/04025/FUL	Hybrid Full + Outline	21/04/2020	21/04/2023	134		0	134	23	17%	23		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Cushman & Wakefield on behalf of Northumberland, Tyne & Wear NHS Foundation Trust (landowner).	x				134		Part of wider redevelopment of Northgate Hospital site (3079a, 3079b, 3079c). Initial hybrid consent for a mixed-use scheme, comprising full permission for demolition and construction of new hospital facilities (3079c), with outline permission for the two residential parcels. Development commenced in 2012, with a further hybrid application permitted in 2020 comprising full permission for the new hospital facilities and outline consent for 134 dwellings on this easternmost parcel (3079b) - initially 'intended to approve' and referred to SoS, but not 'called-in'. The Trust are seeking to secure a development partner for this P2 residential element, or possibly dispose of the site to a developer - future delivery currently discounted from the 5-year supply.
3289	Coningsby House, Salisbury Street, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.47	✓				CM05/D/0522	Outline with Reserved Matters	18/10/2005	18/10/2008	9	✓	8	1					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Last of the 8 completions was in 2017/18 with 1 plot still outstanding - will not lapse but future delivery of the remaining unit currently discounted.
6595	Beville House, Ponteland	Ponteland	Ponteland	Tyneside Commuter Belt (Central)	Central	0.21	✓				13/02074/FUL	Full	23/12/2013	23/12/2016	30		0	30					✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x				30		Conversion of former office block into 30 apartments - site groundworks commenced in 2017. Agent previously advised a revised scheme was being considered, but no further progress - while permission will not lapse, all future delivery is currently discounted from the 5-year supply.
6818	Land West Of Burgham Park, Burgham Park Golf Course	Not in a Settlement	Thirston	Tyneside Commuter Belt (Central)	Central	2.42			✓		14/02477/FUL 20/02094/FUL	Full	05/01/2016	05/01/2019	14	✓	0	14					✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x				14		Permission for 14 detached 'executive' dwellings in the Green Belt, adjacent to an existing enclave of 20 'executive' dwellings set within the golf course. Site works commenced, so will not lapse. A new application (20/02094/FUL) is currently pending for 48 dwellings (reduced from 56 units) involving an increased density of 21 units on the eastern part plus 27 further units on adjacent land that currently has permission for 50 holiday lodges as part of an expansion of the golf club site's facilities (CM20100070, 11/00938/VARYCO, 12/02188/REM), plus a pending application to change the use of the 8 holiday cottages built so far into residential dwellings (20/02093/COU). All future delivery currently discounted from the 5-year supply subject to the outcome of the live applications.
9031	The Drill Hall Smealwell Close Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.07	✓				16/02306/FUL	Full	20/10/2016	20/10/2019	6	✓	0	6					✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x				6		Demolition of former drill hall and construction of 6 terraced houses. Demolition works commenced at the rear of the building, but subsequently halted and unlikely to progress in the short-term - the Council has erected a fence to secure the site and make it safe. While permission will not lapse, all future delivery is currently discounted from the 5-year supply.
2320	Sandhoe Hall	Not in a settlement	Sandhoe	Tyneside Commuter Belt (West)	Central	0.20	✓				T/970420 ECCP260	Full	24/07/1997	24/07/2002	5	✓	2	3					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Conversion of vacant Grade II listed building into 5 apartments, 2 units completed in 1998/99, but no further progress although permission will not lapse - all future delivery currently discounted.
9016	Land West Of 31 St Michaels Lane St Michaels Lane Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.05	✓				15/02139/FUL 20/02477/FUL	Full	08/10/2015	08/10/2018	5	✓	0	5					✓	✓	✓	Site not considered deliverable or developable	2021 5-YHLS consultation - Argyle Planning on behalf of Mr Aziz (Alnwick Cranes & Plant Ltd.)	x						Partial demolition and conversion of a vacant Grade II listed Sion meeting hall into 4 apartments, plus conversion of a connected unlisted Bethel Chapel into 1 flat. Site works commenced in 2016, but then paused. A revised scheme for conversion into a hotel was permitted in June 2021 - agent confirms the residential scheme will not now go ahead. While permission will not lapse, all future delivery is now discounted.
0292	Former Nursery Garden, 21 Whin Hill, Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.41	✓				A/2003/0576 A/2008/0269 A/2011/0020	Outline + Full	04/04/2014	04/04/2017	9	✓	1	8	4	44%	4		✓	✓	✓	Site not considered deliverable or developable	2021 5-YHLS consultation - Mr & Mrs Taylor (landowner).	x						Outline permission with subsequent detailed approvals for demolition of an existing dwelling and redevelopment for 9 dwellings (4 affordable bungalows) - ie. 8 net additions. Implemented in 2014 with demolition, with 1 dwelling completed in 2016, but no further progress due to highway/access issues. Landowner advises the site is no longer available for development, although the permission will not lapse - all outstanding units now discounted.
9013	Farm Buildings, Eglington Hill	Eglington	Eglington	Alnwick & the Tourist Coast	North	0.73		✓			15/03295/FUL	Full	26/02/2016	26/02/2019	5	✓	0	5					✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x				5		Conversion of redundant agricultural buildings into 5 dwellings - site works commenced, but progress is subject to successful marketing and sale of the site. While permission will not lapse, all future delivery is currently discounted from the 5-year supply.
1157	Cresswell Farms, Newlands Farm, Belford	Not in a Settlement	Belford	Berwick-upon-Tweed & the Borders	North	0.96		✓			08/B/0476 11/01361/FUL	Full	03/10/2011	03/10/2014	12	✓	0	12					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Permission for conversion of agricultural buildings. Site drainage works commenced, so permission will not lapse, but future delivery currently discounted due to lack of further progress.
1019	Coating and Blending Mill, Dock Road, Berwick	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.32	✓				04/B/0337	Full	08/07/2005	07/07/2010	30	✓	0	30					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Permission implemented through site clearance of former mill and associated industrial buildings and access road construction in 2005, but subsequently stalled. While permission will not lapse, future delivery is currently discounted.
1411	Spittal Point (Land at), Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	2.93	✓				08/B/0317 19/00415/VARYCO 19/01845/S106A	Full	18/02/2014	18/02/2019	136	✓	0	136	27	20%	27		✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Permission implemented with demolition of retaining wall and road widening, so will not lapse, but then stalled - all future delivery currently discounted.
1167	The Engine Shed, Billendean Road, Spittal	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	2.17	✓				19/04107/FUL	Full	10/07/2020	10/07/2023	60		0	60	60	100%	60		✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - CEAD Architects on behalf of Newcastle Abbeyfield Society (landowner).	x				60		Proposed demolition of derelict former railway buildings and construction of a 3-storey extra-care housing block of 52 flats plus 8 bungalows for affordable rent permitted in July 2020. However, agent advises that the Newcastle Abbeyfield Society has decided not to proceed with the scheme, although an alternative provider is being sought ahead of a potential revised application in the next year. Forecast delivery currently discounted from the next 5 years.
1414a	Land At Sandwell Road, Spittal	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.20	✓				19/03346/FUL 21/01048/FUL 21/01150/FUL	Full	25/09/2017	01/05/2021	13		0	13					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Conversion and partial demolition of Grade II listed smokehouses with new-build redevelopment for 13 dwellings. Permission automatically extended to 1 May 2021 under the Covid-19 provisions. Two revision applications submitted in Mar 2021 for smaller-scale development of parts of the site: conversion of unlisted Bay View to 1 dwelling, and conversion of existing 'unit 2' into 2 dwellings - both pending. Future delivery currently discounted until revised applications decided.
6199	Hetton Steads, Helton Steads, Lowick	Not in a Settlement	Chalton	Berwick-upon-Tweed & the Borders	North	0.65		✓			11/00699/FUL	Full	08/11/2011	08/11/2014	5	✓	0	5					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Conversion into estatefarm office and 5 dwellings. Offices completed in 2012, but while permission will not lapse the landowners confirm not intending to do the residential element - all future delivery is discounted.
1012	Spindleston Farm, Belford	Not in a Settlement	Easington	Berwick-upon-Tweed & the Borders	North	0.58		✓			04/B/0547 04/B/0730 10/B/0133 13/00523/CLPROP	Full	28/05/2010	28/05/2013	10	✓	0	10					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Site works commenced - confirmed through a Certificate of Lawful Development in 2013 - but subsequently stalled. While permission will not lapse, future delivery is currently discounted.
1286a	Spindleston Mill, Spindleston, Bamburgh	Not in a Settlement	Easington	Berwick-upon-Tweed & the Borders	North	0.02	✓				N/09/B/0449 N/016/0588	Full	14/12/2009	14/12/2012	5	✓	0	5					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x						Site works and initial construction on all 5 units commenced in 2010, but subsequently stalled. Future delivery currently discounted due to lack of progress.

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)

APPENDIX D: Sites Summary Schedule

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 March 2021			Affordable Housing				Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes	
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permitted	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021					SI06 Financial Contribution	Suitable	Available	Achievable	2021/22			2022/23
1040	Brockdam Farm, Brockdam Farm, Chathill	Not in a Settlement	Ellingham	Bewick-upon-Tweed & the Borders	North	1.54				04/10/2013	04/10/2016	9	9	0	9																	Initial permission for conversion to 9 dwellings - commencement of site works confirmed by a Certificate of Lawful Development in 2013. Revised 'substitution' scheme of only 3 dwellings through demolition-new-build and conversion of an additional agricultural building permitted in Sept 2019, which indicated that the original permission would be rescinded, although technically it will not lapse. Site is being marketed for sale, but delivery not expected within the next 5 years - agent advises that the original scheme of 9 units should be used as the basis of forecast delivery.	
6372	East Holburn Farm, Holburn Village, TD152LU	Holburn	Lowick	Bewick-upon-Tweed & the Borders	North	0.27				12/11/2013	12/11/2016	6	6	0	6																Conversion of agricultural buildings into 6 dwellings (2 live/work units) - commenced in 2016, but landowner previously advised no longer intending to undertake the project. While permission will not lapse, all future delivery is discounted.		
6663	Land at The Garage, Milfield (Whitton Park)	Milfield	Milfield	Bewick-upon-Tweed & the Borders	North	0.74				14/01/2005	14/01/2007	5	4	1	1																Original outline permission for 5 detached dwellings - commenced in 1986, with 4 units completed on a plot-by-plot basis up to 2010. Revised outline permissions for the final unit granted in 2013 and 2016, but now lapsed. While the original permission will not lapse, future delivery of the remaining unit is currently discounted.		
1084	Slate Hall Farm, North Lane, Seahouses	North Sunderland	North Sunderland	Bewick-upon-Tweed & the Borders	North	0.17				25/04/2016	25/04/2019	6	6	0	6																Site drainage works commenced in 2020, so will not lapse, but site now being marketed for sale. Future delivery currently discounted from the next 5 years due to uncertainties.		
8069	Border Pine Building, Aescia Road, Halhwaite	Halhwaite	Halhwaite	Outer West A68 and A69 Tyne Corridor	West	0.25				07/01/2015	07/01/2018	14	14	0	14																Conversion of former industrial workshop building into 14 flats - works commenced in 2017, but have stalled. Agent advises that viability and marketing issues have delayed progress. While permission will not lapse, all future delivery is currently discounted from the 5-year supply.		
2416b	Falcon Grange Bardon Mill East (Phase-2)	Bardon Mill	Henshaw	Outer West A68 and A69 Tyne Corridor	West	0.42				07/12/2004	07/12/2009	19	1	18	18																Original permissions (outline 1986 with detailed consent 1989) covering the whole site (2416a, 2416b), with Ph 1 western parcel completed several years ago. Ph 2 eastern parcel permitted for 19 dwellings, with 1 dwelling completed in 2015/16 and 6 other plots commenced before construction stalled. Permission will not lapse, but future delivery currently discounted.		
Deliverable in Principle sites - Outline permissions yet to gain Reserved Matters approvals - non-major development sites																																	
9123	Land East Of Greystone, West Thirston, Morpeth	Not in a settlement	Thirston	Tyneside Commuter Belt (Central)	Central	1.19				19/02/2021	19/02/2024	9	0	9	2	22%	2														Outline permission for 9 dwellings. Site now sold for development to progress.		
9042	Heddon Mill Farm Heddon-on-the-Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.40				23/01/2020	23/01/2023	6	0	6	6																Outline permission for clearance of agricultural buildings and construction of 6 dwellings permitted in 2020 (renewing a similar 2017 consent). Previous forecast rolled back to reflect slower progress than expected.		
0307 (demo)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78				23/01/2020	23/01/2023	-1	0	-1	0																Outline permission for demolition of an existing dwelling and construction of 8 new homes granted Jan 2020 (7 net additions). 2 separate reserved matters applications pending for the affordable unit (plot 1) and the 7 market homes.		
0307 (new)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78				23/01/2020	23/01/2023	8	0	8	1	13%	1															Outline permission for demolition of an existing dwelling and construction of 8 new homes granted Jan 2020 (7 net additions). 2 separate reserved matters applications pending for the affordable unit (plot 1) and the 7 market homes.	
0177	Land West Of Whickham House, The Causeway, Glanton	Glanton	Glanton	Wooler & the North Cheviots	North	0.59				22/12/2017	22/12/2020	8	0	8	0																	Outline permission for approx. 8 units, but reserved matters pending for revised scheme of 3 detached dwellings in large plots. Landowner only intends to deliver a smaller scheme, so delivery of the remaining 5 outline permitted dwellings now discounted.	
0083a	Land South West Of The Old Tweed Mill, Springwood, Swarland	Swarland	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	1.20				31/05/2019	31/05/2022	9	0	9	0																	Outline permission for approx. 9 dwellings. Off-site affordable housing contribution to be calculated at the detailed application stage. Previous forecast rolled-back to reflect slower progress than expected.	
9564	Land At Townfoot Stables, Town Foot Farm, Shilbottle, Alnwick	Not in a Settlement	Shilbottle	Wooler & the North Cheviots	North	0.62				12/12/2018	12/12/2021	7	0	7	0																	Outline permission for clearance of farm buildings for residential development approved in Dec 2018, with a revised full application for 7 new-build dwellings pending. Developer anticipates starting on-site in Jan 2022.	
9106	Land South of Ashlea	Melkridge	Melkridge	Outer West A68 and A69 Tyne Corridor	West	0.76				26/09/2018	26/09/2021	8	0	8	0																	Outline permission for 8 dwellings, with reserved matters pending. Previous forecast rolled back to reflect slower progress than expected.	
Outline permissions yet to gain Reserved Matters approvals - major development sites																																	
8058, 8059	Land East Of North Seaton, Summerhouse Lane, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.4				08/11/2018	08/11/2021	200	0	200	30	15%	30															Outline permission for 200 dwellings across 2 adjacent parcels of land, with reserved matters pending for the southern Ph.1 site of 95 units (8059).	
4694	Land South West Of Park Farm, South Newsham Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	9.69				28/05/2020	28/05/2023	300	0	300	34	11%	34															Outline permission for 300 homes permitted in May 2020, having previously been 'minded to approve'. Reserved matters for Ph.1 (169 dwellings approved in Apr 2021 - developer expects to be on site shortly).	
3073	Land West Of Lancaster Park Lancaster Park Morpeth	Not in a Settlement	Mitford	Tyneside Commuter Belt (Central)	Central	36.93				28/11/2016	28/11/2019	150	0	150	45	30%	45															Outline permission for large mixed-use development approved 2016, with reserved matters pending for 150 dwellings (45 affordable), and separate detailed applications for hotel, innovation centre trunk road service area.	
3656	Land To North Of The Avenue The Avenue Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	1.8				13/11/2018	13/11/2021	16	0	16	0																	Outline application for up to 16 dwellings allowed on appeal in Nov 2018. Reserved matters application for 12 dwellings submitted in June 2021.	
0269	Land North East Of Stoney Hills Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	2.64				31/12/2019	31/12/2022	15	0	15	0																	Outline permission for 15 self-build plots granted at appeal in Dec 2019. Plots being marketed.	
9124	Land South West Of Lucker Hall Steading, Lucker	Lucker	Adderstone with Lucker	Bewick-upon-Tweed & the Borders	North	1.30				09/03/2018	09/03/2021	20	0	20	3	15%	3															Outline permission for 20 dwellings, with reserved matters now pending following sale of the site.	
1179, 1180	Land south east of 207-215 Main Street, North Sunderland	North Sunderland	North Sunderland	Bewick-upon-Tweed & the Borders	North	1.53				14/06/2019	14/06/2022	20	0	20	20	100%	20															Outline permission for a Rural Exception Site of 20 affordable dwellings (with a principal residence occupancy restriction) - a Judicial Review of the decision was dismissed at the High Court in Jan 2020. Forecast delivery pushed back until reserved matters approved and timescales firmed up.	
1007	Land North And West Of Hillcrest East Ord	East Ord	Ord	Bewick-upon-Tweed & the Borders	North	2.85				23/11/2018	23/11/2021	30	0	30	5	17%	5															Outline permission for 30 dwellings. Reserved matters (submitted May 2021) pending for 40 dwellings (6 affordable), and contract with developer currently being finalised.	
0154	Land South Of Lightpipe Farm Longframlington	Not in a Settlement	Longframlington	Wooler & the North Cheviots	North	2.90				17/03/2020	17/03/2023	40	0	40	7	18%	7															Outline application for approx. 40 dwellings granted on appeal in Mar 2020. Forecast delivery rolled back 1 year as reserved matters application not yet submitted.	
9066	Percy Wood Golf Club And Country Retreat, Coast View, Swarland	Not in a Settlement	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	0.76				27/01/2021	27/01/2024	16	0	16	3	19%	3															Outline permission for demolition of existing golf clubhouse and associated buildings for development of up to 16 dwellings. Agent confirms a development partner is now being sought.	
0313	Field NU0202-2941 W of Thropton Demesne	Thropton	Thropton	Wooler & the North Cheviots	North	1.71				10/06/2019	10/06/2022	18	0	18	3	17%	3																Outline permission for 18 dwellings. Developer anticipates reserved matters application submission in Sept 2021, with a start on site in Mar 2022.
0429	Land To The West Of Northern 4x4 Centre West End Garage Thropton	Thropton	Thropton	Wooler & the North Cheviots	North	3.26				02/12/2015	02/12/2018	60	0	60	13	22%	13																Outline permission for 60 homes (47 custom-build) approved in 2015. Reserved matters application for 79 dwellings (18 affordable) now pending - forecast yield currently capped at 60 units pending reserved matters decision.
1112a	Land North Of High Fair, Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	1.48				06/12/2017	01/05/2021	36	0	36	5	14%	5															Outline permission for 36 dwellings granted in 2018 - automatically extended to 1 May 2021 under the Covid-19 provisions. Landowner now preferring a much smaller scheme on viability grounds due to site topography. Reserved matters for 6 self-build homes refused in Apr 2021 (20/04/368/REM), but an appeal is underway, while a revised reserved matters application for 14 dwellings is pending - agent currently forecasting delivery based on the latter, but advises likely that the 6-unit scheme will be preferred if the appeal is allowed.	
Outline permissions Discounted from 5-year Supply																																	
9558	Chrison Bank Farm Chrison Bank Alnwick	Not in a Settlement	Embleton	Alnwick & the Tourist Coast	North	0.49				27/03/2020	27/03/2023	5	0	5	0																	Outline permission for clearance of farm buildings and construction of 5 dwellings. Agent confirms delivery anticipated over 3 years from 2026/27 - so currently discounted from the 5-year supply.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2021)

APPENDIX D: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2021				Affordable Housing				5-Year Supply 2021-2026					Year 6+ (Residual 2026/27 onwards)	Notes									
SHLAA Ref.	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)	Brownfield	Applicable Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2021	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2021	S106 Financial Contribution	Suitable	Available	Achievable	Source of Delivery Information	Evidence to Support Delivery Forecasts (developer returns, etc.)	Discounted from 5-Year Supply	Completions in 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Minded to Approve applications - awaiting S106 sign-off only																																					
3017	Land North And East Of East Farm Pegwood Village	Pegwood	Pegwood	Tyneside Commuter Belt (Central)	Central	1.13	✓			✓	18/00168/FUL 18/00169/LBC	Minded to approve - Full	-	-	27		0	27	4	15%	4		✓	✓	✓	Site not assumed to deliver completions within next five years	no recent/relevant delivery information obtained	x							27	Morpeth Neighbourhood Plan mixed-use site allocation. Minded to approve full application (with related listed building consent) in Mar 2018, with S106 still to be finalised - demolition of Lindisville bungalow and Lane End Garage, refurbishment of existing flat above adjacent shop (with change of use of shop to cafe), conversion of Grade II listed East Farm barns into 2 dwellings and construction of 26 new-build dwellings (4 bungalows) = 27 net additional dwellings. Revised layout plan submitted in May 2019, but Ascent Homes no longer pursuing the scheme, so future delivery currently discounted from the 5-year supply.	
Minded to Approve applications Discounted from 5-year Supply - outstanding matters to be resolved and S106 sign-off																																					
0001	Land South And South East Of James Calvert Spence College, Ackington Road, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	12.47			✓		16/04305/OUT	Minded to approve - Outline	-	-	500		n/a	n/a					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Strut & Parker on behalf of P Farmer (landowner).	x							500	Minded to approve outline application (Sept 2017, addendum committee report Nov 2018) - subject to S106 and other outstanding issues to be resolved. Agent anticipates delivery at 42 dpa from 2023/24, but currently discounted from first 5 years until permitted.	
0022a	Land North West Of Hauxley Moor House, A1088 Radcliffe To Amble, Amble, Northumberland	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	8.23			✓		17/01675/OUT	Minded to approve - Outline	-	-	166		n/a	n/a					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Barton Wilmore on behalf of Chevot Holdings (landowner).	x							166	Minded to approve outline application now granted May 2021 (after monitoring base date). Landowner confirms availability and keen to progress once various issues resolved (incl. land assembly, viability issues due to land remediation and affordable housing requirements, etc.) and engaged a housebuilder for a detailed scheme - likely the Starks land would be developed first, and suggests first completions potentially in 2023/24 with delivery at 50dpa through to completion in 2030/31, but currently discounted from first 5 years until permitted.	
5098, 5047, 5048, 6103	Former Vaid Birn factory and adjacent land, Cambos	Cambos	East Bedlington	Tyneside Commuter Belt (South East)	South East	7.64	✓				08/00403/OUTES B/08/00458/OUTCON	Minded to approve - Outline	-	-	323		n/a	n/a					✓	✓	✓	Delivery informed by developer forecasts (summer 2021)	2021 5-YHLS consultation - Banks Group.	x							323	Outline application for regeneration of clearer former industrial land for 427 dwellings, revised down to 323 units in a Jan 2011 amendment, was 'minded to approve' in May 2012 subject to resolution of outstanding issues and S106 agreement. Landowner confirms availability and keen to progress once various issues resolved (incl. land assembly, viability issues due to land remediation and affordable housing requirements, etc.) and engaged a housebuilder for a detailed scheme - likely the Starks land would be developed first, and suggests first completions potentially in 2023/24 with delivery at 50dpa through to completion in 2030/31, but currently discounted from first 5 years until permitted.	
Other sites Discounted from 5-year Supply - recently Lapsed, Disposed of, Minded to Approve now Refused, etc.																																					
8040	Land North Of Gloster Hill Gloster Hill Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.96			✓		13/03459/OUT	Outline	01/09/2016	01/09/2019	6								✓	✓	✓	Site not assumed to deliver completions within next five years	2020 EIP consultation - (landowner).	x								Outline permission now lapsed. New full application 19/04268/FUL for 6 dwellings subsequently submitted and currently pending - landowner has confirmed intention to get the permission in place and then sell the land, but delivery timescales thereafter are uncertain.	
5079	Car Park Vulcan Place Bedlington	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	2.30	✓				17/00444/OUT 18/01658/REM 19/04216/VARYCO 19/04899/REM	Outline with Reserved Matters	27/04/2020	27/04/2022	4	(revised permission as a small site)	0	4					✓	✓	✓	Delivery informed by developer forecasts (2019)	2019 5-YHLS consultation - Ascent Homes.	x								Mixed-use town centre regeneration scheme by Advance for retail units and 4 affordable dwellings (with expected delivery in 2021/22) - reduced from previously permitted 12 dwellings, so will now be recorded as a small site.	
9903	Land West Of Steekbum Water Fisheries Bedlington	Bomarsund	Choppington	Tyneside Commuter Belt (South East)	South East	0.91	✓				17/02078/FUL	Full	05/02/2018	05/02/2021	7		0	7					✓	✓	✓	Site not considered deliverable or developable	no recent/relevant delivery information obtained	x								Development of 7 dwellings approved in 2018. No evidence of a start on-site by Feb 2021, so assumed to have lapsed (falls outside the Covid-19 automatic extension provisions) - all future delivery now discounted.	
4754	13 Allensgreen, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.09	✓				11/01565/FUL	Full	12/05/2016	12/05/2019	5								✓	✓	✓	Site not assumed to deliver completions within next five years	2020 EIP consultation - C Verrill (landowner).	x								Permission now lapsed.	
3426	Nordstrom House, North Broomhill	Broomhill	East Chevington	Tyneside Commuter Belt (South East)	South East	0.66	✓				CM20090540 13/00968/VARYCO	Outline	07/07/2016	07/07/2019	18				3	17%			✓	✓	✓	Site not assumed to deliver completions within next five years	2020 EIP consultation - G Dawson (landowner).	x								Outline permission now lapsed. Landowner nevertheless confirms availability, but with no plans to develop the site for residential use at present, although may do in the longer term.	
4998	Rose Park Estate, Seghill	Seghill	Seaton Valley	Tyneside Commuter Belt (South East)	South East	2.64	✓		✓		12/02720/FUL	Full	06/05/2016	06/05/2019	16				5	31%			✓	✓	✓	Site not assumed to deliver completions within next five years		x							Permission now lapsed.		
2579	Land North Of Ellansgate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	1.71	✓		✓		14/03776/OUT 19/04687/OUT	Minded to approve - Outline	-	-	43								✓	✓	✓	Site not considered deliverable or developable		x								Minded to approve outline application ultimately refused in April 2019 - part of the site is within the Green Belt. Applicant currently has a revised outline application for 43 dwellings pending.	
2633b	Land South Of Broom House Lane Station Road Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	1.09	✓		✓		16/02081/OUT	Outline	10/02/2017	10/02/2020	30				5	17%			✓	✓	✓	Site not assumed to deliver completions within next five years	2020 EIP consultation - Northumberland Estates. 2018 5-YHLS consultation -	x								Northumberland Estates advised that this outline application would lapse, but nevertheless confirm availability with a revised full application for 89 units (74 houses and 15 apartments) across both parcels of land (2633a/b) currently pending.	
0260	Former Fire Station, South Road	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.67	✓		✓		vi 19/01702/FUL	Full	23/08/2019	-	15	(permitted for community uses)							✓	✓	✓	Site not assumed to deliver completions within next five years		x								Former fire station now permitted for change of use to mixed B1B8 and D1 community training use for North East Equality & Diversity Ltd, so not currently available for residential development, although longer-term potential could still exist.	
0355	Land adjoining Old Vicarage, Ratten Row	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.25			✓		iii 17/02686/FUL	Full	24/10/2017	24/10/2020	6	(permitted as a small site)	0	6					✓	✓	✓	Site not assumed to deliver completions within next five years		x								Site now permitted for development of a single dwelling. Delivery will therefore be recorded as a small site, rather than in the 5yr supply schedule.	
9099	Former Lindisfarne Middle School	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	4.45			✓		N/A	-	-	-	N/A	(proposed for community education use)							(in part)	✓	✓	✓	Site not considered deliverable or developable		x								Neighbourhood Plan Policy CFS allocates the site for mix of residential, community education, open space and recreational uses following the school's closure. Site now to be re-used as a community learning campus with retention/upgrading of community education and sports facilities, so no longer available for residential development.
9017 (repeal)	Seaton House Farm Boulmer Alnwick	Not in a Settlement	Longhoughton	Alnwick & the Tourist Coast	North	0.36	✓				16/04530/FUL	Full	01/03/2017	01/03/2020	-1		0	-1					✓	✓	✓	Delivery informed by developer forecasts (Feb 2020)	2020 EIP consultation - Northumberland Estates. 2019 5-YHLS consultation - Northumberland Estates.	x								Permission now lapsed. Demolition of existing farmhouse and replacement with 5 dwellings (conversion and change of use). Landowner Northumberland Estates advise that while work was intended to start on site in 2020 (with delivery in the next 5 years) there has been no commencement of development on site.	
9037 (new)	Seaton House Farm Boulmer Alnwick	Not in a Settlement	Longhoughton	Alnwick & the Tourist Coast	North	0.36	✓				16/04530/FUL	Full	01/03/2017	01/03/2020	5		0	5					✓	✓	✓	Delivery informed by developer forecasts (Feb 2020)	2020 EIP consultation - Northumberland Estates. 2019 5-YHLS consultation - Northumberland Estates.	x								Permission now lapsed. Demolition of existing farmhouse and replacement with 5 dwellings (conversion and change of use). Landowner Northumberland Estates advise that while work was intended to start on site in 2020 (with delivery in the next 5 years) there has been no commencement of development on site.	
9887	Land West Of Meldon Burn Milfield	Milfield	Milfield	Benwick-upon-Tweed & the Borders	North	1.17			✓		16/00153/FUL	Full	16/02/2017	16/02/2020	10								✓	✓	✓	Site not considered deliverable or developable	2020 EIP consultation - Savills on behalf of Ford & Esal Estates (landowner). 2018 5-YHLS consultation - Ford & Esal Estates.	x								Permission now lapsed, with agent response confirming that the site is no longer available as the trustees have decided not to progress with the building-out of the site at the present time.	
1231	The Old Vicarage 26 Cottage Road Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.82	✓				15/04262/FUL	Full	19/07/2016	19/07/2019	7								✓	✓	✓	Site not assumed to deliver completions within next five years	2020 EIP consultation - Northpoint Architects on behalf of S Fitton (landowner). 2018 5-YHLS consultation -	x								Permission now lapsed. Developer response nevertheless confirms landowner's continued intentions for residential development of up to 9 dwellings in the next 5 years, with marketing of the site ongoing following a fresh pre-app enquiry.	
2380	Land At Redewater View Redewater View Otterburn	Otterburn	Censenside	Outer West A68 and A69 Tyne Corridor	West	0.31	✓	✓			15/03033/OUT	Outline	01/08/2016	01/08/2019	8								✓	✓	✓	Site not assumed to deliver completions within next five years		x								Outline permission now lapsed. Site was being actively marketed.	